



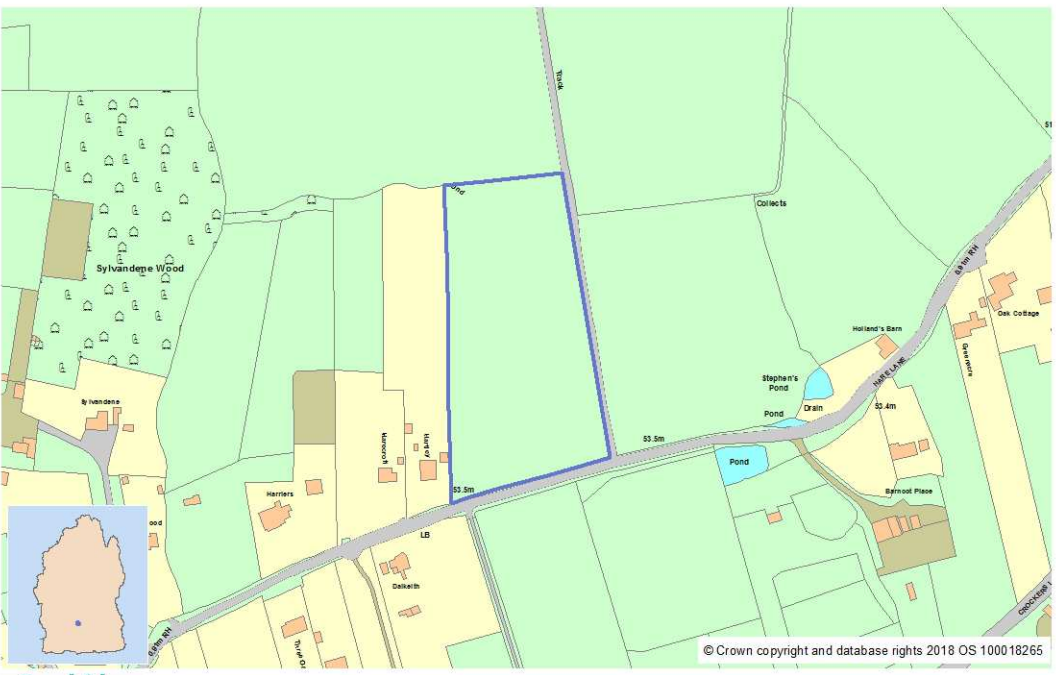

Our Local Plan

Green Belt Assessment (Part 3): Appendix 1 (2018)

Appendix 1

Gypsy and Traveller Sites

BHE 009 – Land adjacent to Hartley, Hare Lane

BHE 009 – Land adjacent to Hartley, Hare Lane	
EXTENT & LOCATION OF SITE	 <p data-bbox="279 1209 718 1265">  Land adjacent to Hartley, Hare Lane </p> <p data-bbox="981 1176 1332 1198">© Crown copyright and database rights 2018 OS 100018265</p>
Proposed Development: Gypsy and Traveller development, 19 pitches	
Spatial Strategy	
Is the site strategy compliant?	The site is greenfield and located remotely from the Defined Village of Blindley Heath, which is designated as a Tier 3 settlement in the Council’s Settlement Hierarchy. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.
Green Belt Assessment	
Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?	The Green Belt Assessment Part 1 considers this site as part of GBA 033. It considers that the Green Belt in this parcel helps to prevent urban sprawl from Blindley Heath, which is well contained, and safeguards the countryside from encroachment; therefore meeting two of the purposes. However it recommended further investigation of Blindley Heath as it is a large concentration of development which encroaches on the countryside. Part 2 assessed the settlement of Blindley Heath (AFI 033), noting that beyond the Defined Village boundaries development becomes more sporadic and less dense, with fields and open and undeveloped becoming more of a feature. It concluded that Blindley Heath did not exhibit an open character and that it should be considered further in terms of whether or not it should be inset.
What is the nature and extent of the harm to the	Whilst the wider Green Belt serves the purposes of preventing sprawl and safeguarding the countryside from encroachment, given the site’s location and

BHE 009 – Land adjacent to Hartley, Hare Lane

<p>Green Belt if the site is developed?</p>	<p>scale it is primarily considered to serve the latter purpose and as such development in this location is likely to result in harm to the ability of Green Belt to continue to serve this purpose. Whilst the site adjoins dispersed and low density development to the west, it constitutes open countryside, which makes an important contribution to the openness of the Green Belt in this location. It is considered that 19 Traveller pitches in this location would result in loss of openness and encroachment, with harm to the wider Green Belt.</p>
<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The site is visually contained through mature treelines and woodland area. Whilst the impact of 19 pitches could be reduced through sensitive design and appropriate mitigation measures, e.g. through boundary vegetation, buffers and landscaping, the harm resulting from major Traveller development alone is unlikely to be outweighed. Furthermore, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for Traveller development, subject to a wide landscape buffer being provided along the eastern boundary to protect the adjoining woodland, management of surface water drainage and provision of an unlit woodland canopy zone for bat and bird movement. If great crested newts are present in surrounding area, some additional mitigation may be needed.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site comprises a field, which is detached from significant settlement and is a small part of the local landscape, with a limited contribution to the wider setting. It has moderate landscape sensitivity and slight landscape value, which combined mean the site has a medium/high capacity to accommodate Traveller development in the landscape, provided key considerations, such as the boundary vegetation, are taken into account. Mitigation measures include enhancing existing boundaries, planting of groups of trees to complement Traveller use and screening of the bridleway.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the area and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It identifies likely positive effects in relation to housing provision. However, it considers that the site does not have satisfactory access to a GP surgery, schools or public transport, with bus services not extending to the site, whilst facilities, amenities and employment opportunities are limited. Accordingly residents would rely on car travel to access facilities, amenities and for commuting. If developed sustainable transport measures and electric charging points would need to be encouraged. The site is located within 250m of two Grade II listed buildings and there is potential to adversely affect their setting, accordingly this would need to be addressed, and where necessary, its development would need to conserve and enhance their setting.</p> <p>It is within the Low Weald Farmland Landscape Character Area (LCA). The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would</p>	<p>The majority of the site is within Flood Zone 1, although part of the site, alongside the bridleway, is in Flood Zone 2. It also has a high risk of surface</p>

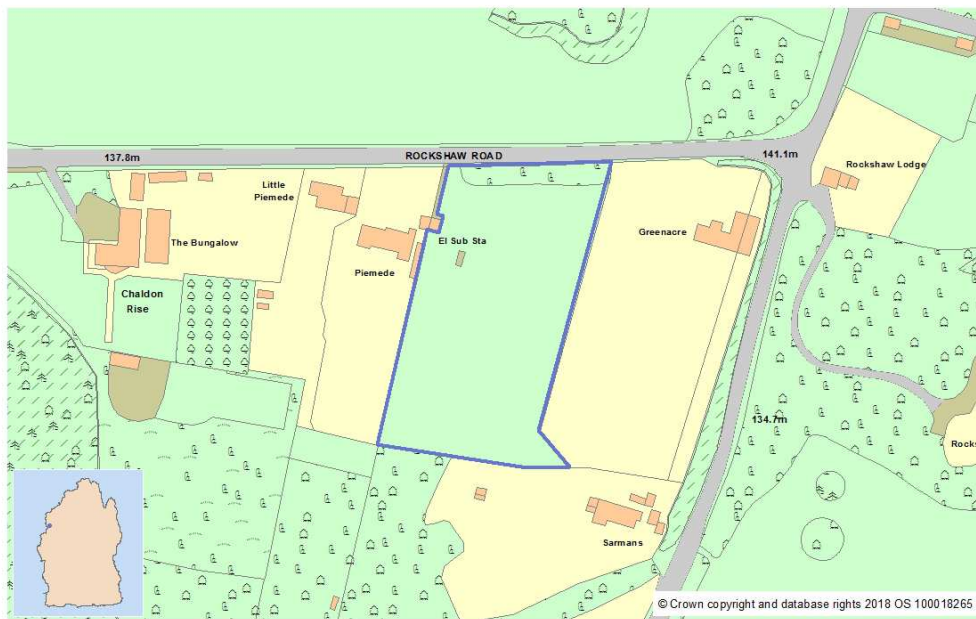
BHE 009 – Land adjacent to Hartley, Hare Lane

development of this site increase flood risk or impact on water quality?	water flooding but negligible risk of groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible, however if not, the Exception Test would need to be passed. It would pose negligible inherent risk or benefits to water quality. In order to mitigate these effects, SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none">• Biodiversity enhancement opportunities comprising native gap planting of treeline on northern boundary to strengthen it and planting of new hedgerow along eastern boundary to enhance off-site corridor.• Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
Discussion	
<p>Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?</p> <p>The allocation of this site for a Traveller site could contribute 19 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.</p> <p>However, the wider Green Belt has been identified as serving the purposes of preventing sprawl and encroachment, whilst this site, due to its scale and location primarily serves the purpose of safeguarding the countryside from encroachment. Its development would result in loss of openness and encroachment on the countryside. Its impact could be reduced through sensitive design, buffers, landscaping and boundary vegetation but given the scale of development its impact would still be significant. Furthermore, whilst the use of appropriate boundary treatment would help lessen its impact on the wider Green Belt, it would be difficult to secure a robust and defensible boundary. As such it would impact negatively upon the wider Green Belt's ability to serve this purpose.</p> <p>Further this would result in the development of a currently undeveloped site located remotely from the nearest settlement, which has been categorised as Tier 3. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure Accordingly this site is not considered to provide an appropriate location or suitable accommodation.</p> <p>It is acknowledged the site may attract Community Infrastructure Levy (CIL), and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>	

BLE 009 – Land at Travellers Rest

BLE 009 – Land at Travellers Rest

EXTENT & LOCATION OF SITE



Tandridge
District Council
Land at Travellers Rest

Proposed Development: Gypsy and Traveller development, 12 pitches

Spatial Strategy

Is the site strategy compliant?

The site comprises undeveloped land, located remotely from the Defined Village of Bletchingley, which is designated as a Tier 3 settlement in the Council's Settlement Hierarchy. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 010. Although the area containing the Chaldon Conservation Area is recommended to be considered as an Area for Further Investigation (AFI 011), the remainder of the parcel is considered to effectively serve four of the Green Belt purposes in terms of preventing Caterham from sprawling westwards and enveloping the neighbouring settlement of Chaldon, safeguarding the countryside from encroachment and preserving the setting of the conservation area. On this basis, the Green Belt evidence concludes that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

This site's contribution to preventing sprawl, the merging of settlements and protecting the conservation area is limited by reason of its siting at some distance from the conservation area and those settlements. It is also located at considerably lower level due to the surrounding topography. However, it does constitute open countryside and contributes towards safeguarding the countryside from encroachment. It is considered that 12 Traveller pitches in this location would result in loss of openness and encroachment, with harm to the wider Green Belt.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest

The site is physically well contained through mature woodland, but it is elevated and allows for views from the north. The impact of 12 pitches could be reduced through the use of sensitive design, landscaping and buffers. Its impact on the wider Green Belt could also be reduced through appropriate mitigation, such as the retention of boundary

BLE 009 – Land at Travellers Rest

<p>reasonably practicable extent?</p>	<p>vegetation. However, harm resulting from Traveller development of this scale is unlikely to be outweighed. Furthermore, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Sensitive – Minority Ecologically Suitable for gypsy and Traveller development. It includes TPO trees along the highway whilst the northern and western boundaries include mature trees with connectivity to s.41 woodland to the south-west. A 10m wide buffer is suggested within the eastern boundary and 15m wide buffer on the north, west and south boundaries to conserve wooded corridors and these should be unlit to provide a dark corridor for commuting and foraging bats. Roads and services access through the buffer zones is feasible. It results in only part of it being ecologically suitable (0.34ha) for gypsy and Traveller development.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is a sloping field within the AONB, to the north of the M25. It is detached and distant from nearby settlement and forms part of the rural continuum and the pattern of small fields with wooded boundaries. It has moderate landscape sensitivity and slight landscape value, which combined mean the site has a medium/high capacity to accommodate Traveller development in the landscape, provided key considerations such as the settlement pattern are taken into account. Mitigation measures include retaining the existing boundary vegetation in order to maintain the existing screening, enhancing vegetation along the eastern boundary and the visual effects on the wider AONB to the north also need mitigating.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would make a positive contribution to housing. It notes that it is within the Greensand Valley Landscape Character Area (LCA) and that the Surrey Landscape Character Assessment states in its guidelines that development should seek to avoid urban coalescence and maintain the sparse settlement of farmsteads. Further it is at the far western extent of the Surrey Hills AONB although the landscape in this area is dominated by the motorway junction. It concludes that due to the small scale of the site, it is unlikely to adversely affect the landscape. Nonetheless its development would be required to have regard to the Surrey Hills Management Plan 2014 – 2019 (or its subsequent update) and the Surrey Hills Design Guide. The site is 250m south west of the Quarry Hangers SSSI and whilst in close proximity, it is also small scale, minimising the risk of adverse effects in terms of recreational pressure.</p> <p>The site does not have satisfactory access to a GP surgery, public open space, public transport, schools, facilities and amenities, whilst there are limited employment opportunities. Accordingly residents would rely on car travel to access facilities, amenities and for commuting. If developed sustainable transport measures and electric charging points would need to be encouraged. The site is located at a major motorway junction and may be adversely affected by noise and air pollution; in particular as the</p>

BLE 009 – Land at Travellers Rest

	<p>western half of the junction is designated as 'AQMA No. 1 (M25)' (which is outside of Tandridge District).</p> <p>It is located in close proximity to a Grade II listed building to the south, however, given the site is elevated some 15m above it and the tree screening between them, any effect could be mitigated and where necessary its setting conserved and enhanced. The site includes areas of both Grade 3 (good to moderate quality) and Grade 4 (poor quality) land as classified under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a minimal risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. It is within Groundwater Protection Zone 2 but not in an area classified as vulnerable groundwater. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and secure SUDs.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising management of the woodland edge, thinning out of the young regeneration and providing connectivity to nearby woodland. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Traveller site could contribute 12 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site is considered, in principle, suitable for development from a landscape perspective, subject to mitigation measures.

However, the wider Green Belt has been identified as serving the purposes of preventing sprawl and encroachment, as well as serving to preserve a conservation area. This site, due to its scale, location and the intervening topography, primarily serves the purpose of safeguarding from encroachment. Its development would result in loss of openness and encroachment on the countryside; however its impact could be reduced through sensitive design, buffers, landscaping and boundary vegetation but given the scale of development its impact would still be significant. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact negatively upon the wider Green Belt's ability to serve this purpose.

Further this would result in the development of a currently undeveloped site located remotely from the nearest settlement, which has been categorised as Tier 3. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a major motorway junction and future residents may be adversely affected by noise and air pollution. The site is also ecologically sensitive, with only a minority of its area suitable for development.

It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution

BLE 009 – Land at Travellers Rest

that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

BLE 011 – Land at Warwick Wold

BLE 011 – Land at Warwick Wold

EXTENT & LOCATION OF SITE



Proposed Development: Gypsy and Traveller development, 3 pitches

Spatial Strategy

Is the site strategy compliant?

The site comprises undeveloped greenfield land, located remotely from the Defined Village of Bletchingley, which is designated as a Tier 3 settlement in the Council's Settlement Hierarchy. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 014. Although the area extending from Bletchingley to Godstone along the A25 was identified as being at risk of merging settlements and was therefore recommended to be considered as an Area for Further Investigation (AFI 014), the remainder of the parcel is considered to make a strong contribution to almost all of the Green Belt purposes, including preventing sprawl, encroachment on the countryside and preventing settlements from merging, as well as preserving the setting of conservation areas and these were identified as warranting further investigation (AFI 015 and AFI 016). On this basis, the Green Belt evidence concludes that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

This site's contribution to the purposes seeking to prevent sprawl, the merging of settlements and preservation of conservation areas is limited by reason of its siting at some distance from the conservation area and those settlements. However it does constitute open countryside and contributes towards safeguarding the countryside from encroachment. It is considered that 3 Traveller pitches in this location would result in loss of openness and encroachment, with harm to the wider Green Belt.

To what extent can the consequent impacts on the purposes of the Green

Its impact on the Green Belt could be reduced through the use of sensitive design, landscaping and buffers and it is likely that its impact on the wider Green Belt could be reduced through appropriate mitigation, such as the

BLE 011 – Land at Warwick Wold

<p>Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>retention of boundary vegetation and additional landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for gypsy and Traveller development. (0.1ha). If developed, a 5m wide buffer zone along the western edge would be required to conserve the adjoining woodland. The narrower buffer zone is justifiable in this circumstance due to the small footprint of development and the existing and unavoidable levels of habitat disturbance which reduce the value of adjoining habitats.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is a small triangular site in poor condition which is within the AONB and which is situated to the south-east of the M23/M25 interchange. It is detached and distant from nearby settlement and its wooded boundaries forms part of the pattern of the wider rural continuum. It has moderate landscape sensitivity and slight landscape value, which combined mean the site has a medium/high capacity to accommodate Traveller development in the landscape, provided key considerations such as the settlement pattern are taken into account. Mitigation measures include maintenance of boundary vegetation around the site to ensure visual impacts are mitigated.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would make a positive contribution to housing. It notes that it is within the Greensand Valley Landscape Character Area and that the Surrey Landscape Character Assessment states in its guidelines that development should seek to avoid urban coalescence and maintain the sparse settlement of farmsteads. Further, it is at the far western extent of the Surrey Hills AONB, although the landscape in this area is dominated by the motorway junction. It concludes that due to the small scale of the site, it is unlikely to adversely affect the landscape. Nonetheless its development would be required to have regard to the Surrey Hills Management Plan 2014 – 2019 (or its subsequent update) and the Surrey Hills Design Guide. The site is 250m south west of the Quarry Hangers SSSI and whilst in close proximity, it is also small scale, minimising the risk of adverse effects in terms of recreational pressure. The site includes Grade 4 (poor quality) land as classified under the Agricultural Land Classification system.</p> <p>The site does not have satisfactory access to a GP surgery, public open space, public transport, schools, facilities and amenities, whilst there are limited employment opportunities. Accordingly residents would rely on car travel to access facilities, amenities and for commuting; if developed sustainable transport measures and electric charging points would need to be encouraged. The site is located at a major motorway junction and may be adversely affected by noise and air pollution; in particular as the western half of the junction is designated as 'AQMA No. 1 (M25)' (which is outside of Tandridge District).</p> <p>It is also adjacent to Ancient Woodland, which may be adversely affected by development. It is greenfield and its development would be expected to</p>

BLE 011 – Land at Warwick Wold

	lead to the loss of soil.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a minimal risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. It is within Groundwater Protection Zone 2 but not in an area classified as vulnerable groundwater. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and secure SUDs.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising the enhancement of the woodland edge with additional native species planting. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Traveller site could contribute 3 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.

However, the wider Green Belt has been identified as serving the purposes of preventing sprawl and encroachment, preventing settlements from merging as well as serving to preserve a conservation area. This site, due to its scale, and location serves the purpose of safeguarding from encroachment. Its development would result in loss of openness and encroachment on the countryside; however its impact could be reduced through sensitive design, buffers and landscaping. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would negatively impact upon the wider Green Belt’s ability to serve this purpose.

Further, this would result in the development of a currently undeveloped site located remotely from the nearest settlement within this district, which has been categorised as Tier 3. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a major motorway junction and future residents may be adversely affected by noise and air pollution.

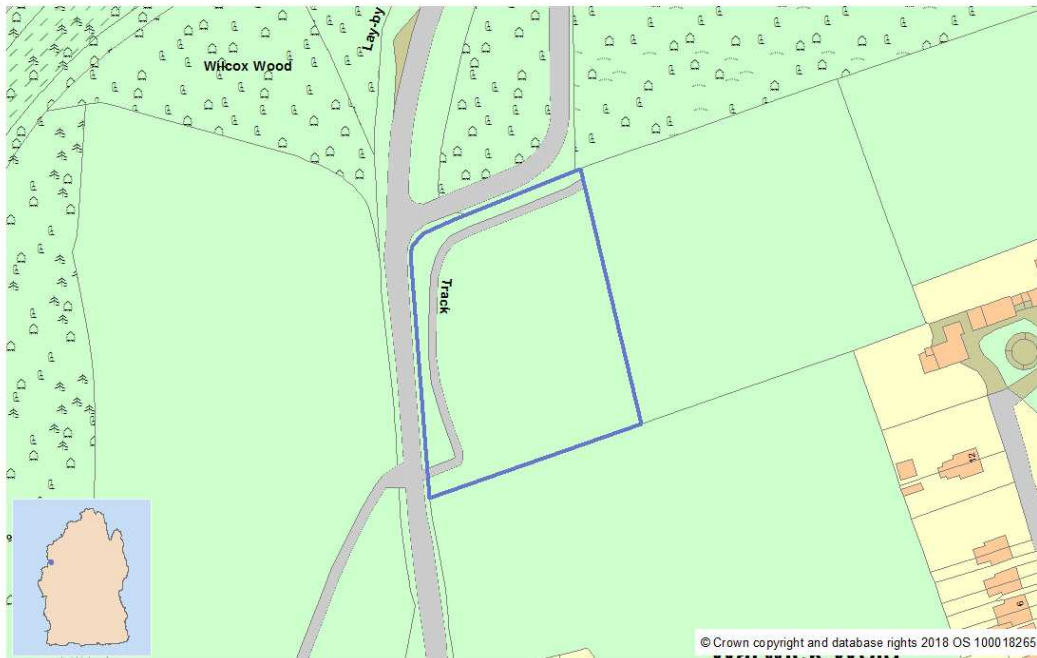
It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

BLE 012 – Land at Warwick Wold Road

BLE 012 – Land at Warwick Wold Road

EXTENT & LOCATION OF SITE



Tandridge
District Council

Land at Warwick Wold Road

Proposed Development: Gypsy and Traveller development, 2 pitches

Spatial Strategy

Is the site strategy compliant?

The site comprises undeveloped greenfield land, located remotely from the Defined Village of Bletchingley, which is designated as a Tier 3 settlement in the Council's Settlement Hierarchy. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where they accord with national policy requirements.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 014. Although the area extending from Bletchingley to Godstone along the A25 risk merging of settlements and is therefore recommended to be considered as an Area for Further Investigation (AFI 014), the remainder of the parcel is considered to make a strong contribution to almost all of the Green Belt purposes, including preventing sprawl, encroachment on the countryside and preventing settlements from merging, as well as preserving the setting of conservation areas and these were identified as warranting further investigation (AFI 015 and AFI 016). On this basis, the Green Belt evidence concludes that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

This site's contribution to the purposes seeking to prevent sprawl, the merging of settlements and preservation of conservation areas is limited by reason of its siting at some distance from the conservation area and those settlements. However it does constitute open countryside and contributes towards safeguarding the countryside from encroachment. It

BLE 012 – Land at Warwick Wold Road

		is considered that 2 Traveller pitches in this location would result in loss of openness and encroachment, with harm to the wider Green Belt.
	To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Its impact on the Green Belt could be reduced through the use of sensitive design, landscaping and buffers and it is likely that its impact on the wider Green Belt could be reduced through appropriate mitigation, such as the retention of boundary vegetation and additional landscaping. However no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Suitable for Traveller development (0.4ha). If developed, it would be necessary to retain the mature trees and hedgerows along the northern, southern and western edges and create unlit buffer zones particularly to the northern and western edges, to provide a dark corridor for commuting and foraging bats, and pockets of ecologically-orientated open space. The current access through the gate to the south-west would require minimal widening. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site is a sloping field which is within the AONB and which is detached and distant from nearby settlement. It has an open aspect to the south and forms part of the AONB, with inter-visibility with the Candidate AONB to the south and the AONB to the north. It has moderate landscape sensitivity and slight landscape value, which combined mean the site has a medium/high capacity to accommodate Traveller development in the landscape, provided key considerations such as the settlement pattern are taken into account and the setting to surrounding landscapes are taken into account. Mitigation measures include reinforcement of boundary vegetation to mitigate localised views (time frame 20/30 years) and due to its sloping nature mitigation needed for views from AONB and the Candidate AONB.
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
	Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site would make a positive contribution to housing. It notes that it is within the Greensand Valley Landscape Character Area and that the Surrey Landscape Character Assessment states in its guidelines that development should seek to avoid urban coalescence and maintain the sparse settlement of farmsteads. Further it is at the far western extent of the Surrey Hills AONB although the landscape in this area is dominated by the motorway junction. It concludes that due to the small scale of the site, it is unlikely to adversely affect the landscape. Nonetheless its development would be required to have regard to the Surrey Hills Management Plan 2014 – 2019 (or its subsequent update) and the Surrey Hills Design Guide. The site is 250m south west of the Quarry Hangers SSSI and whilst in close proximity, it is also small scale, minimising the risk of adverse effects in terms of recreational pressure. The site includes Grade 4 (poor quality) land as classified under the Agricultural Land Classification system.

BLE 012 – Land at Warwick Wold Road

		<p>However, the site does not have satisfactory access to a GP surgery, public open space, public transport, schools, facilities and amenities, whilst there are limited employment opportunities. Accordingly residents would rely on car travel to access facilities, amenities and for commuting; if developed sustainable transport measures and electric charging points would need to be encouraged. The site is located at a major motorway junction and may be adversely affected by noise and air pollution; in particular as the western half of the junction is designated as 'AQMA No. 1 (M25)' (which is outside of Tandridge District).</p> <p>It is adjacent to Ancient Woodland, which may be adversely affected by development. It is greenfield and its development would be expected to lead to the loss of soil.</p>
	<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a minimal risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. It is within Groundwater Protection Zone 2 but not in an area classified as vulnerable groundwater. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and secure SUDs.</p>
	<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Reinforcement of boundary treatment • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
<p>Discussion</p>		
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>The allocation of this site for a Traveller site could contribute 2 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.</p> <p>However, the wider Green Belt has been identified as serving the purposes of preventing sprawl and encroachment, and preventing settlements from merging, as well as serving to preserve conservation areas. This site, due to its scale and location in relation to those settlements, primarily serves the purpose of safeguarding the countryside from encroachment. Its development would result in loss of openness and encroachment on the countryside; however its impact could be reduced through the use of sensitive design, buffers and landscaping. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would negatively impact upon the wider Green Belt's ability to serve this purpose.</p> <p>This would result in the development of a currently undeveloped site located remotely from the nearest settlement within this district, which has been categorised as Tier 3. . Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a major motorway junction and future residents may be adversely affected by noise and air pollution.</p>		

BLE 012 – Land at Warwick Wold Road

It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

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

DOM 011 – Land at Forge Farm Nurseries

EXTENT & LOCATION OF SITE

Tandridge District Council Forge Farm Nurseries

Proposed Development: Gypsy and Traveller development, 12 pitches (net gain 6 pitches)

Spatial Strategy	
Is the site strategy compliant?	The site is previously developed land located adjacent to an existing Showmen’s Yard, which was approved in 2010/1477, but remotely from the nearest settlement of Domewood, which is designated as a Tier 4 settlement in the Council’s Settlement Hierarchy. The site is an unauthorised site, which was subject to temporary permission (2008/1253) that has now expired. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.
Green Belt Assessment	
Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?	The Green Belt Assessment Part 1 considers the site as part of GBA 041 and through Part 2 as part of AFI 054, alongside the adjacent Showmen’s yard. The Part 1 assessment considers that this parcel serves to prevent sprawl from East Grinstead and contributes towards separating Domewood and Felbridge but that there has been encroachment on the countryside. Part 2 considered that this area exhibited a notable level of development and did not exhibit an open character or make a contribution to the openness of the wider Green Belt. It noted the low key and contained nature of development but that it had resulted in encroachment, was unconnected to any settlement and post-dated the Green Belt designation. Accordingly it recommended further consideration for exceptional circumstances
What is the nature and extent of the harm to the Green Belt if the site is developed?	Given that the land in this location does not serve the purposes of the Green Belt, it is considered that the development of the site would not result in harm to the Green Belt that would be lost. Further, the site is partially contained by mature vegetation. However there is potential for harm to the ability of the surrounding land to meet the Green Belt purposes.

DOM 011 – Land at Forge Farm Nurseries

<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The impacts on the ability of the wider Green Belt to meet the Green Belt purposes could be reduced through appropriate mitigation, such as sensitive design, landscaping, boundary screening and vegetation and it is considered that a robust and defensible boundary could potentially be identified.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for expansion as a Traveller site across about 1ha at an appropriate pitch density. However, it would be necessary to retain the mature trees along the eastern site boundary and the hedgerow along the southern boundary, with unlit buffers to provide a dark corridor for commuting and foraging bats. Ecologically-orientated open space could also be incorporated into the site design.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site consists of hardstanding and mainly mobile Traveller community structures. It is detached from any significant settlement. Its boundaries are slightly incongruous but it has a very limited visual envelope and it is sited in context with a large commercial site. Its thick hedges and close boarded fence obscures the majority of the site, whilst adjacent woodland screens it from wider landscape. It has slight landscape sensitivity and landscape value, which combined results in a high capacity to accommodate Traveller development in the landscape without significant detrimental effects in landscape terms, provided boundary screening is maintained. Mitigation measures include replacement boundaries with more natural hedgerows and trees but this would take time to establish.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and has satisfactory access to a bus stop. However, the site does not have satisfactory access to a GP surgery, schools, public open space or trains, with limited employment opportunities. There are a few facilities and amenities in Copthorne, but access to a broader range would require travel to East Grinstead and Crawley. Accordingly residents would rely on car travel to access facilities, amenities and for commuting; if developed sustainable transport measures and electric charging points would need to be encouraged. The site has the potential to adversely affect the setting of nearby Grade II listed buildings and this would need to be addressed, and where necessary, its development would need to conserve and enhance their setting.</p> <p>It is previously developed land and as such may include contaminated land, which would need to be remediated if developed. This may minimise the risk of contamination to water bodies.</p> <p>It is within the Wooded High Weald Landscape Character Area, it is partially developed, with existing buildings, hardstanding and scrubland and in light of this, development of the site would be expected to have a negligible effect on the local landscape. Site classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>

DOM 011 – Land at Forge Farm Nurseries

<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a minimal risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, it would be necessary to secure SUDs.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Opportunity to formalise an unauthorised site through strategic allocation and plan-making and reduce the risk of inappropriate Traveller development being allowed on appeal. • Opportunity to consolidate Traveller development in the Green Belt as part of comprehensive development and strategic allocation, including adjacent Travelling Showpeople site to the west. • Biodiversity enhancement opportunities comprising replacement of laurel and Leylandii cypress hedge along northern and western boundaries with native species-rich hedgerows and incorporation of integral or built-in roosting bricks into any new permanent built structures to provide long-lasting opportunities for roosting bats. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Traveller site could contribute a net gain of 6 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site comprises previously developed land, has access to a bus stop and is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.

However, the wider Green Belt has been identified as serving the purposes of preventing sprawl, as well as serving to prevent settlements from merging. This site, due to its scale and location, is not considered to serve those purposes and it has previously been subject to development, albeit that permission was temporary, but in conjunction with the adjoining Travelling Showpeople site, it has resulted in encroachment on the countryside and as such it is not considered to serve the Green Belt purposes. Its development and the intensification of use would result in a greater loss of openness although its impact could be reduced through sensitive design, buffers and landscaping. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt, and two defensible and robust boundaries are apparent to the north and east. Subject to a robust boundary to the south, its impact on the wider Green Belt could be minimised.

However this site is located remotely from the nearest settlement, which has been categorised as Tier 4. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure.

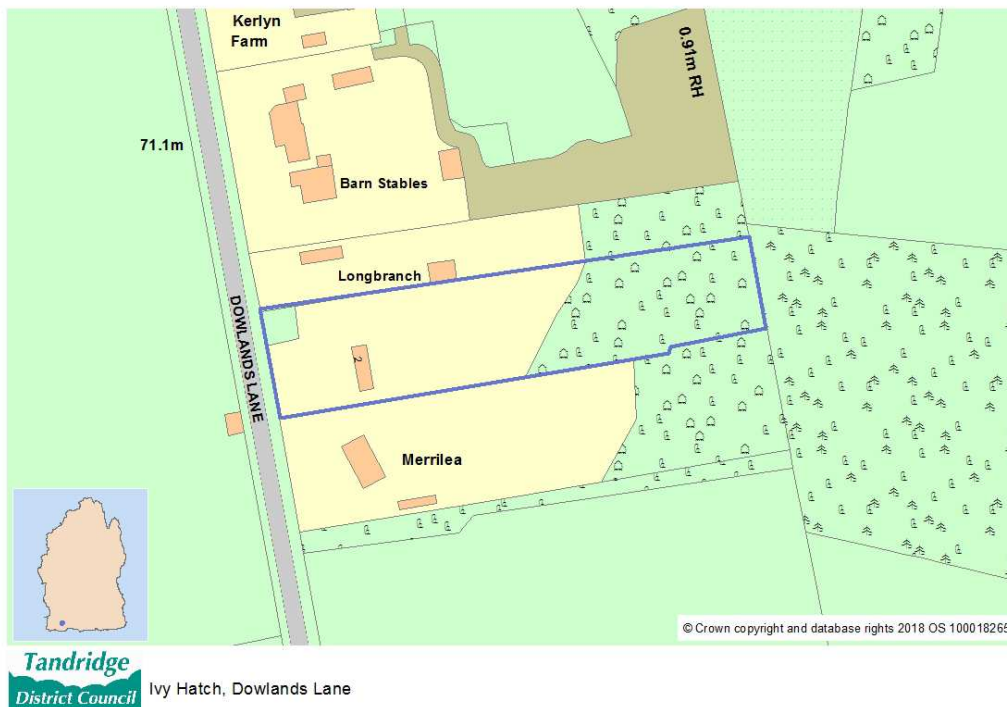
It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

DOM 018 – Ivy Hatch, Dowlands Lane

DOM 018 – Ivy Hatch, Dowlands Lane, Domewood

EXTENT & LOCATION OF SITE



Proposed Development: Gypsy and Traveller development, 3 pitches (net gain 2 pitches)

Spatial Strategy

Is the site strategy compliant?

The site is greenfield and located detached from Domewood, which is designated as a Tier 4 settlement in the Council's Settlement Hierarchy. It is an unauthorised Traveller site, which has been subject to retrospective planning application (2015/227) for three mobile homes that remains undetermined. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 037. It concludes that the parcel is predominantly open countryside, free from development and that it has been effective in safeguarding the countryside from encroachment. It makes no recommendations for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt evidence concludes that the parcel is effective in safeguarding the countryside from encroachment due to the general absence of development, the development of this site would impact upon openness and would result in encroachment upon the countryside.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?

Although the site is visually well contained due to existing woodland areas and mature trees, its development would result in the loss of openness and it would impact on this site's ability to safeguard the countryside from encroachment. Limited development and the use of sensitive design, landscaping and buffers would mitigate impacts. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.

DOM 018 – Ivy Hatch, Dowlands Lane, Domewood

Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for Traveller development (0.21ha) but Ancient Woodland indicator species exist in part of the site, which makes that part ecologically unsuitable. Development should be located in the ecologically suitable parts of the site and it would be necessary to retain and protect the woodland on-site and avoid lighting to ensure bats foraging and commuting is unaffected. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site includes a low key dwelling and domestic items. It is detached and distant from settlement and has limited connection to the wider landscape. It has slight landscape sensitivity and landscape value, which combined results in a high landscape capacity for Traveller development, provided that the form of new development proposals takes into account their setting. Mitigation measures include enhancement of planting along the western boundary to further reduce limited views into the site.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing and has satisfactory access to a bus stop. However, the site does not have satisfactory access to a GP surgery, schools, public open space or trains, with limited employment opportunities. There are a few facilities and amenities in Copthorne, but access to a broader range would require travel to East Grinstead and Crawley. Accordingly residents would rely on car travel to access facilities, amenities and for commuting; if developed sustainable transport measures and electric charging points would need to be encouraged. It is previously developed land and as such may include contaminated land, which would need to be remediated if developed. This may minimise the risk of contamination to water bodies. It is a small site (0.38ha) with existing dwellings to the north and south and as such development of the site would be expected to have a negligible effect on the local landscape. It is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, it would be necessary to secure SUDs.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising enhancement of woodland in the east, with woodland management to thin out some of the young regeneration and plant with additional native species to provide a range of species. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

DOM 018 – Ivy Hatch, Dowlands Lane, Domewood

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Traveller site could contribute 3 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, it comprises previously developed land as a result of unauthorised Traveller site, which its allocation would regularise. Further it has access to a bus stop and the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.

However, the Green Belt has been identified as serving the purpose of safeguarding the countryside from encroachment. Its development would result in loss of openness and encroachment on the countryside, although its impact could be reduced through sensitive design, buffers and landscaping. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact upon the wider Green Belt's ability to serve this purpose.

Further this would result in the development of a site located remotely from the nearest settlement within this district, which has been categorised as Tier 4. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure.

It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 017 – Land at Green Lane, Outwood

SMA 017 – Land at Green Lane, Outwood

EXTENT & LOCATION OF SITE



Tandridge District Council Land at Green Lane, Outwood

Proposed Development: Gypsy and Traveller development, 6 pitches

Spatial Strategy

Is the site strategy compliant?

The site is currently undeveloped land located remotely from Smallfield, a Tier 2 settlement. Accordingly it has not been identified as a Traveller site in the GTAA 2017. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of t of GBA 029. It considers that the Green Belt in this location plays an effective role in checking sprawl, plays a strong role in safeguarding against encroachment and maintains separation between two neighbouring settlements. However it recommends further investigation of various parts falling within this parcel through the Part 2 assessment including an area along the boundary with the adjoining authority (AFI 028) and South Nutfield (AFI 030) but this site does not fall within either of those Areas for Further Investigation.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given the sites location and scale it not considered to serve to prevent settlements merging nor does it serve to prevent sprawl, however it does constitute open countryside and does serve to safeguard the countryside from encroachment. Its development would result in harm to openness and would result in encroachment. In addition, there is potential for harm to the ability of the wider Green Belt to meet this Green Belt purpose.

To what extent can the consequent impacts on

The site is fairly well contained through existing trees and boundary vegetation and the impact of development could be further reduced

SMA 017 – Land at Green Lane, Outwood

<p>the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Sensitive – Special Design and Mitigation. The grassland has little ecological value however the pond near the centre is s.41 habitat and has value as a supporting habitat to the nearby SSSI and may support Great Crested Newts (GCN). It is recommended that it be retained with buffer zones and woodland edges, which should not be directly lit to avoid impacting bats. However, it would be vulnerable to development, and may be perceived as a safety risk by site residents, leading to requests for its removal. This would probably mean compensatory measures such as off-site creation of ponds (on a 2 for 1 basis) to allow this site to be occupied safely. If GCN are present, such an approach would require a licence from Natural England, which would require the developer and the Council to produce evidence that there are no satisfactory alternatives to development of this site. Accordingly 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.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is a small irregular shaped field, which is detached and distant from any settlement. It is inward looking and well contained, contributing to the surrounding dwellings and landscape through boundary vegetation. It has moderate landscape sensitivity and slight landscape value, which combined result in an overall medium/high landscape capacity for Traveller development. The site could accommodate appropriate development provided sensitive considerations, such as the existing landscape features are taken into account. Mitigation measures including retention of hedges and trees to mitigate potential visual effects on properties and the public rights of way.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and that it has ready access to the countryside. The site is Grade 4 (poor quality) land as classified under the Agricultural Land Classification system. However, it does not have satisfactory access to a GP surgery, public open space, public transport, schools and local shopping opportunities and there are limited employment opportunities, although Crawley, Horley and Gatwick Airport are easily accessible. Accordingly residents are likely to rely on cars to access facilities and amenities, and for commuting; if developed sustainable transport measures and electric charging points would be encouraged. It is greenfield and its development would be expected to lead to the loss of soil. It is within close proximity to M23 and has the potential to be adversely affected</p>

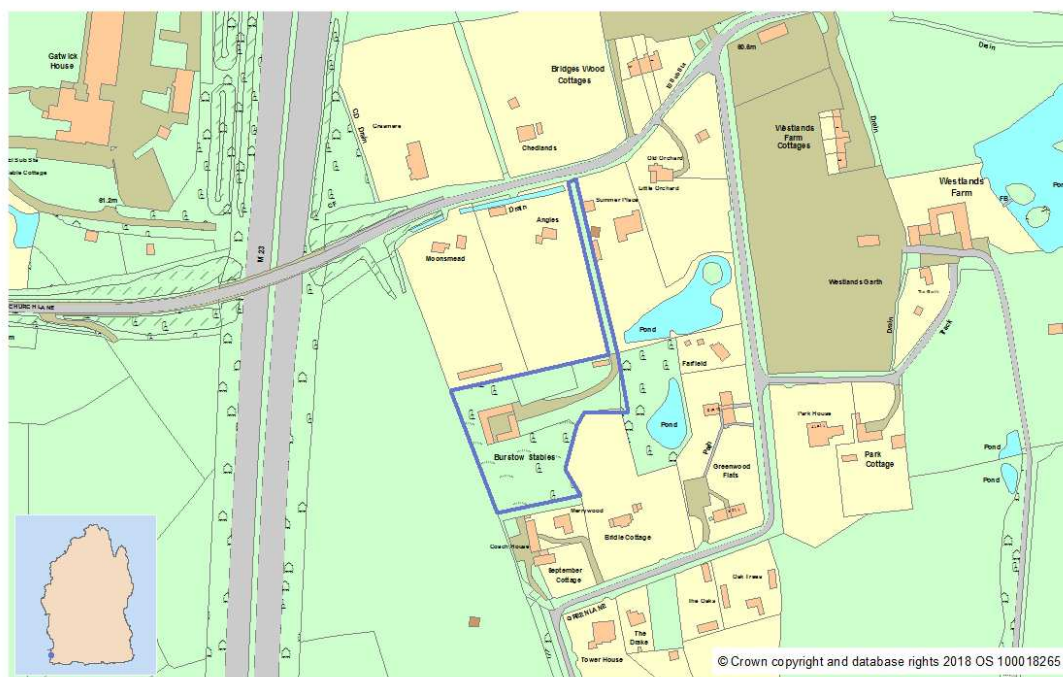
SMA 017 – Land at Green Lane, Outwood

		by air, noise and vibration pollution. The site is adjacent to both an Ancient Woodland and an SNCI, and as such development may adversely affect these protected sites. It is within the Low Weald Farmland Landscape Character Area (LCA).
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a minimal risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be expected.
	Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising enhancement of woodland edge. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
Discussion		
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>The allocation of this site for a Traveller site could contribute 6 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site has ready access to countryside and is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.</p> <p>However, the wider Green Belt has been identified as serving the purposes of preventing sprawl and encroachment, as well as preventing settlements from merging. This site, due to its scale and location primarily serves the purpose of safeguarding from encroachment. Its development would result in loss of openness and encroachment on the countryside; however its impact could be reduced through sensitive design, landscaping and buffers. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact upon the wider Green Belt’s ability to serve this purpose.</p> <p>Further this would result in the development of a currently undeveloped site located remotely from the nearest settlement within this district, which has been categorised as Tier 2. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a major motorway junction and future residents may be adversely affected by noise and air pollution.</p> <p>It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>		

SMA 018 – Land at Burstow Stables, Green Lane

SMA 018 – Land at Burstow Stables, Green Lane

EXTENT & LOCATION OF SITE



Burstow Stables, Green Lane, Burstow

Proposed Development: Gypsy and Traveller development, 5 pitches (net gain of 4 pitches)

Spatial Strategy

Is the site strategy compliant?	The site is greenfield and located detached from Smallfield, a Tier 2 settlement. The site is subject to temporary planning permission (TA/2012/622), which expired in July 2017. The site is identified in the Gypsy and Traveller Accommodation Assessment 2017 as an existing, authorised site. However, the spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements
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Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?	The site has been considered through the Green Belt Assessment Part 1 as part of GBA 040 and through Part 2 as part of AFI 039. Part 1 concludes that the parcel prevents Copthorne and Domewood and Smallfield and Burstow from merging and plays a considerable role in preserving the setting of the Burstow Conservation Area. AFI 039 considers that the Area this site falls within is countryside by definition but that it does not have an open and undeveloped character and it has been subject to post Green Belt development allowed on grounds of very special circumstances which has extended development outwards, resulting in encroachment upon the countryside, and it has a sense of containment. It recommended that this area be considered further as part of the Green Belt Assessment Part 3.
What is the nature and extent of the harm to the Green Belt if the site is developed?	Further development and intensification in use would result in greater loss of openness however that harm would be relatively limited due to the sense of containment and could be further minimised through sensitive design, landscaping and buffers. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.
To what extent can the consequent impacts on	The impact of development could be reduced through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been

SMA 018 – Land at Burstow Stables, Green Lane

<p>the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for (0.7ha) for expansion as a Gypsy and Traveller site at an appropriate pitch density to be agreed in line with national and local guidance. If developed, mature trees along the access and around the site perimeter would need to be retained and buffer zones and pockets of ecologically-oriented space created. Buffer zones would need to be unlit around the site’s boundary features to provide a dark corridor for commuting and foraging bats. The current access drive is well maintained and would likely be adequate for an expanded site.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is a relatively unconstrained site with a high capacity to accommodate Traveller development in the landscape, provided that the form of new development takes into account the setting. The site is expected to have a negligible effect on the landscape, which is dominated by the M23.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, that it has ready access to the countryside and satisfactory access to buses. The site is Grade 4 (poor quality) land as classified under the Agricultural Land Classification system and is expected to have a negligible impact on landscape, being adjacent to the M23 which dominates the landscape.</p> <p>However, it does not have satisfactory access to a GP surgery, public open space, trains, schools and local shopping opportunities and there are limited employment opportunities, although Crawley, Horley and Gatwick Airport are easily accessible. Accordingly residents are likely to rely on cars to access facilities and amenities, and for commuting; if developed, sustainable transport measures and electric charging points would need to be encouraged. The site is located 440m west of a Grade I listed building and two associated Grade II listed buildings, they are partially screened by trees which might negate any impact however its development would need to address and where necessary, would need to conserve and enhance their setting. It is greenfield and its development would be expected to lead to the loss of soil. It is within close proximity to M23 and has the potential to be adversely affected by air, noise and vibration pollution as well as noise pollution from Gatwick Airport. It is within the Low Weald Farmland Landscape Character Area (LCA). The site may adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area and its development would need to address this, including mitigation measures where necessary. The site is crossed by an electricity line and development would need to be located at the appropriate safeguarding distance from it.</p>
<p>Is the site sequentially preferred? Would</p>	<p>The site is within Flood Zone 1, it has a minimal risk of surface water flooding but risk of groundwater flooding to surface and subsurface assets; as such it is</p>

SMA 018 – Land at Burstow Stables, Green Lane

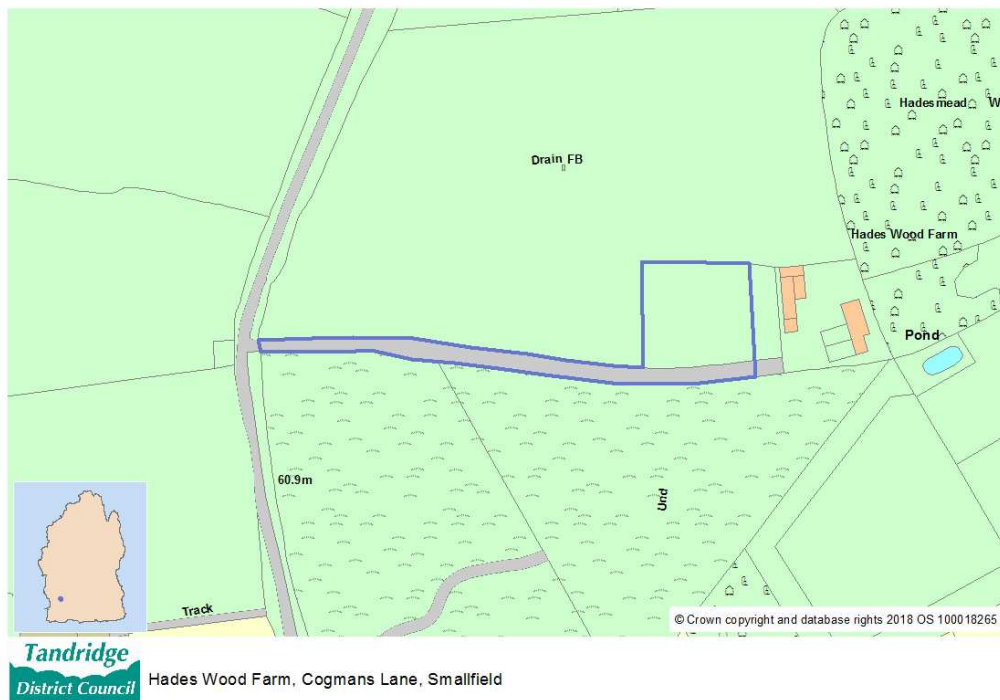
development of this site increase flood risk or impact on water quality?	not sequentially preferred. It poses negligible inherent risks or benefits to water quality. In order to mitigate the surface water flooding, it would be necessary to secure SUDs.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising the management of scrub encroachment on retained grassland to preserve/enhance biodiversity and incorporate integral or built-in roosting bricks into any permanent new build structures to provide long-lasting opportunities for roosting bats. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

<p>Discussion</p>
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>The allocation of this site for a Gypsy and Traveller site could contribute 4 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the greenfield, with access to countryside and a bus service and it is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.</p> <p>However, the wider Green Belt has been identified as serving the purposes of safeguarding the countryside from encroachment although part of that parcel, within which this site falls, was considered to no longer serve this purpose effectively having experienced encroachment and loss of openness and it was also identified as having a sense of containment. The development and intensification of this site would result in further loss of openness, although its impact could be reduced through sensitive design, landscaping and buffers. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact negatively upon the wider Green Belt’s ability to serve this purpose.</p> <p>Further this would result in the development of a site located remotely from the nearest settlement, which has been categorised as Tier 2. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a motorway and Gatwick Airport and future residents may be adversely affected by noise, air and vibration pollution.</p> <p>It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>

SMA 032 – Hade Woods Farm, Cogmans Lane, Smallfield

SMA 032 – Hade Woods Farm, Cogmans Lane, Smallfield

EXTENT & LOCATION OF SITE



Proposed Development: Gypsy and Traveller development, 1 pitch

Spatial Strategy

Is the site strategy compliant?

The site is currently undeveloped land located away from the built-up area of Smallfield, a Tier 2 settlement in the Council's Hierarchy Strategy, and accordingly not identified in the GTAA as a Traveller site. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 031. It considers that the Green Belt in this location helps to safeguard the countryside from encroachment and the south west corner of the parcel plays a critical role in preserving the wider setting of the Outwood Conservation Area. It recommends further consideration of the industrial estate (AFI 032) and the role of the south western corner in preserving the conservation area (AFI 031) but overall concludes that it is effective at serving two of the Green Belt purposes. This site did not fall within either of those AFIs.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the scale and location of this site, if developed, it would have a limited impact on the wider setting of the conservation area but it would result encroachment of the countryside and harm to openness in this location. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

The site is fairly well contained through existing trees and boundary vegetation and impact could be further reduced through sensitive design, landscaping and buffers. However, no robust and defensible boundaries have been identified, which would be necessary to limit its

SMA 032 – Hade Woods Farm, Cogmans Lane, Smallfield

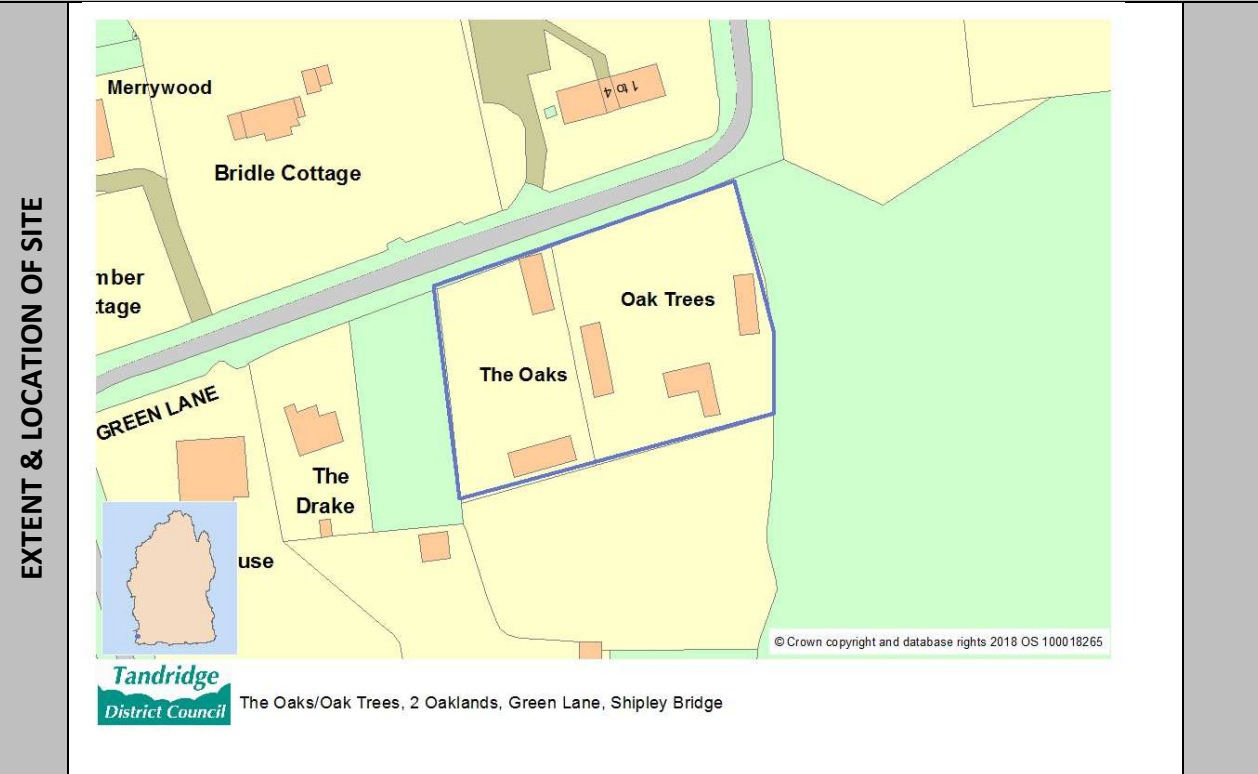
<p>reduced to the lowest reasonably practicable extent?</p>	<p>impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development (0.15ha) for Traveller development. If developed, the mature, perimeter trees and those alongside the access track should be retained and buffer zones provided, which should be unlit to protect commuting and foraging bats. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site consists of low key development and is detached and relatively distant from Smallfield. There is limited visibility of the site within the wider landscape but the site is mostly open. It has moderate landscape sensitivity and slight landscape value, which combined results in an overall medium/high landscape capacity for Traveller development. The site could accommodate appropriate development provided sensitive considerations, including views from the public footpath to the north, are taken into account. Mitigation measures include planting to the north and west boundary to reduce nearby views from public rights of way.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and that it has ready access to the countryside. However, it does not have satisfactory access to a GP surgery, public open space, public transport, schools and local shopping opportunities and there are limited employment opportunities, although Crawley, Horley and Gatwick Airport are easily accessible. Accordingly residents are likely to rely on cars to access facilities and amenities, and for commuting; if developed sustainable transport measures and electric charging points would need to be encouraged. It is greenfield and its development would be expected to lead to the loss of soil. It is within close proximity to M23 and has the potential to be adversely affected by air, noise and vibration pollution as well as noise pollution from Gatwick Airport. The site is Grade 3 (good to moderate quality) land as classified under the Agricultural Land Classification system. It is within the Low Weald Farmland landscape Character Area (LCA). The site is near to a Grade II* listed building and would need to conserve and enhance its setting where necessary. The site may adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area and its development would need to address this, including mitigation measures where necessary.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a negligible risk of groundwater flooding but it contains an area at high risk of surface water flooding; as such it is not sequentially preferred. It poses negligible inherent risks or benefits to water quality. In order to mitigate its effects, SUDs would be required.</p>

SMA 032 – Hade Woods Farm, Cogmans Lane, Smallfield

Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none">• Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
<p>Discussion</p> <p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>The allocation of this site for a Traveller site could contribute 1 pitch, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site has access to countryside and it is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.</p> <p>However, the wider Green Belt has been identified as serving the purposes of safeguarding the countryside from encroachment and its development would impact on its openness and on the Green Belt’s ability to serve this purpose in this location, although its impact could be reduced through sensitive design, landscaping and buffers. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact negatively upon the wider Green Belt’s ability to serve this purpose.</p> <p>Further this would result in the development of a site located remotely from the nearest settlement, which has been categorised as Tier 2. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a motorway and Gatwick Airport and future residents may be adversely affected by noise, air and vibration pollution.</p> <p>It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>	

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

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



Proposed Development: Gypsy and Traveller development, 6 pitches (net gain of 2 pitches)

Spatial Strategy	
Is the site strategy compliant?	The site is previously developed land, located detached from Smallfield, designated as a Tier 2 settlement in the Council’s Settlement Hierarchy. It has been subject to planning permission for 2 pitches (2004/1244), which was granted at appeal and is a personal permission, as well as being subject to a live application for an additional 2 pitches (2015/605), which is as yet to be determined. The site is identified as a private, authorised Traveller site in the Gypsy and Traveller Accommodation Assessment 2017. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.

Green Belt Assessment	
Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?	The site has been considered through the Green Belt Assessment Part 1 as part of GBA 040 and through Part 2 as part of AFI 039. Part 1 concludes that the parcel prevents Copthorne and Domewood and Smallfield and Burstow from merging and plays a considerable role in preserving the setting of the Burstow Conservation Area. AFI 039 considers that the Area this site falls within is countryside by definition but that it does not have an open and undeveloped character and it has been subject to post Green Belt development allowed on grounds of very special circumstances which has extended development outwards, resulting in encroachment upon the countryside, and it has a sense of containment. It recommended that this area be considered further as part of the Green Belt Assessment Part 3.
What is the nature and extent of the harm to the Green Belt if the site is developed?	Further development and intensification in use would result in greater loss of openness however that harm would be relatively limited due to the sense of containment and could be further minimised through sensitive design, landscaping and buffers. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.

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

<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Its impact could be reduced through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable (0.22ha) for expansion as a Gypsy and Traveller site at an appropriate pitch density to be agreed in line with national and local guidance. If developed, the small but mature trees around the site perimeter would need to be retained and buffer zones and pockets of ecologically-orientated open space created. The buffer zones, particularly along the northern and eastern boundaries, would need to be unlit to provide a dark corridor for commuting and foraging bats. The current access is well maintained and would likely be adequate for an expanded site.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site includes hardstanding and structures associated with Traveller use. It is located within an area of Gypsy and Traveller settlement and scattered dwellings but it is detached from any significant settlement. It has moderate landscape sensitivity and slight landscape value, which combined result in a medium/high landscape capacity for Traveller development in the landscape, provided considerations such as settlement pattern and mitigation potential are taken into account. Mitigation measures include enhancement of boundaries.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and that it has ready access to the countryside. However, it does not have satisfactory access to a GP surgery, public open space, trains, buses, schools and local shopping opportunities and there are limited employment opportunities, although Crawley, Horley and Gatwick Airport are easily accessible. Accordingly residents are likely to rely on cars to access facilities and amenities, and for commuting: if developed sustainable transport measures and electric charging points would need to be encouraged. The site is located 440m west of a Grade I listed building and two associated Grade II listed buildings; they are partially screened by trees which might negate any impact however its development would need to address and where necessary, conserve and enhance their setting. It is previously developed land and any contamination would need to be remediated, if required, which would also minimise the risk of contamination to water bodies. It is within close proximity to M23 and has the potential to be adversely affected by air, noise and vibration pollution as well as noise pollution from Gatwick Airport. The site is Grade 4 (poor quality) land as classified under the Agricultural Land Classification system. It is within the Low Weald Farmland landscape Character Area (LCA). The site may adversely affect the Ancient Woodland interspersed throughout the Smallfield area and its development would need to address this, including mitigation measures where necessary.</p>

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

<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The majority of the site is within Flood Zone 1, with less than 1% of the site within Flood Zone 2. It is also at risk from groundwater flooding to surface and subsurface assets but it has a low risk of surface water flooding. As such is not sequentially preferred. However, it is expected that all built development will be sequentially located within Flood Zone 1, but the Exception Test would need to be applied, if not. Furthermore, in order to mitigate its effects, SUDs would be expected.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Opportunity to formalise a privately owned, existing Traveller site. • Biodiversity enhancement opportunity comprising replacement of laurel hedge with native species-rich hedgerows and incorporate integral or built-in roosting bricks in any new permanent built structures to provide long-lasting opportunities for roosting bats. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Gypsy and Traveller site could contribute 2 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site is previously developed land, with access to countryside and it is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.

However, the Green Belt has been identified as serving the purposes of safeguarding the countryside from encroachment. The development and intensification of this site would result in further loss of openness and encroachment, although its impact could be reduced through sensitive design, landscaping and buffers. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact negatively upon the wider Green Belt's ability to serve this purpose.

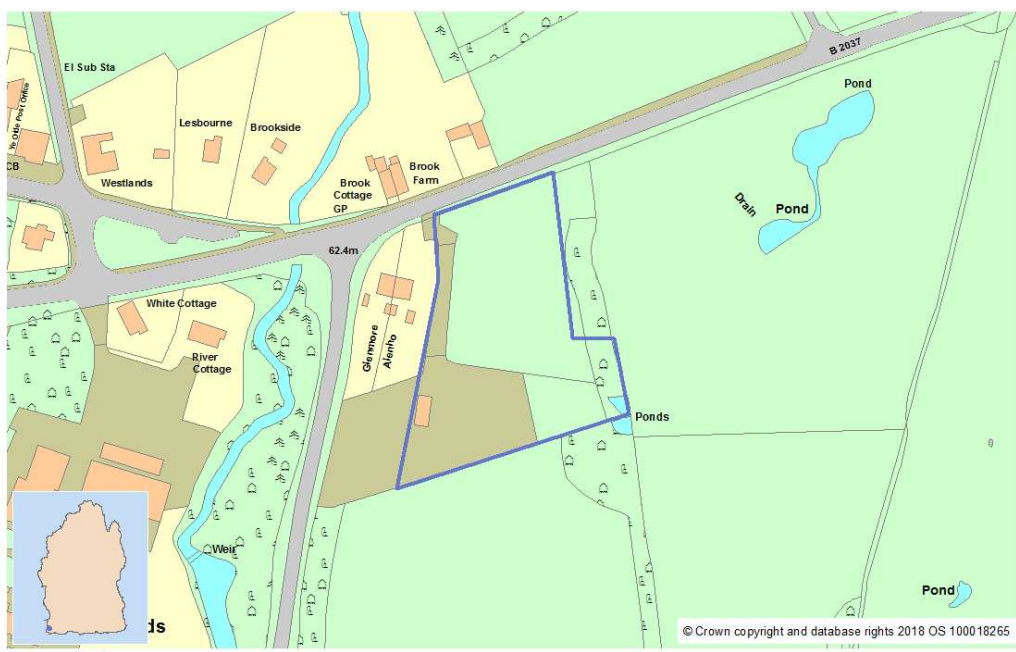
Further this would result in the development of a site located remotely from the nearest settlement, which has been categorised as Tier 2. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a motorway and Gatwick Airport and future residents may be adversely affected by noise, air and vibration pollution.

It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 034 – Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

SMA 034 – Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

EXTENT & LOCATION OF SITE	 <p style="text-align: center;">© Crown copyright and database rights 2018 OS 100018265</p> <p style="text-align: center;">Tandridge District Council Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge</p>	
Proposed Development: Gypsy and Traveller development, 2 pitches (net gain of 1 pitch)		
Spatial Strategy		
Is the site strategy compliant?	The site is undeveloped land, located detached from Smallfield, designated as a Tier 2 settlement in the Council’s Settlement Hierarchy. The site is identified in the GTAA 2017 as Long Acre, an existing private site, which was allowed on appeal. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.	
Green Belt Assessment		
Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?	The site has been considered through the Green Belt Assessment Part 1 as part of GBA 040. Part 1 concludes that the parcel prevents Copthorne and Domewood and Smallfield and Burstow from merging and plays a considerable role in preserving the setting of the Burstow Conservation Area. It recommends further consideration of these roles but concludes that the remainder of the parcel should not be considered further. This site does fall within AFI any of the Areas for Further Investigation (AFIs) considered through Part 2.	
What is the nature and extent of the harm to the Green Belt if the site is developed?	Given its location and scale it is not considered to serve the purposes of preventing sprawl, nor is it considered to prevent settlements from merging. It also means its contribution to the setting of the nearest conservation area is very limited. However it does form part of the open countryside and therefore contributes to safeguarding the countryside from encroachment. Further development and intensification in use would result in greater loss of openness and encroachment.	
To what extent can the	The site is visually well contained and adjoins built form to the west. Its	

SMA 034 – Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>impact could be reduced through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable (0.4ha) for expansion as a Traveller site at an appropriate pitch density to be agreed in line with national and local guidance. If developed, mature oaks on eastern boundary and individual oaks should be retained and protected, with lighting minimised to improve roosting, foraging and commuting opportunities for bats.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site includes hardstanding and grass and is located at the eastern extremity of Shipley Bridge, so is detached and distant from any significant area of settlement. It is relatively inward looking, with very limited contribution to the setting of the surrounding landscape or settlement. It is well contained by boundary and surrounding layers of vegetation. It has moderate landscape sensitivity and slight landscape value, which combined result in 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. Mitigation measures include enhanced boundary planting to the north and east to reduce localised views.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, that it has ready access to the countryside and satisfactory access to buses. However, it does not have satisfactory access to a GP surgery, public open space, trains, schools and local shopping opportunities and there are limited employment opportunities, although Crawley, Horley and Gatwick Airport are easily accessible. Accordingly residents are likely to rely on cars to access facilities and amenities, and for commuting: if developed sustainable transport measures and electric charging points would need to be encouraged. The site is small (0.34ha) and not expected to have a substantial effect on the landscape. It is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system.</p> <p>The site may not meet the Landscape Character Area (LCA) guideline to 'conserve and enhance the landscape setting to villages and edge of settlement'. It may adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site contains Flood Zones 1, 2 and 3a, but has a low risk of surface water flooding and negligible risk of groundwater flooding. A sequential approach within the site would be expected however it contains a large area where mitigation through design and layout would not be possible. Therefore it is not sequentially preferred and as such would need to</p>

SMA 034 – Land east of Alenho (Kew Garden), Antlands Lane, Shipley Bridge

		<p>pass the Exception Test if development is located in FZ2. Furthermore, in order to mitigate the surface water flooding risks, SUDs would be expected.</p>
	<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising enhancement of oak woodland with additional native species encouraging use of this area by more varied species. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
<p>Discussion</p>		
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>The allocation of this site for a Traveller site could contribute 1 pitch, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures.</p> <p>However, the wider Green Belt has been identified as serving the purposes of preventing sprawl and encroachment, as well as serving to preserve a conservation area. This site, due to its scale, location and the intervening topography, primarily serves the purpose of safeguarding from encroachment. Its development would result in loss of openness and encroachment on the countryside however its impact could be reduced through sensitive design, landscaping and buffers. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt; however it would be difficult to secure a robust and defensible boundary. As such it would impact negatively upon the wider Green Belt’s ability to serve this purpose.</p> <p>Further this would result in the development of a currently undeveloped site located remotely from the nearest settlement within this district, which has been categorised as Tier 2. Furthermore, the Sustainability Appraisal has identified that this site is not a satisfactory distance from education, health, welfare or employment facilities with a reliance on car travel to access all of these. As such it is not in accordance with national policy which requires Traveller sites with access to education, health, welfare and employment infrastructure. The site is also located in close proximity to a major motorway junction and future residents may be adversely affected by noise and air pollution.</p> <p>It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>		

WAR 033 – Land adjacent High View, Beech Farm Road, Warlingham

WAR 033 – Land adjacent High View, Beech Farm Road, Warlingham

EXTENT & LOCATION OF SITE



Land Adjacent High View, Beech Farm Road, Warlingham

Proposed Development: Gypsy and Traveller development, 3 pitches

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land located detached from the settlement of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. It is subject to a current application for a change of use to Traveller use and development for 3 pitches (2015/2230), which is undetermined. The site is not identified in the GTTA 2017 given that planning permission for Traveller use had not been sought at the time of writing and so has not been accounted for in terms of need. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers the site as part of GBA 008. It concludes that the Green Belt in this location has played a strong role in preventing encroachment on the countryside and also has a strong open character. On this basis it recommends that the land contained within this parcel should be ruled out from further consideration through the Green Belt evidence.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The site is located in the open countryside and visually exposed, allowing for open views. Whilst impact could be reduced significantly through boundary vegetation and landscaping, development would impact on the site's openness and would constitute encroachment, which result harm to both the Green Belt in this location and the wider Green Belt.

To what extent can the

The site is small, it is located in the open countryside and is visually

WAR 033 – Land adjacent High View, Beech Farm Road, Warlingham

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>exposed because it is on a ridge. Its impact could be reduced through sensitive design, buffers zones, landscaping and boundary vegetation. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for Gypsy and Traveller development (0.33ha). If developed, the oak tree should be retained and protected.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is an area of hardstanding which is detached and distant from any significant area of settlement. It is open to views from the north-east due to its siting on a ridge but its wooded boundaries contribute to the wooded character of the ridge. It has moderate landscape sensitivity and slight landscape value, which combined mean the site has a medium/high capacity to accommodate Traveller development in the landscape, provided key considerations such as the setting to the surrounding landscape are taken into account. Mitigation measures include enhancement of woodland cover and boundary vegetation to mitigate views from the north. However its atypical settlement pattern cannot be mitigated.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would make a positive contribution to housing and it has access to an extensive network of local footpaths and bridleways. It is located in Open Chalk Farmland Landscape Character Area (LCA), it is small scale and currently used for agricultural purposes/storage and the Sustainability Appraisal considers that its development may offer the opportunity to improve its visual appeal and would be in keeping with the scattered pattern of settlements in the area.</p> <p>However, due to its rural location, it does not have satisfactory access to GP surgery, schools, employment opportunities, public open space and public transport. Accordingly residents would rely on car travel to access facilities, amenities and for commuting: if developed sustainable transport measures and electric charging points would to be encouraged. It considers that the site is previously developed land and as such may comprise contaminated land, which would need to be remediated prior to development. The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a minimal risk of surface water flooding and groundwater flooding is not likely; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be expected. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer Intermediate' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality.</p>

WAR 033 – Land adjacent High View, Beech Farm Road, Warlingham

Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?

- Biodiversity enhancement opportunities comprising native tree and hedgerow planting around periphery and on-site treatment of Japanese Knotweed.
- Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Conclusions

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Traveller site could contribute 3 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, it is previously developed land and it has good access to the countryside. Furthermore, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. The Sustainability Appraisal also considers that it offers an opportunity to improve the appearance of the site.

However, the wider Green Belt has been identified as serving the purpose of safeguarding the countryside from encroachment and that it has strong open character. Accordingly its development would result in loss of openness and encroachment on the countryside, although its impact could be reduced through sensitive design, buffers and landscaping. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt, however it is subject to open views and further it would be difficult to secure robust and defensible boundaries. As such it would impact negatively upon the wider Green Belt's ability to serve this purpose.

Further this would result in the development of a site located remotely from the nearest settlement, which has been categorised as Tier 1. Nevertheless because of this site's location the Sustainability Appraisal has identified that it is not a satisfactory distance from education, health, welfare or employment facilities. With a reliance on car travel to access these facilities the location is not in accordance with national policy which requires Traveller sites to allow easy access to education, health, welfare and employment infrastructure.

It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact. It would also be possible to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

WAR 034 – Caravan, High View, Beech Farm Road, Warlingham

WAR 034 – Caravan, High View, Beech Farm Road, Warlingham

EXTENT & LOCATION OF SITE



Proposed Development: Gypsy and Traveller development, 4 pitches

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land located detached from the settlement of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Following unauthorised encampment, a retrospective planning application (2015/1913) for 4 pitches was submitted, which remains undetermined. The spatial strategy does not identify a preferred location for Traveller development, but seeks to accommodate development needs on Green Belt sites where exceptional circumstances can be demonstrated and where it accords with national policy requirements

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers the site as part of GBA 008. It concludes that the Green Belt in this location has played a strong role in preventing encroachment on the countryside and has a strong open character. On this basis it recommends that the land contained within this parcel should be ruled out from further consideration through the Green Belt evidence.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purpose of preventing encroachment on the countryside and has a strong open character, development in this location is likely to result in harm to the ability of Green Belt in this location to continue to serve this purpose, constituting encroachment and would impact on the site's openness. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on

The site is located in the open countryside and visually exposed, allowing for open views. Its impact could be reduced through sensitive

WAR 034 – Caravan, High View, Beech Farm Road, Warlingham

<p>the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>design, buffers, boundary vegetation and landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for Traveller development.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site includes hardstanding, a field and farm buildings. It is detached and distant from any significant area of settlement. It is open to views from the north-east but its boundaries do not contribute to the wider landscape. It has moderate landscape sensitivity and slight landscape value, which combined mean the site has a medium/high capacity to accommodate Traveller development in the landscape, provided key considerations such as the setting to the surrounding landscape are taken into account. Mitigation measures include enhancement of woodland cover and boundary vegetation to mitigate views from the north. However its atypical settlement pattern cannot be mitigated.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would make a positive contribution to housing and it has access to an extensive network of local footpaths and bridleways. It is located in Open Chalk Farmland Landscape Character Area (LCA), it is small scale and currently used for agricultural purposes/storage and the Sustainability Appraisal considers that its development may offer the opportunity to improve its visual appeal and would be in keeping with the scattered pattern of settlements in the area.</p> <p>However, due to its rural location, it does not have satisfactory access to GP surgery, schools, employment opportunities, public open space and public transport. Accordingly residents would rely on car travel to access facilities, amenities and for commuting: if developed sustainable transport measures and electric charging points would need to be encouraged. It considers that the site is previously developed land and as such may comprise contaminated land, which would need to be remediated prior to development. The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a minimal risk of surface water flooding and groundwater flooding is not likely; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be expected. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer Intermediate' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality.</p>

WAR 034 – Caravan, High View, Beech Farm Road, Warlingham

<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none">• Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
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Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The allocation of this site for a Traveller site could contribute 4 pitches, against an identified need for 5 pitches over the plan period and as such it would make a positive contribution in this respect. In addition, it is previously developed land and it has good access to the countryside. Furthermore, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. The Sustainability Appraisal also considers that it offers an opportunity to improve the appearance of the site.

However, the wider Green Belt has been identified as serving the purpose of safeguarding the countryside from encroachment and that it has strong open character. Accordingly its development would result in loss of openness and encroachment on the countryside, although its impact could be reduced through sensitive design, buffers and landscaping. This and the use of appropriate boundary treatment would also help lessen its impact on the wider Green Belt, however it is subject to open views and further it would be difficult to secure robust and defensible boundaries. As such it would impact negatively upon the wider Green Belt’s ability to serve this purpose.

Further this would result in the development of a site which is located remotely from the nearest settlement, which has been categorised as Tier 1. Nevertheless because of this site’s location the Sustainability Appraisal has identified that it is not a satisfactory distance from education, health, welfare or employment facilities. With a reliance on car travel to access these facilities the location is not in accordance with national policy which requires Traveller sites to allow easy access to education, health, welfare and employment infrastructure.

It is acknowledged the site may attract CIL, and as such potentially could contribute towards infrastructure needed to support the growth of the district. However, it would be a small contribution that would not necessarily mitigate its impact.

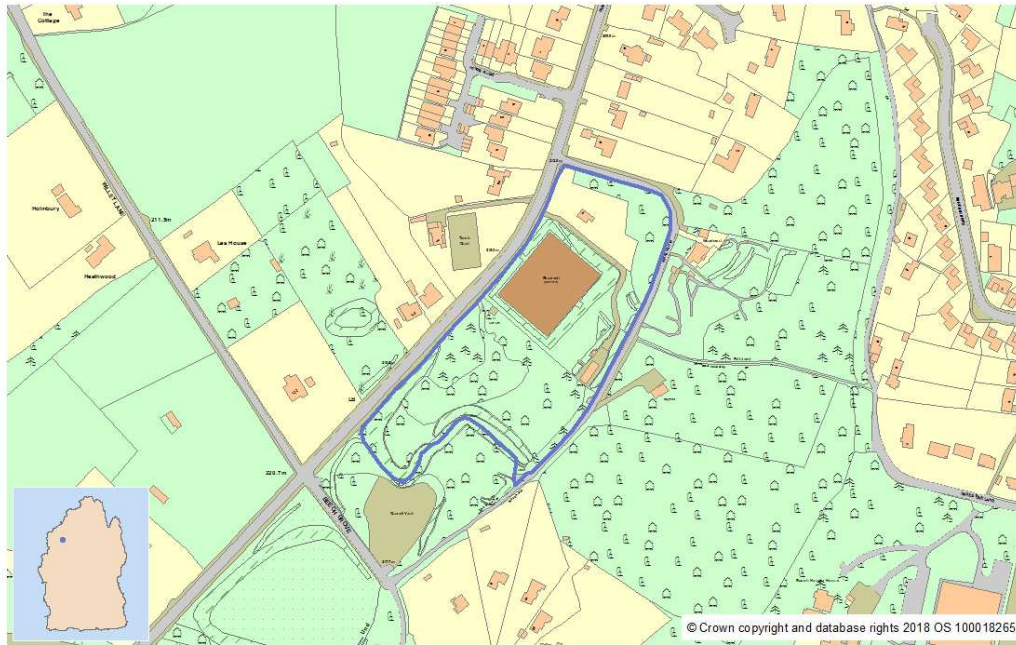
Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Housing sites

CAT 019 – Caterham Reservoir, Stanstead Road

CAT 019 – Caterham Reservoir, Stanstead Road

EXTENT & LOCATION OF SITE



Caterham Reservoir Stanstead Road

Proposed Development: Residential, 27 units

Spatial Strategy

Is the site strategy compliant?

The site contains permanent structures but taking account of both the structure and its curtilage, as required by planning practice guidance, the site remains predominantly greenfield and therefore comprises undeveloped land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 011 and through Part 2 as a small part of AFI 012, sub area AA3. Whilst Part 1 recommends part of the parcel, the area extending southward from Caterham in the Dome Hill area and along Tupwood Lane, should be considered as an Area for Further Investigation (AFI 012), the remainder of the parcel, including this site, is recommended to be retained in the Green Belt. On the basis of the parcel's contribution towards preventing merging, sprawl and safeguarding the countryside from encroachment, it is concluded it serves the Green Belt purposes. Part 2 notes the large open areas, including the wooded hillsides, concluding that the Green Belt has served to prevent further sprawl and encroachment, and the merging of Dome Hill with the main built-up area of Caterham; as such this area is not recommended for further consideration.

CAT 019 – Caterham Reservoir, Stanstead Road

	<p>What is the nature and extent of the harm to the Green Belt if the site is developed?</p>	<p>The location of this site is such that its development would extend sprawl from Caterham, would contribute to the merging of Dome Hill with Caterham on the Hill and would result in encroachment. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.</p>
	<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The site is only partially contained by woodland areas to the north. Its impact could be reduced through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>		
	<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (1.55ha), comprising a mosaic of habitats. If developed, habitat links and buffers on-site edges would need to be maintained by retention of boundary woodland. If the reservoir is to be decommissioned and developed, then the majority of the site would be ecologically suitable, but mitigation would be needed to provide unlit buffer zones to s.41 woodland and maintain habitat diversity, with scrub habitats provided to mitigate loss of scrub as a result of the development. It would also require the sensitive siting of the access to minimise tree loss.</p>
	<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is relatively unconstrained with a high capacity to accommodate housing development in the landscape, provided that the form of new development proposals are closely related to, and in scale with the existing settlement adjacent to the site, which comprises low density detached built form. The site is abutted by two public rights of way, and it would be difficult to mitigate the impact on their rurality. Similarly it would be difficult to mitigate the impact upon views from the valley to the east. However in order to mitigate the impact on surrounding properties, existing vegetation and mature trees on the boundary should be retained.</p>
	<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
	<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to the GP surgery, public open space, employment opportunities, a primary school and public transport. The site would not conflict with the objectives within the Wooded North Down Landscape Character Area, which include conserving the sense of seclusion, maintaining the dispersed pattern of settlements and maintain the wooded and undeveloped skyline. The site is located within Grade 4 (poor quality), non-agricultural and urban land as classified within the Agricultural Land Classification system. However the site is just outside the 2km satisfactory distance for secondary schools. In addition approximately half of the site is potentially contaminated land and detailed site investigation may identify part or of the entire site to be contaminated. If found to be contaminated, remediation would be required prior to its development. If the site were found to be largely uncontaminated,</p>

CAT 019 – Caterham Reservoir, Stanstead Road

	development of the site would lead to the loss of soil. Further, given the close proximity to existing woodland there may be resulting potential to adversely affect the associated biodiversity. However the provision of unlit buffers along the wooded boundaries would help limit any harm.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	This site is within Flood Zone 1, it has a very low risk of surface water flooding and groundwater flooding is not likely; as such it is sequentially preferred. It is located within Ground Water Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Potential negative impact on two public rights of way

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site could make a contribution of 27 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, primary schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures including the provision of buffers. Other potential adverse effects such as the impact on groundwater contamination could similarly be adequately mitigated.

However, the Green Belt in this location makes an effective contribution to the Green Belt purposes and it is considered that development would extend sprawl from Caterham and encroach upon the open countryside resulting in significant harm to the Green Belt, in terms of the site itself and the wider Green Belt. Further, it is considered that development in this location would adversely affect the settlement form in this location and it is just outside the satisfactory distance to secondary schools. It may also have a negative impact on two public rights of way which would be difficult to mitigate.

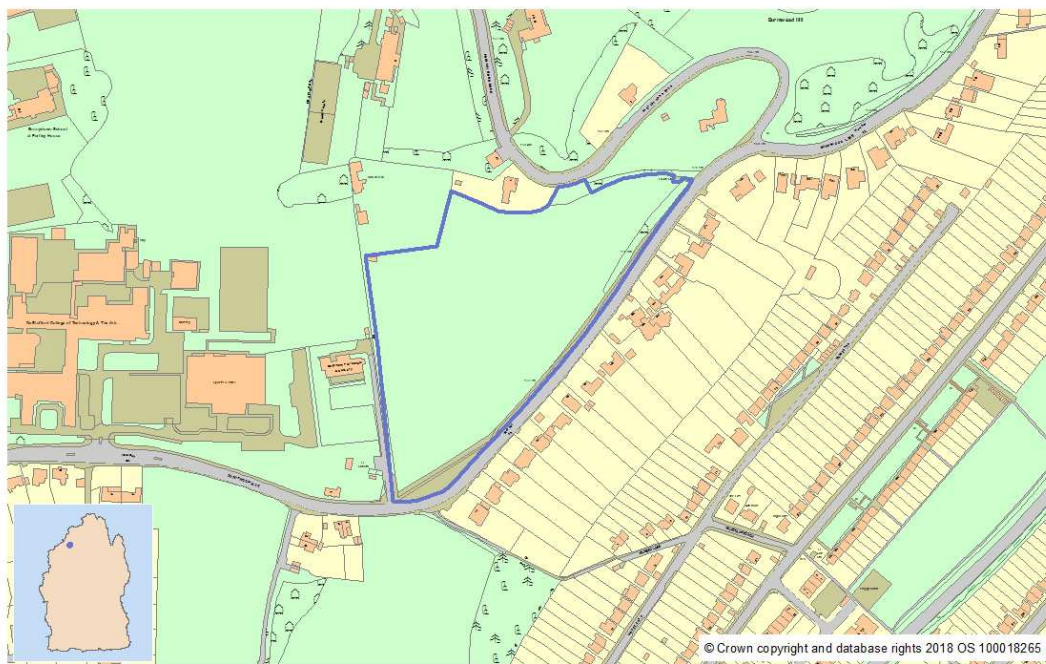
It is acknowledged that development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

CAT 029 – Burntwood Lane, Caterham

CAT 029 – Burntwood Lane, Caterham

EXTENT & LOCATION OF SITE



Tandridge District Council
Burntwood Lane, Caterham

Proposed Development: Residential, 65 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped greenfield land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 004 and through Part 2 as AFI 008, sub-area AA2. Part 1 concludes that the parcel prevents Caterham Valley, Caterham on the Hill and Whyteleafe from merging and plays a critical role in preventing future sprawl from the built-up areas, assisting in safeguarding the countryside from further encroachment. Part 2 similarly concludes that AFI 008 prevents sprawl, prevents settlements from merging and has safeguarded the countryside from encroachment and that it has retained a predominantly open character. On this basis the evidence recommends that the Green Belt in this location should be retained and does not recommend it for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location would impact upon openness and would result in sprawl, further encroachment into the countryside and would contribute towards settlements merging. It is also likely to result in harm to the ability of the wider Green Belt, to continue to serve these purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

The site is partially contained by woodland areas to the north. Its impact could also be reduced through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt, with the

CAT 029 – Burntwood Lane, Caterham

<p>reduced to the lowest reasonably practicable extent?</p>	<p>current boundary along Burntwood Lane considered to provide a robust and defensible boundary that effectively contains development southwards within the existing built-up area.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (1.76ha) and development would need to be undertaken in the ecologically suitable parts of the site. Given the site’s position in the ecological network, including being in close proximity to SNCI and Ancient Woodland, ‘stepping stone corridors’ would need to be maintained. The site has been subject to a detailed botanical survey and has no indicators of long-established or sensitive s.41 lowland meadow habitats. However, by virtue of its position in the ecological network and its habitat diversity, it has some ecological value. Mitigation measures would also need to include the retention of native trees, with the root protection zone as a minimum.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site’s landscape capacity for housing development is considered to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement form and its contribution to separation with settlements to the north and west. If developed, it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing provision, has satisfactory access to a GP surgery, schools, public open space, employment opportunities and public transport. The site is located within Grade 4 (poor quality) land, non-agricultural and urban land when assessed against the Agricultural Land Classification system. However, the site is in close proximity to SNCIs and Ancient Woodland and development could potentially adversely affect biodiversity. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, has a low risk of surface water flooding and a risk of groundwater flooding to subsurface assets; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2, and ‘Major Aquifer High’ Groundwater Vulnerability Zone, with a potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities, comprising the formation of a pond which would complement the ecological mosaic, the removal/prevention of spread of non-native ornamental species and the management of grassland and scrub perimeter corridors to optimise the habitat mosaic, for botanical diversity and the fauna it supports. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
<p>Discussion</p>	
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p>	

CAT 029 – Burntwood Lane, Caterham

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 65 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being close proximity to a GP surgery, schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding and groundwater contamination could similarly be adequately mitigated.

However, the Green Belt in this location makes an effective contribution to the Green Belt purposes and whilst appropriate design could reduce its impact, it is nevertheless considered that development of the site would extend sprawl from Caterham and, encroach upon the open countryside. Further, the existing Green Belt boundary provided by Burntwood Lane is effective, robust and defensible in the long term, whilst protecting the existing settlement form and no equally robust and defensible boundary has been identified; this factor would impact on the wider Green Belt's ability to continue to serve the Green Belt purposes. Furthermore, the landscape has low/medium capacity to accommodate development and any development would be inconsistent with the existing settlement form and its contribution to separating settlements.

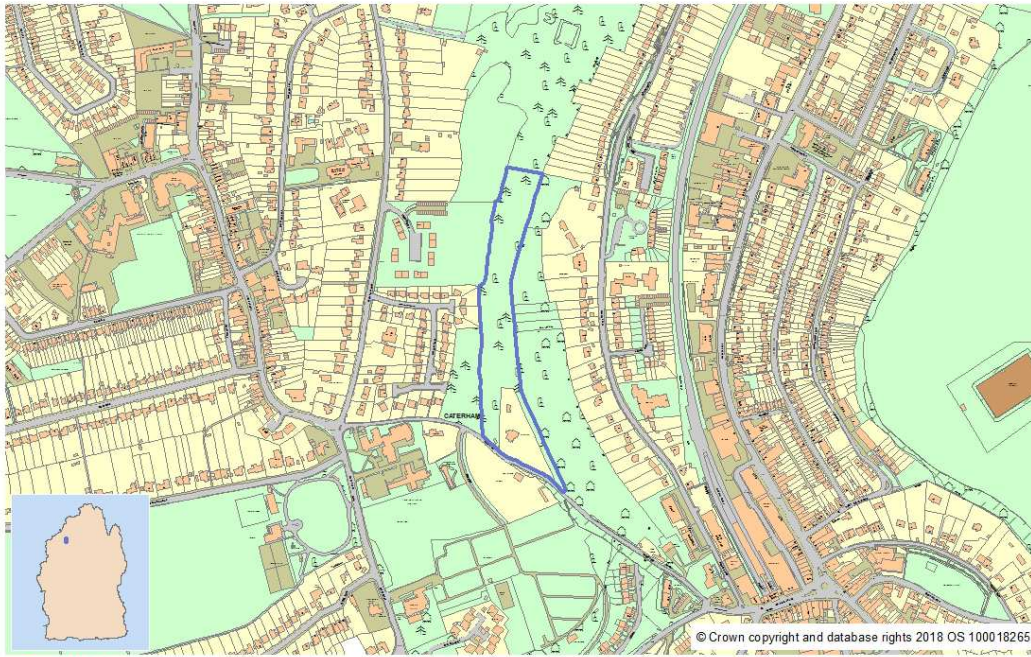
It is acknowledged development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It is also noted that biodiversity enhancement opportunities could be secured.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

CAT 038 – Land at Waller Lane, Caterham

CAT 038 – Land at Waller Lane, Caterham

EXTENT & LOCATION OF SITE



Land at Waller Lane, Caterham

Proposed Development: Residential, 26 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 004 and through Part 2 as part of AFI 008, which was further sub-divided into smaller analysis areas, with this site falling within AA 4. Part 1 concludes that the parcel prevents Caterham Valley, Caterham on the Hill and Whyteleafe from merging as well as playing a critical role in preventing future sprawl from London Boroughs. On this basis it recommended that the Green Belt in this location should be retained. Part 2 notes that this area retains an open and undeveloped appearance and it has served to prevent coalescence and sprawl from the built-up areas of Caterham-on-the-Hill and Caterham Valley. This part of the AFI is not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location is likely to result in harm to the ability of Green Belt, both in this location as well as the wider Green Belt, to continue to serve these purposes, particularly in light of the fact that this constitutes a narrow strip of land that plays a particularly important function in preventing the merging of Caterham Valley and Caterham on the Hill. Development in this location would undermine the ability of the Green Belt to serve this purpose and would result in physical coalescence

To what extent can the consequent impacts on

The use of sensitive design, landscaping and buffering would, whilst reducing its impact, would have a limited effect in reducing the harm and

CAT 038 – Land at Waller Lane, Caterham

<p>the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>would have a significantly detrimental impact on the ability of the wider Green Belt to continue to serve these purposes. Furthermore, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Sensitive - Minority Ecologically Suitable for housing development, with the balance of the site unsuitable, and only 0.58 ha ecologically suitable for development. If developed, it would need to take place in the ecologically suitable parts of the site as development in the unsuitable part of the site would sever the woodland corridor to the north and south and an unlit buffer to the adjoining woodland would need to be provided.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is well contained by woodland and forms part of the wooded character of the slopes, although there is a degree of inter-visibility on the higher slopes. Based on moderate landscape sensitivity and landscape value, the site is considered to have a medium capacity to accommodate housing development in the landscape, provided considerations such as settlement pattern and the contribution to the surrounding landscape are taken into account. If developed it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site. It would not be possible to mitigate the loss of woodland to the north or the views from Caterham Valley but it would be necessary to retain the wooded character of the slopes to mitigate loss of undeveloped space between the hill and the valley and hedges and trees retained along the Waller Lane boundary.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, public open space, employment opportunities, schools and public transport. The site is located within Grade 4 (poor quality) land, and non-agricultural and urban land when assessed against the Agricultural Land Classification system. It considers that the site could be developed without any loss of public open space. However, the site is in close proximity to SNCIs, Ancient Woodland and listed buildings, including the Grade I listed Church of St Lawrence and these could be adversely affected by development. Any development would need to take these into account and where necessary, include mitigation measures. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and risk of groundwater flooding is not likely; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with a potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>

CAT 038 – Land at Waller Lane, Caterham

Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?

- Biodiversity enhancement opportunities including increased range of tree species within retained woodland to strengthen woodland corridor.
- Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
- Potential loss of open space provision.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 26 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape perspective subject to mitigation measures e.g. retain wooded character of the slopes, retention of hedged and treed boundary along Waller Lane. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding, groundwater contamination and the loss of public open space could similarly be adequately mitigated.

However, the Green Belt in this location plays a crucial role in maintaining the physical separation between Caterham Valley and Caterham on the Hill. It is considered that development of the site would result in physical coalescence and undermine the ability of the surrounding Green Belt to continue to serve the Green Belt purposes. The site is also predominantly ecologically sensitive, with development only possible within the ecologically suitable parts of the site and subject to the provision of unlit buffers. There is also potential loss of natural green space.

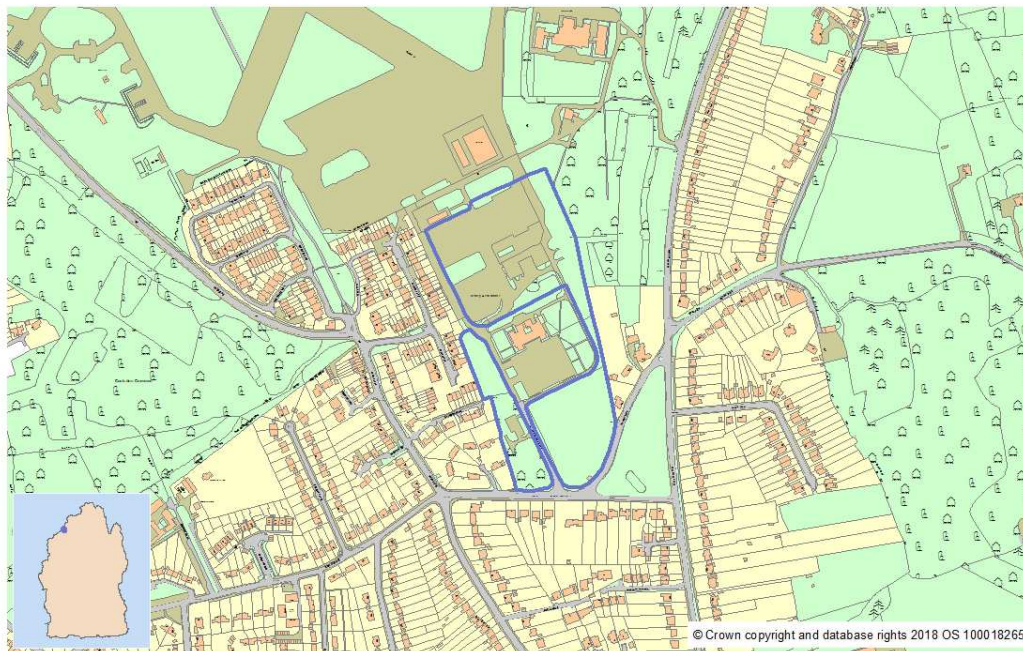
The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Development of the site could secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

CAT 040 - Land off Salmons Lane West, Caterham

CAT 040 – Land off Salmons Lane West, Caterham

EXTENT & LOCATION OF SITE



Tandridge
District Council
Land off Salmons Lane West

Proposed Development: Residential, 75 units

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 040 and through Part 2 as part of Area for Further Investigation 008, Analysis Area 1. Part 1 recognises that the redevelopment of Kenley Aerodrome, whilst not physically merging Kenley with Caterham, has created the perception of settlements merging. Part 2 considers the site as part of AA 1, and concludes that AA 1 serves the purposes of preventing sprawl from built-up areas within London and prevents Caterham-on-the-Hill and Whyteleafe from merging with Kenley, whilst contributing towards preserving the setting and special character of Kenley Aerodrome Conservation Area. Its topography and layout has ensured that the impact of built form is largely off-set by the large extent of open and undeveloped land, retaining the openness of the Green Belt in this location; although on the basis of its character, scale and relationship with the urban areas it is not considered to safeguard from encroachment upon the countryside. It does not recommend it for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The size and location of this site are such that it is considered to make a limited contribution towards preventing sprawl from London and the merging of Caterham and Kenley; however, it contributes towards preventing the settlements of Caterham and Whyteleafe from merging.

CAT 040 – Land off Salmons Lane West, Caterham

		<p>The site forms part of the Kenley Aerodrome Conservation Area and therefore development in this location has potential to result in harm to its special character. There is also potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.</p> <p>In addition it is noted that this site envelopes the existing NAAFI building and parade ground but they are not included within the site area. They have received planning permission and Listed Building Consent for the change of use to a secondary school (2015/179 and 2015/244). However, being an existing building of sound construction, and given enclosure of void areas were contained within the existing footprint and the paths and parking areas were limited in scale, it was concluded that openness would be maintained. It was therefore considered to be appropriate development and not in conflict with Green Belt purposes; the permission has been implemented.</p>
	<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The site is physically and visually well contained with the western and southern boundaries of the site being formed by Victor Beamish Avenue, and Salmons Lane West/Salmons Lane respectively, whilst the eastern boundary is well defined by trees. Its impacts could be reduced through sensitive design, landscaping and buffer zones, including ensuring the special character of the conservation area is preserved. Furthermore, the northern boundary of the site provides an opportunity for a clear separation between the built-up and open areas, and it is considered that a robust and defensible boundary could be secured in this location. Further to this, the open area to the east of Whyteleafe Hill would continue to ensure the physical separation between Caterham and Whyteleafe and such the loss of this site would not impact on the wider Green Belt's ability to serve this purpose.</p>
<p>Other evidence base considerations</p>		
	<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (2.6ha), subject to the protection of woodland and mature parkland tree corridors. This would include protecting mature broadleaf trees, within root protection zone as a minimum and the inclusion of a buffer to the woodland immediately east of the site. Should this site be allocated, the developable area and yield should reflect the constraints. Areas with mature trees can be incorporated into site green infrastructure.</p>
	<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is considered to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, including the Kenley Aerodrome Conservation Area and the two scheduled monument listings at Kenley Aerodrome and be of sensitive design and a form that is closely related to, and in scale with, the existing settlement adjacent to the site. Each listing is for World War II fighter plane pens, of which there are 11 in total between the two listings. The Kenley Aerodrome Conservation Area Proposals Statement (2005) seeks to accommodate development within the aerodrome.</p>

CAT 040 – Land off Salmons Lane West, Caterham

<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, schools, employment opportunities and public transport. The site is previously developed land and development may require remediation of contaminated land prior to its implementation. Moreover, it is classified as Grade 4 (poor quality) land, non-agricultural and urban land under the Agricultural Land Classification system. However, due to its location on the southern area of Kenley Aerodrome, a conservation area where there are two scheduled monument listings and listed buildings and given the fact that it covers a significant amount of that part of the conservation area in this district, the Sustainability Appraisal highlights potential for a substantial adverse effect on the conservation area if developed in conjunction with CAT 060 and CAT 004. There is recognition for the need to conserve and enhance the Kenley Aerodrome Conservation Area, scheduled monuments and their setting, and whilst development is not prohibited, within the Kenley Aerodrome Conservation Area Proposals Statement (2005) emphasis is placed on protecting the character of the aerodrome and those buildings which contribute to the character of the area. Further, the site is within close proximity to existing woodland and contains a high proportion of woodland within the site. Accordingly, there is potential to adversely affect the associated biodiversity.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is located within Flood Zone 1, it has a low risk of surface water flooding and a risk of groundwater flooding to subsurface assets; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Due to the clearance of most of the WWII buildings and structures, the site is in a vacant and derelict condition, allowing effective use of the land. Subject to sensitive design, residential development in this location provides opportunity to conserve and enhance the setting of heritage assets. • Biodiversity enhancement opportunities comprising new planting to complement and diversify existing tree species and the creation of habitat and natural play features. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
<p>Discussion</p>	
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green</p>	

CAT 040 – Land off Salmons Lane West, Caterham

Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 75 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises previously developed land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon woodland, surface water flooding and groundwater contamination could similarly be adequately mitigated.

The wider Green Belt has been identified as serving the Green Belt purposes in terms of preventing the coalescence between Caterham, Whyteleafe and Kenley, preventing sprawl from London and it has also been identified as contributing to the setting and special character of the conservation area. However the site is physically and visually well contained, and this coupled with its location are such that its contribution towards preventing sprawl from London is limited. It does contribute to the physical separation between Caterham and Whyteleafe, but the wider Green Belt would continue to ensure this, so the harm to the Green Belt in this respect is limited. It also contributes to the special character of the conservation area, but sensitive design and buffer zones, as well as its self-contained character would help reduce its impact. Furthermore, a robust and defensible boundary is considered to be evident, which would help limit the impact upon the wider Green Belt's ability to serve these purposes. The site would be physically well contained and respect the existing settlement form.

However, it is noted that much of this site is currently vacant and in derelict condition, with part of the aerodrome having experienced a fire, and as such it is not making a positive contribution to the setting of the listed buildings or the conservation area. It is considered that the limited development of this site in a sensitive manner, taking full account of its heritage features and value, could bring back into use a derelict site and could ensure these heritage assets and their setting, is preserved and enhanced.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

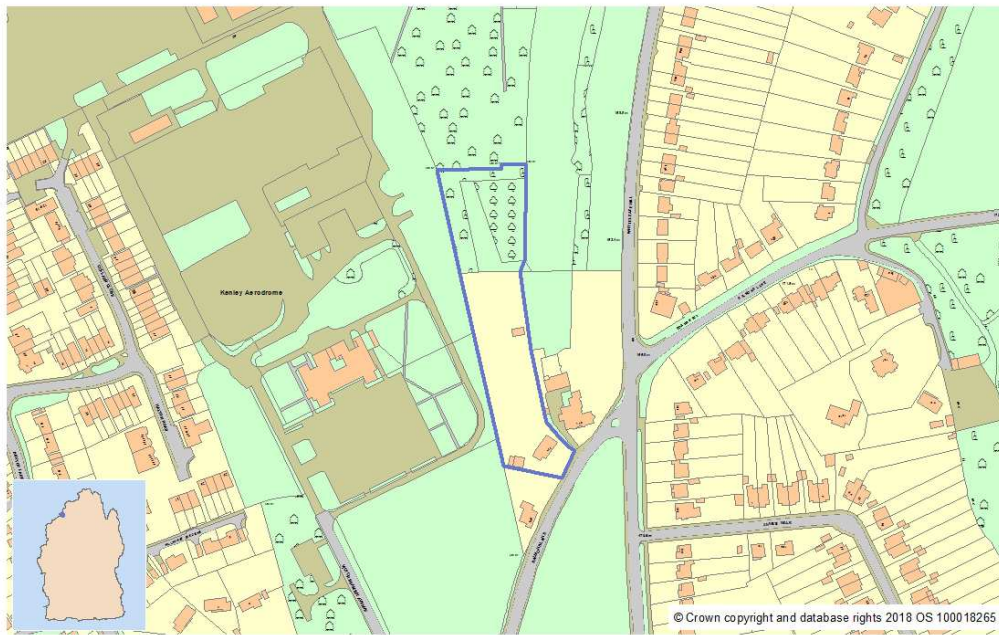
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The northern site boundary, beyond which the airfield extends, provides a robust boundary and clear distinction between the built-up and open area stretching northwards up to the district boundary.

CAT 060 – 148 Salmons Lane, Caterham

CAT 060 – 148 Salmons Lane, Caterham

EXTENT & LOCATION OF SITE



Tandridge
District Council 148 Salmons Lane, Caterham

Proposed Development: Residential, 20 units

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 040 and through Part 2 as part of Area for Further Investigation 008, Analysis Area 1. Part 1 recognises that the redevelopment of Kenley Aerodrome, whilst not physically merging Kenley with Caterham, has created the perception of settlements merging. Part 2 considers the site as part of AA 1, and concludes that AA 1 serves the purposes of preventing sprawl from built-up areas within London and prevents Caterham-on-the-Hill and Whyteleafe from merging with Kenley, whilst contributing towards preserving the setting and special character of Kenley Aerodrome Conservation Area. Its topography and layout has ensured that the impact of built form is largely off-set by the large extent of open and undeveloped land, retaining the openness of the Green Belt in this location; although on the basis of its character, scale and relationship with the urban areas it is not considered to safeguard from encroachment upon the countryside. It does not recommend it for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is

The wider Green Belt in this parcel serves the purposes of preventing sprawl from London, the merging of settlements in the north of Tandridge and helps preserve the setting of the conservation area;

CAT 060 – 148 Salmons Lane, Caterham

developed?	however given the scale and siting of this site it is considered that its contribution towards preventing sprawl from London would be minimal. Its development would result in the loss of openness and it would impact upon the Green Belt's ability to prevent settlements from merging, resulting in a thin strip of land between its eastern boundary and Whyteleafe Hill ensuring physical separation between Caterham and Whyteleafe and visual coalescence. It could also affect the Green Belt's ability to preserve the setting of the conservation area, both on this site and more widely.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is visually well contained by wooded boundaries to the north and west. Given the existing sense of enclosure within the site, when coupled with the use of sensitive design, buffers and landscaping the impact on the site and wider Green Belt could be reduced. However it would not be able to satisfactorily mitigate the reduction in space between settlements and the visual coalescence. In addition, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Sensitive – Special Design and Mitigation. Whilst some parts of the site are ecologically suitable, other parts may only be suitable for sensitively designed development, although the shape of the plot and the presence of trees represent a significant constraint. If developed, a sensitive approach to design would be required and development should form part of a comprehensive approach alongside CAT 040. Should this site be allocated, the developable area and yield should be amended to reflect the constraints. In isolation, the site is considered to be 0.1ha ecologically suitable and 0.33ha sensitive, with the remainder (within the north of the site) being ecologically unsuitable and should be retained as semi-natural woodland where it qualifies as s.41 habitat, with an unlit buffer zone maintained along the woodland edge.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site is well contained by wooded boundaries along the north and the west, with localised views. It has slight landscape sensitivity and landscape value, and is relatively unconstrained with a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, existing settlement within the vicinity of the site however development of the site would not be typical of the development pattern on this side of the road, and there is no mitigation for this. However it is a small site and retention and enhancement of boundaries to screen it from the property to the east would be necessary.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, employment opportunities, schools and public transport. The site is previously developed land and development may require remediation of contaminated land. Moreover, it is classified as Grade 4 (poor quality) land, non-agricultural and urban land under the Agricultural Land Classification system.

CAT 060 – 148 Salmons Lane, Caterham

	<p>However, due to its location adjacent to the Kenley Aerodrome Conservation Area, which includes two scheduled monument listings and listed buildings, there is the potential for a substantial adverse effect on heritage assets and their setting should it developed in conjunction with CAT 004 and CAT 040. Development of the site would need to ensure it conserves and enhances the setting of the conservation area and its associated scheduled monuments and listed buildings. Further, the site is within close proximity to existing woodland and contains a high proportion of woodland within the site. Accordingly, there is potential to adversely affect the associated biodiversity.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is located within Flood Zone 1, it has a low risk of surface water flooding and a risk of groundwater flooding to subsurface assets; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunity comprising enhancement of plantation woodland corridor along the western boundary with additional native species and removal of Spanish/hybrid bluebell. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 20 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises previously developed land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape perspective subject to mitigation measures. Other potential adverse effects such as the impact upon woodland, surface water flooding and groundwater contamination could similarly be adequately mitigated.

The wider Green Belt serves the Green Belt purposes in terms of preventing coalescence between Caterham and Whyteleafe, preventing sprawl from London and preserving the setting of the conservation area however given this site's scale and location, it is not considered to prevent sprawl from London. Development on this site would impact upon openness and this site's ability to prevent settlements from merging and preserve the setting of the conservation area. Moreover whilst relatively well contained, it would reduce the Green Belt to a narrow strip west of Whyteleafe Hill and would result in visual coalescence and significant harm to the Green Belt and the wider Green Belt's ability to serve this purpose. Furthermore, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt. In addition, the site is ecologically sensitive, needing sensitive design and mitigation, with the majority of the site being ecologically unsuitable. The Sustainability Appraisal has also identified potential harm to the setting

CAT 060 – 148 Salmons Lane, Caterham

of the listed buildings and conservation area if developed in conjunction with CAT 004 and CAT 040; however this site, the wooded edges of which contribute to its setting, could be designed to ensure it does not adversely impact their setting.

It is acknowledged that development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. The site's development could also secure biodiversity enhancement measures.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

CAT 063 – Land at Chaldon Common Road

CAT 063 – Land at Chaldon Common Road

EXTENT & LOCATION OF SITE

Tandridge District Council Land at Chaldon Common Road

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Proposed Development: Residential, 74 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped greenfield land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council’s Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers the site as part of GBA 010. It considers that the wider area plays a strong role in preventing Caterham from expanding westward, acts as a buffer between Chaldon and Caterham, serves to protect countryside from encroachment and the setting of the Chaldon Conservation Area and listed buildings. Part 1 recommended further consideration of part of GBA 010 as an Area for Further Investigation, but this related to land around the Chaldon Conservation Area and is therefore not applicable to this site.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location would result in harm to openness, with sprawl and encroachment on the countryside and would contribute to the merging of Chaldon and Caterham. In addition, given the scale and location of this site, its relationship with the built-up area and the difficulties in securing a robust and defensible boundary, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable

The site provides open views from surrounding bridleways and footpaths. Its impact could be reduced through sensitive design, landscaping and buffers. However the existing boundary provided by the built-up area to the east of the site is robust and makes a positive contribution to the linear settlement form And no more robust and defensible boundaries have been identified, which would

CAT 063 – Land at Chaldon Common Road

extent?	be necessary to limit its impact on the wider Green Belt.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (6.67ha), subject to 15m buffers being provided to protect Ancient Woodland on the northern boundary, a buffer for the semi-natural woodland and the provision of wildlife corridors to the north, south and west. In addition to retaining and buffering woodland, it will also require sensitive management regarding recreational access and hedgerows to extend along local landscapes.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site has substantial visual sensitivity, with views from public rights of way, the AONB and the North Downs Way, and as such has an open aspect. It is considered to make a contribution to the rural setting of the edge of settlement and the AONB. Based on a moderate landscape sensitivity and landscape value, it is considered to have a medium capacity to accommodate limited housing development but it would need to demonstrate that there would be no adverse impacts on the setting of the existing landscape and settlement. It would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site and whilst it would be difficult to mitigate the impact on the public rights of way, the AONB and the North Downs Way, it would be possible to include boundary vegetation, which at present is missing, and the local landscape pattern of hedgerows and woodland blocks could be extended across the site.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, employment opportunities, schools, public open space and public transport. The site contains Ancient Woodland, however the amount is limited compared to the overall size of the site and is expected to be maintained as a part of any development.</p> <p>However, the site is just outside the satisfactory 2km distance for local schools. Furthermore, approximately 50% of the site comprises potentially contaminated land; a detailed site investigation may identify part or the entirety of the site to be contaminated and as such may require remediation. In addition, should the site be identified as largely uncontaminated, development of the site would lead to the loss of soil. The guidelines for development in this area includes the requirement to ‘protect existing green gaps between settlements and prevent urban sprawl from the outer suburbs of London and existing urban settlements from merging’. As the site would extend the urban area of Caterham to the south west it may be in conflict with landscape guidance for this area. It is located between areas of Grade 3 (good to moderate quality) and urban land, as classified through the Agricultural Land Classification system.</p>

CAT 063 – Land at Chaldon Common Road

<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is located within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2, and ‘Major Aquifer High’ Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> ● Provision of a new Village Hall / Community Centre, which would release brownfield land for potential redevelopment. ● Biodiversity enhancement opportunities comprising extending hedgerows along perimeter to local landscape with a range of locally appropriate species, connect woodlands and creation of an orchard. ● Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 74 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped greenfield land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding, groundwater contamination and land contamination could similarly be adequately mitigated.

However, the Green Belt in this location plays a crucial role in maintaining the physical separation between Caterham and Chaldon and it is considered that development of this site would extend encroachment on the countryside and sprawl from Caterham westwards, whilst undermining the openness of the Green Belt. Further, it is considered that development of the site would adversely affect the settlement form in this location with the existing built-up area to the east of the site boundary forming a robust and defensible boundary that effectively contains development and accordingly should be retained.

The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. The development of this site could also secure biodiversity enhancement opportunities.

It is also acknowledged that the developer has included the provision of a new Village Hall or Community Centre for Chaldon on the grounds that the existing is considered inadequate for hosting events of public interest. Whilst the existing building may be inadequate, with a particular issue around parking, this site is not considered locationally appropriate for the proposed purpose. Whilst Chaldon is predominantly a dispersed settlement, it has its core much further to the west and so is likely to generate additional traffic movements to the proposed site. It is also

CAT 063 – Land at Chaldon Common Road

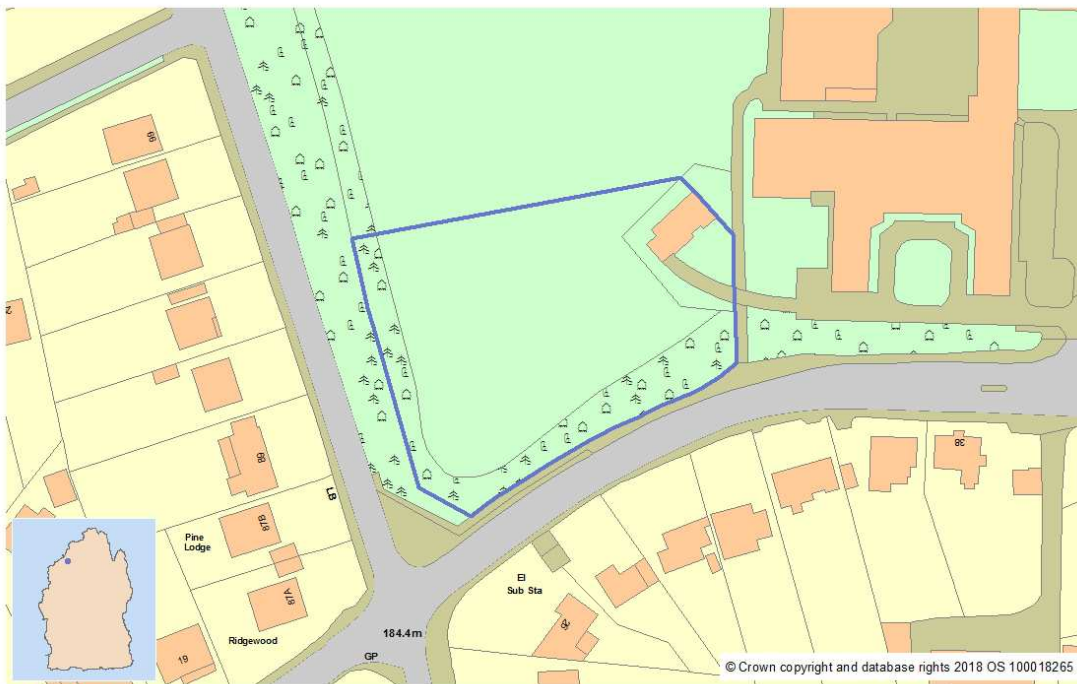
noted that this proposal would free up a brownfield site, however, the existing village of Chaldon is in the Green Belt and is categorised as a Tier 4 settlement within the Council's Settlement Hierarchy. Therefore the re-development of the existing village hall would not be considered in accordance with the Council's spatial strategy. This may not prevent the landowners from submitting a planning application, in which case a different test of very special circumstances would be applied.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

CAT 078 - De Stafford School, Burntwood Lane, Caterham

CAT 078 - De Stafford School, Burntwood Lane, Caterham

EXTENT & LOCATION OF SITE



De Stafford School, Burntwood Lane, Caterham

Proposed Development: Residential, 5 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Caterham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 004 and through Part 2 as AFI 008, sub-area AA3. Part 1 concludes that the wider parcel prevents Caterham Valley, Caterham on the Hill and Whyteleafe from merging and plays a critical role in preventing future sprawl from the built-up areas, assisting in safeguarding the countryside from further encroachment. On this basis it recommended that the Green Belt in this location should be retained. In terms of sub-area AA3, Part 2 notes that the sub-area is centred on school buildings, and a sports centre and that there has been post-Green Belt development and as such does not appear to have been successful in preventing sprawl or safeguarded the countryside from encroachment; however it considers that the permitted use of land, the layout of development and open spaces contributes towards ensuring the built-up areas do not merge and therefore serves to prevent settlements from merging. As such Part 2 did not recommend it for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The wider Green Belt serves the purposes of preventing settlements from merging; however the location and scale of this site is such that its development, which would harm the openness of the Green Belt, is likely to have limited harm in this respect. It would result in sprawl and encroachment on the countryside. Its development would also harm the ability of the wider Green Belt to meet these Green Belt purposes.

CAT 078 - De Stafford School, Burntwood Lane, Caterham

<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The site is partially contained by trees to the south and west and sensitive design, landscaping and buffers could reduce its impact; however the current Green Belt boundary provided by Burntwood Lane and Whyteleafe Road provides a robust and defensible boundary that effectively contains development and no equally robust or defensible boundary has been identified.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Sensitive – Point of Access Issues. The open grassland and building have no ecological value, whilst the roadside woodland is not of particular value but functions as a corridor in an urban context and would require sensitive siting of the access. Development that retains a tree canopy corridor would be appropriate, although it is not considered that strict protection is needed for each tree. The woodland should be retained and protected as a priority to retain the habitat corridor, however if this is not feasible, it may be appropriate to retain selected trees that provide a tree line to retain the habitat corridor.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has moderate landscape sensitivity and landscape value, which combined result in a medium capacity for housing development. The site is a small part of a sports field and a property adjacent to the school. It is obscured to the south and west by mature planting but is visible from the north and east, with no boundary to the north of the site resulting in open views from the school and sports field. The site is beyond the belt of vegetation which forms a robust settlement edge along Burntwood Lane and Whyteleafe Road. To the north of Burntwood Lane there has only been scattered development, with the site forming part of a broader area comprising educational establishments and land uses. It does not contribute to separation between settlements however the mature vegetation provide part of the settlement edge to Caterham and contribute to the wooded character of the settlement.</p> <p>The site would potentially be suitable in landscape terms for limited development proposals but would need to take into account the adjacent settlement pattern and existing recreational uses. Mitigation measures include new boundary to the north to reduce visibility from educational facilities and the sports field but would take time to establish, whilst existing boundary vegetation should be retained and protected.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing provision, has satisfactory access to a GP surgery, schools, public open space, employment opportunities and public transport. The site is classified as Grade 4 (poor quality) land, non-agricultural and urban land under the Agricultural Land Classification system.</p> <p>However, the site is in close proximity to SNCIs and Ancient Woodland and development could potentially adversely affect biodiversity. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or</p>	<p>The site is located within Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In</p>

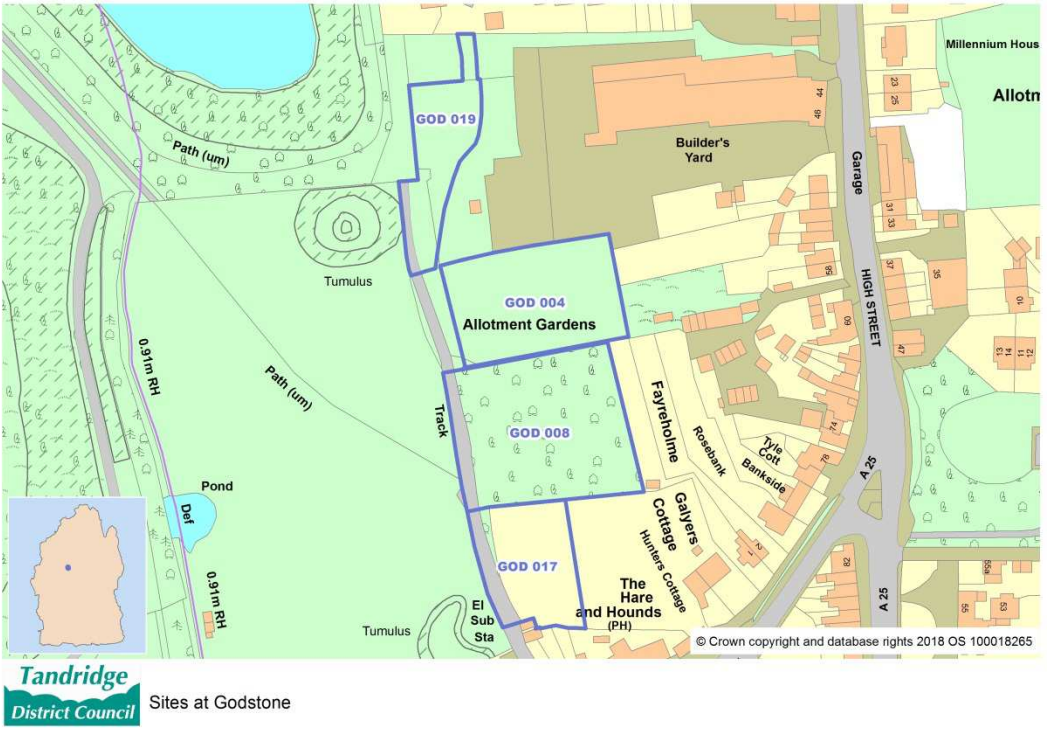
CAT 078 - De Stafford School, Burntwood Lane, Caterham

<p>impact on water quality?</p>	<p>order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would berequired.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities, comprising enhancement of woodland through selective thinning and removal of some of the ornamental species, as well as maintenance and sensitive management of the woodland. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

<p>Discussion</p>
<p>Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of this, housing development on this site would make a contribution of 65 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being in close proximity to a GP surgery, schools, employment and public transport. Furthermore, In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding and groundwater contamination could similarly be adequately mitigated.</p> <p>However, the Green Belt in this parcel is considered to serve the purpose of preventing settlements/built-up areas from merging, although it is recognised that due to its location and scale its contribution to this purpose is limited. However, its development would result in loss of openness and would lead to, sprawl and encroachment. Sensitive design, landscaping and buffers could reduce this harm, both to the site and the wider Green Belt however it is considered that the existing Green Belt boundary provided by Burntwood Lane and Whyteleafe Lane is effective, robust and defensible in the long term, whilst protecting the existing settlement form and no more robust or defensible has been identified. As such this would impact upon the wider Green Belt’s ability to serve these purposes.</p> <p>It is acknowledged development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It is also noted that biodiversity enhancement opportunities could be secured.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>

GOD 004, GOD 008, GOD 017 and GOD 019

GOD 004 – Land at Godstone Allotments, GOD 008 - Land behind the Hare and Hounds Pub, Godstone, GOD 017 – Land to the rear of Hare and Hounds Pub and GOD 019 - Land to the rear of 44-46 High Street and south of Dumville Drive

EXTENT & LOCATION OF SITE		
	<p>Proposed Development: Residential, 24 units in total comprising 6 units (GOD 004), 8 units (GOD 008), 5 units (GOD 017) and 5 units (GOD 019)</p>	
	<p>Spatial Strategy</p>	
<p>Is the site strategy compliant?</p>	<p>The combined sites comprise a mixture of previously developed (GOD 017) and undeveloped (GOD 004, GOD 008 and GOD 019) land located on the edge of Godstone, a sustainable settlement designated as Tier 2 in the Council’s Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Godstone is currently a Defined Village in the Green Belt, and as such is washed over by the Green Belt, however this report recommends that it should be inset and therefore taken out of the Green Belt. Accordingly, the Council consider that these sites are strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.</p>	
	<p>Green Belt Assessment</p>	
<p>Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?</p>	<p>The Green Belt Assessment Part 1 considers these sites as part of GBA 015. It concludes that the parcel continues to play a role in maintaining separation between Godstone and Bletchingley, and preserving the setting of the two conservation areas and that to its south it is largely free from development, with the village of Godstone seen as encroachment and having potentially sprawled and thus requiring further investigation in Part 2 The sites have also been considered within the context of Area for Further Investigation (AFI 017) in relation to the Defined Village of Godstone. It concludes that the land beyond the Defined Village boundaries makes a contribution to the openness of the surrounding Green Belt; and accordingly should be retained.</p>	

GOD 004 – Land at Godstone Allotments, GOD 008 - Land behind the Hare and Hounds Pub, Godstone, GOD 017 – Land to the rear of Hare and Hounds Pub and GOD 019 - Land to the rear of 44-46 High Street and south of Dumville Drive

	<p>What is the nature and extent of the harm to the Green Belt if the site is developed?</p>	<p>Given the sites' scale and location, essentially infilling an area, it is considered that their development would have a minimal impact in terms of the Green Belt's role in preventing settlements merging and that they would have a limited impact in relation to sprawl, encroachment on the countryside and in relation to the conservation area. It is also considered that if a robust and defensible boundary could be secured, their impact on the wider Green Belt's ability to serve these purposes would be limited.</p>
	<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Comprehensive development would infill a gap in the built-up area, and would be bounded by development on three sides and this factor coupled with the use of sensitive design, buffers and landscaping, would help reduce its impact on the Green Belt, and in particular could minimise its impact on the wider Green Belt however there are open views into the site from the west and furthermore, no robust and defensible boundaries have been identified, which would be necessary to limit the impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>		
	<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that GOD 004, GOD 008 and GOD 017 are Sensitive – Special Design and Mitigation but that GOD 019 is Ecologically Suitable. If developed, boundary features would require retention and incorporation into green corridors that extend from the Biodiversity Opportunity Area into the urban area. Development would need to include an unlit buffer to peripheral hedgerows and trees, as well as to habitats off-site which may be affected (directly or indirectly), with maintenance and enhancement of habitat connectivity through the wider landscape. Where scrub mosaic would be lost, compensatory measures required e.g. enhancement of adjacent SNCI. GOD 019 is ecologically suitable for development, assuming access is possible from the north and has no s.41 habitats. All four sites must be considered comprehensively and development would need to be located in the ecologically suitable part of the site.</p>
	<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>GOD 004 is an allotment site which has a moderate score for visual sensitivity but a slight landscape sensitivity overall. Due to its recreational land use and location within the conservation area the site has a moderate landscape value. This results in a medium/high landscape capacity for housing development, provided considerations such as visual amenity are taken into account. GOD 008 and GOD 017 are areas of scrub which are well contained by vegetation and attached to the settlement boundary with a slight sensitivity. Although the sites are within the conservation area they are judged to have a low value with a high landscape capacity for housing development. If developed, it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site. GOD 019 (part of ENA 03) is part of a timber merchant, forming part of the settlement edge and with a high landscape capacity, subject to boundary planting and an open space being retained to its west.</p>
	<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can</p>	<p>GOD 004 is an existing allotment in the parish of Godstone, which currently has a shortfall of 0.51 ha per 1000 population in terms of allotment provision. Therefore, this site would not be appropriate for new housing, unless like-for-like replacement within the immediate vicinity were provided. However, the site submission suggests that Godstone Parish</p>

GOD 004 – Land at Godstone Allotments, GOD 008 - Land behind the Hare and Hounds Pub, Godstone, GOD 017 – Land to the rear of Hare and Hounds Pub and GOD 019 - Land to the rear of 44-46 High Street and south of Dumville Drive

	facilities be re-provided elsewhere?	Council has confirmed that they no longer wish to rent this land for allotments once the current lease expires in 2018. For the remaining sites (GOD 008, GOD 017 and GOD 019) this is not applicable as they are not existing open space. However, the population resulting from development of these sites would generate demands for open space. This would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
	Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that sites can provide sufficient housing, have satisfactory access to a GP surgery, a bus stop and a primary school. It is expected that these sites would be developed to a very high standard of design, potentially benefitting the local townscape. However, employment opportunities and access to public transport and secondary schools are limited, and it is likely that there will be a reliance on cars for accessing facilities and amenities and for commuting; if developed, sustainable transport measures and electric charging points would need to be encouraged. In addition there is no registered public open space within Godstone village however the site has access to a large open recreational space in the centre of Godstone, albeit it is not registered public open space. Further the sites would need to be sensitively designed in order to minimise the potential for adverse effects on the conservation area, and would need to conserve and enhance it and its setting. Development would be expected to lead to the loss of soil and has the potential to adversely affect the water quality of the reservoir. The sites are classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification System.
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	All four sites are located within Flood Zone 1, with a low risk of surface water flooding but with a risk of groundwater flooding to surface and subsurface assets; as such they are not sequentially preferred. They are within Groundwater Source Protection Zone 3 and 'Major Aquifer High' Groundwater Vulnerability Zone. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.
	Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising diverse planting of locally appropriate tree and hedgerow species along western boundary. Planting of peripheral hedgerows and trees to strengthen, extend and increase species diversity; if feasible, a swale on the western boundary would contribute to the BOA objectives; maintenance of north-south corridor along edge of Hill Field SNCI; removal of invasive species and introduction of native species landscaping. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Loss of allotments
Discussion		
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the</p>		

GOD 004 – Land at Godstone Allotments, GOD 008 - Land behind the Hare and Hounds Pub, Godstone, GOD 017 – Land to the rear of Hare and Hounds Pub and GOD 019 - Land to the rear of 44-46 High Street and south of Dumville Drive

draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on these sites would make a contribution of 24 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, these sites comprise undeveloped land located on the edge of a Tier 2 settlement, which is designated as a Defined Village in the Green Belt, and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside and bus stops. In addition, the site is considered, in principle, suitable for development from a landscape perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding could similarly be adequately mitigated.

The Green Belt in the wider area is considered to prevent sprawl, preserve the setting of conservation areas, prevent settlements from merging and prevent encroachment on the countryside. Development of this site would result in sprawl, encroachment on the countryside and it would impact upon a conservation area, as well as the openness of the Green Belt however its development would have a minimal impact in relation to coalescence due to its location. Furthermore, the site is contained by built form on three sides and this coupled with the use of sensitive design, buffers and landscaping, would minimise its impact. However, no robust or defensible boundary has been identified, which would be necessary to limit the impact on the wider Green Belt.

However, this site is not in close proximity to a secondary school, there are limited employment opportunities and there would be reliance on the private car for access to facilities and amenities. In addition, GOD 004, GOD 008 and GOD 017 are ecologically sensitive and would require special mitigation and design. The development of these sites would also result in the loss of allotments, in an area where there is already a shortfall.

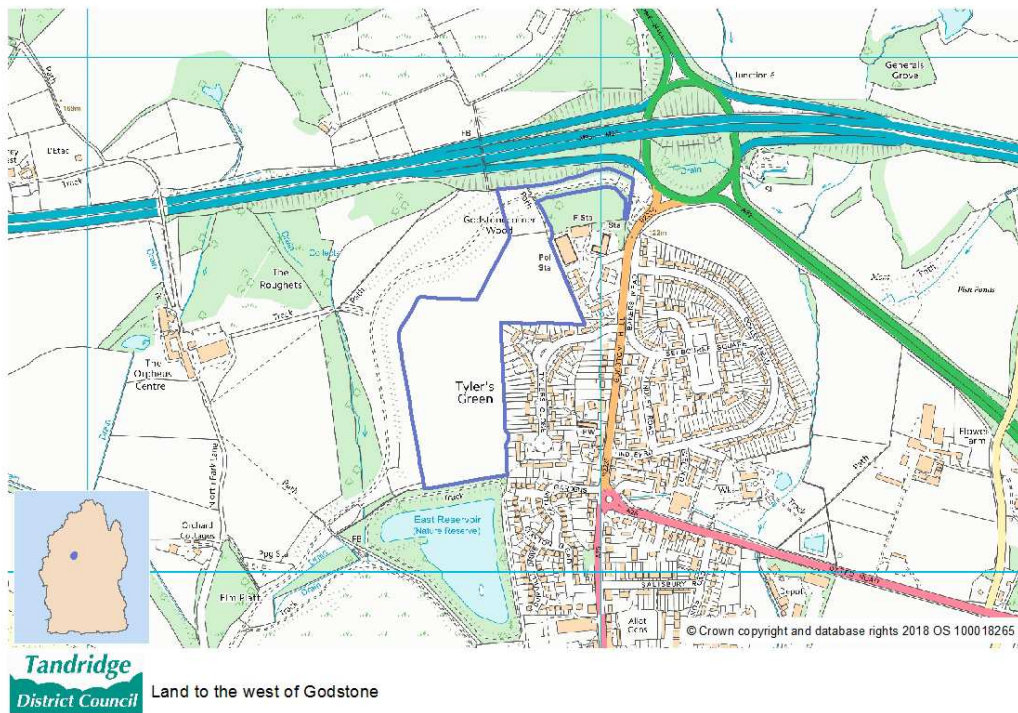
It is acknowledged that its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It is considered that subject to appropriate design that relates well to the surrounding landscape and existing settlement, development could make a positive contribution to settlement form. It could also secure enhancements to biodiversity.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

GOD 010 – Land to the west of Godstone

GOD 010 – Land to the west of Godstone

EXTENT & LOCATION OF SITE



Proposed Development: Residential, 150 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Godstone, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Godstone is currently a Defined Village in the Green Belt, and as such is washed over by the Green Belt, however this report recommends that it should be inset and therefore taken out of the Green Belt. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 015, which concludes, at a high level, that the parcel continues to play a role in maintaining separation between Godstone and Bletchingley, and preserving the setting of the two conservation areas and that to its south it is largely free from development, with the village of Godstone seen as encroachment and having potentially sprawled and thus requiring further investigation in Part 2. The site is also considered through Part 2 as an Area for Further Investigation (AFI 017) as part of the Defined Village of Godstone, which concludes that development beyond the Defined Village boundaries, is more sporadic and interspersed and makes a contribution to the openness of the surrounding Green Belt. Accordingly it is recommended to be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given the site's scale and location, it is considered that its development would have a minimal impact in terms of preventing settlements merging and preserving the setting of the conservation area but there would be loss of openness and it would result in sprawl and encroachment on the countryside. It is also considered that if a robust and defensible boundary could be secured, its impact on the wider

GOD 010 – Land to the west of Godstone

	Green Belt’s ability to serve these purposes would be limited.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is visually and physically well contained by the road and bunding and its impact could be reduced through sensitive design, buffers and landscaping. Furthermore the temporary quarry access road and the bund to the west provide a defensible boundary to contain development in Godstone; thereby limiting the impact on the wider Green Belt.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Suitable for housing development (8.5ha). Development should be located within the ecologically suitable parts of the site and access using existing roadways, whilst protecting adjoining woodland and protecting and buffering the tree belt and hedgerows connecting Ancient Woodland to the pSNCI. 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.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	Site has moderate landscape sensitivity and value and as a result it is judged to have a medium landscape capacity for limited housing development, subject to it being demonstrated that there would be no adverse impacts on the setting of the landscape and settlement. It would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site. There is inter-visibility with the AONB to the north and the Candidate AONB to the south, with small parts of the site within the AONB, and the impact would be difficult to mitigate. It is also recommended that the northern portion of the site is maintained for open space and planting.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, a bus stop, a primary school and is within 600m of registered public open space located to the north of the M25. The site is adjacent to the M25, which dominates the local landscape and as such development of this site would be expected to have a negligible effect on the landscape. However, employment opportunities and access to public transport and secondary schools are limited, and it is likely that there will be a reliance on cars for accessing facilities and amenities and for commuting; if developed, sustainable transport measures and electric charging points would need to be encouraged. In addition there is no registered public open space within Godstone village however the site has access to, a large open recreational space in the centre of Godstone, albeit it is not registered public open space. In addition, development has the potential to adversely affect the water quality of the reservoir, and it would be necessary to regulate and monitor water quality. Its development would be expected to lead to the loss of soil, as the site is not previously developed land. In addition, the site is adjacent to

GOD 010 – Land to the west of Godstone

		<p>junction 6 of the M25 and may be adversely affected by noise and air pollution from the motorway. It is within the Greensand Valley Landscape Character Area (LCA), and development in this area should seek to avoid urban coalescence and maintain the sparse settlement of farmsteads, but being on the urban edge, its development is unlikely to adversely affect these guidelines. This site is also adjacent to Ancient Woodland, which may require mitigation measures. The site comprises land classified as both Grade 3 (good to moderate quality) and Grade 4 (poor quality) land under the Agricultural Land Classification system.</p>
	<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is located within Flood Zone 1, with low risk of surface water flooding and negligible groundwater risk; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 3, and 'Major Aquifer High' Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
	<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities comprising strengthening of defunct hedges and the tree belt, recreate hedge along garden boundaries to the east to link to woodland and establish a new wetland. • Pedestrian access is to be retained and enhanced.
<p>Discussion</p>		

GOD 010 – Land to the west of Godstone

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 150 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement, which is designated as a Defined Village in the Green Belt, and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside and bus stops. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding could similarly be adequately mitigated.

The development of this site would result in sprawl, the encroachment on countryside and it would impact upon openness of the Green Belt and as such would impact on the Green Belt purposes. However, the site is visually contained within the vicinity, with a bund and hedging to its west, the treed buffer to the M25 to the north, it is connected to the settlement on two sides with the strong tree line and reservoir to the south effectively halting developable form, and these factors coupled with sensitive design could reduce its impact, whilst the presence of a robust and defensible boundary in the form of the access road/planted bund would ensure the impact on the wider Green Belt's ability to serve the Green Belt purposes could similarly be reduced. Further, this site is not in close proximity to a secondary school, there are limited employment opportunities and there would be reliance on the private car for access to facilities and amenities.

However, the development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Furthermore, it is considered that subject to appropriate design that relates well to the surrounding landscape and existing settlement, development would make a positive contribution to settlement form. Further that its development could secure public open space provision, which would help mitigate its impact on landscape grounds but which would also provide a wider community benefit. It could also secure enhancements to biodiversity.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

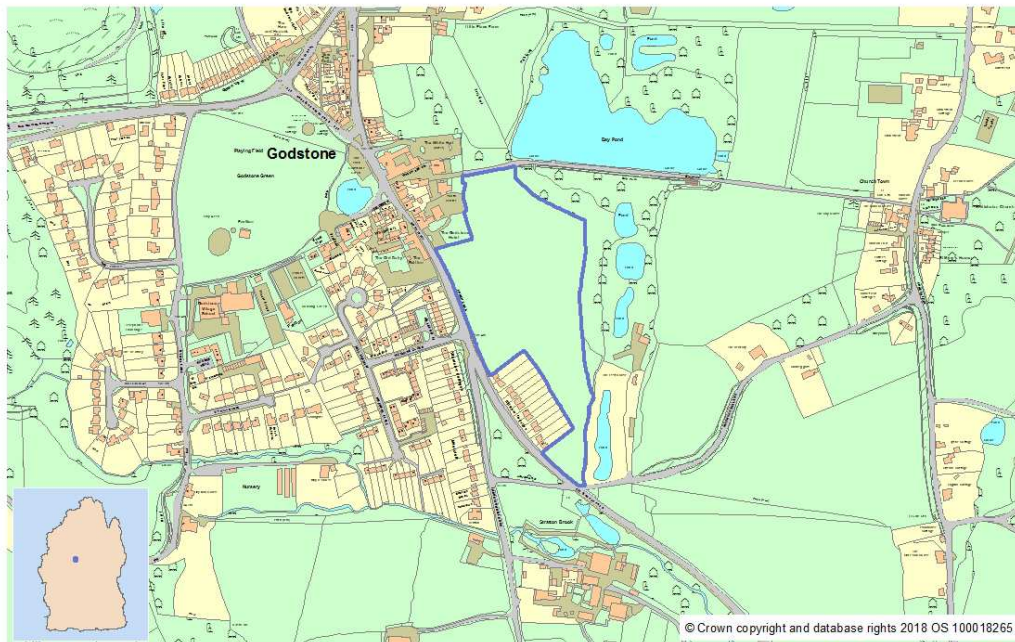
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The temporary quarry access road along the north-western site boundary provides a defensible boundary.

GOD 024 - Land to the east of High Street

GOD 024 – Land to the east of High Street

EXTENT & LOCATION OF SITE



Tandridge
District Council Land to the east of High Street

Proposed Development: Residential, 62 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Godstone, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Godstone is currently a Defined Village in the Green Belt, and as such is washed over by the Green Belt, however this report recommends that it should be inset and therefore taken out of the Green Belt. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 015. The parcel continues to play a role in maintaining separation between Godstone and Bletchingley, and preserving the setting of the two conservation areas and that to its south it is largely free from development, with the village of Godstone seen as encroachment and having potentially sprawled and thus requiring further investigation in Part 2 The site is also considered as an Area for Further Investigation (AFI 017) as part of the Defined Village of Godstone and on the basis of its contribution to openness recommended to be retained in the Green Belt

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given the site's location, it is considered that its development would have a minimal impact in terms of preventing settlements merging but it does contribute towards preserving the setting of the conservation area. Its development would result in the loss of openness and it would result in sprawl and encroachment on the countryside. It is also considered that if a robust and defensible boundary could be secured, its impact on the wider Green Belt's ability to serve these purposes would be limited.

To what extent can the

The site is visually exposed and whilst sensitive design, buffers and

GOD 024 – Land to the east of High Street

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>landscaping could reduce its impact, in terms of the wider Green Belt, the High Street is considered a suitable and robust boundary And no more robust and defensible boundaries have been identified.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The site is ecologically sensitive and would require special design and mitigation measures, with development within the ecologically suitable parts of the site. The habitats within the site are not of sufficient ecological value to constrain development, although embedded mitigation measures would be needed to protect hedges. However, the presence of the Godstone Ponds SSSI and associated habitats immediately east of the site requires a precautionary approach to master-planning to ensure any construction, recreational and hydrological effects of development are fully mitigated; and to allow for a habitat creation scheme alongside the SSSI to enhance its ecological carrying capacity. For the purpose of this exercise, a 50m buffer around the SSSI is shown on the ecological assessment maps, thus generating an area that is ecologically suitable for development of 1.91ha.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>With moderate sensitivity and value, the site is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the SSSI and the conservation area and be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, a bus stop and a primary school. However, employment opportunities and access to public transport and secondary schools are limited, and it is likely that there will be a reliance on cars for accessing facilities and amenities and for commuting; if developed, sustainable transport measures and electric charging points would need to be encouraged. It is within the Greensand Valley Landscape Character Area (LCA), and development in this area should seek to avoid urban coalescence and maintain the sparse settlement of farmsteads, but being on the urban edge, its development is unlikely to adversely affect these guidelines.</p> <p>However, the site is adjacent to Godstone (The Green) Conservation Area, which includes Grade II and Grade II* listed buildings and development would need to be sensitively designed in order to conserve and enhance their setting. In addition there is no registered public open space within Godstone village however the site has access to, a large open recreational space in the centre of Godstone, albeit it is not registered public open space. It is greenfield, predominantly open grassland, and its development would be expected to lead to the loss of soil. Further, development of this site is considered to pose a contamination risk to nearby ponds, both during the construction process and once the site is in</p>

GOD 024 – Land to the east of High Street

		<p>residential use. In addition, development may adversely affect views from the public footpath that runs along the south of Bay Pond, bringing the residential environment closer to the SSSI and it has the potential to give rise to adverse effects through contamination of the water, artificial lighting, predation from residents’ cats and potential changes to the local hydrology. Additional recreational pressure from the site may also adversely affect the Hilly Field, Godstone Cricket Field and Glebe Water & Moores Shaw SNCIs. The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>		<p>The majority of the site is within Flood Zone 1, but also contains Flood Zones 2 and 3a, a low risk of surface water flooding but with a risk of groundwater flooding to surface and subsurface assets. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zones 2 and 3a it is considered that mitigation through design and layout would be possible. However, it would need to pass the Exception Test if development is located in FZ 3a. It is also within Groundwater Source Protection Zone 3 and the ‘Major Aquifer High’ Groundwater Vulnerability Zone. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>		<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities comprising the enhancement of the buffer between the development site and the adjacent SSSI (Godstone Ponds SSSI)

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 62 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement, which is designated as a Defined Village in the Green Belt, and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside and bus stops. In addition, the site is considered, in principle, suitable for limited development from a landscape perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding could similarly be adequately mitigated.

However the development of this site would result in sprawl, the encroachment on countryside and it would impact upon openness and the ability of the wider Green Belt to serve Green Belt purposes. It is also considered that there is no more robust or defensible boundary than the High Street, which runs along the western side of the site and that this should be retained. Furthermore, the site is ecologically sensitive due to its relationship with the adjoining SSSI and it therefore would be necessary to embed mitigation measures, including a habitat creation scheme, and a buffer zone. In addition, this site is not in close proximity to a secondary school, there are limited employment opportunities and there would be reliance on the private car for access to facilities and amenities.

GOD 024 – Land to the east of High Street

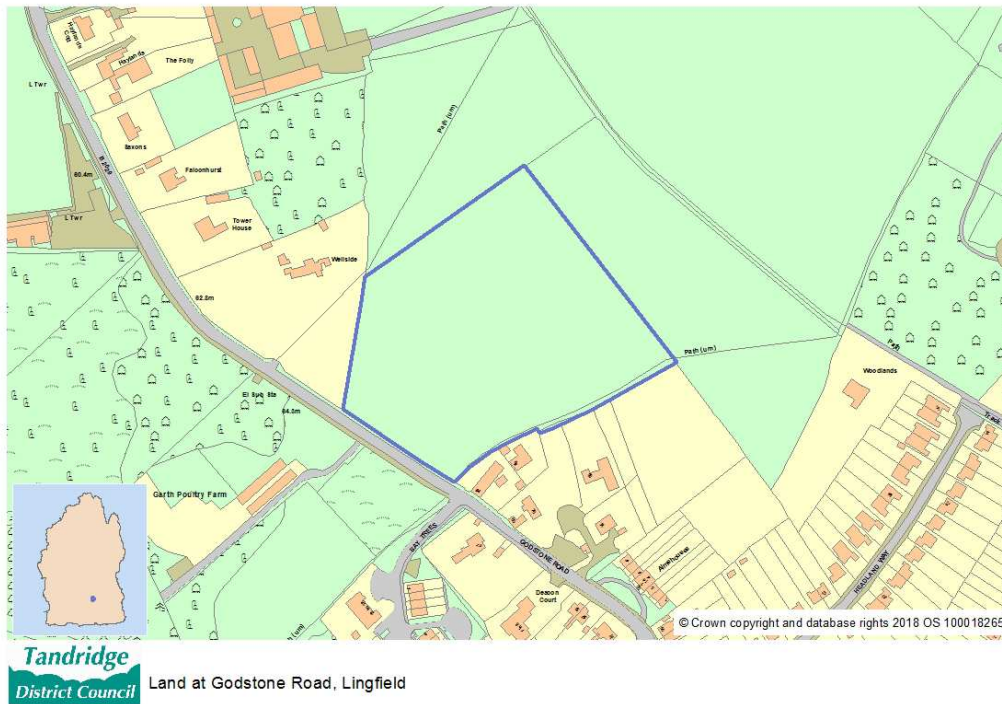
The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It could also secure enhancements to biodiversity.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

LIN 005 – Land at Godstone Road, Lingfield

LIN 005 – Land at Godstone Road, Lingfield

EXTENT & LOCATION OF SITE



Proposed Development: Residential, 15 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Lingfield, a sustainable settlement designated as a Tier 2 in the Council’s Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered as part of GBA 036 through the Green Belt Assessment Part 1. The parcel plays a minor role in preventing settlements of Blindley Heath and Lingfield merging and constitutes mainly countryside, with the settlement boundary of Lingfield containing development; as such it essentially concludes that this parcel has served to prevent sprawl and encroachment on the countryside.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location is likely to result in encroachment and extend sprawl from Lingfield, with the potential to harm the ability of the wider Green Belt to serve these purposes if no robust and defensible boundary can be secured.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?

The site comprises open countryside and provides views to the open countryside beyond, including the Surrey Hills, and is largely detached from the existing settlement and raised slightly above it. Its impact could be reduced through sensitive design, buffers and landscaping, however, given the above any reduction in harm would be limited. Furthermore, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.

TIONS

LIN 005 – Land at Godstone Road, Lingfield

Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development but to maintain east-west ecological connectivity across the landscape, the boundary hedgerows should be protected including an unlit buffer. The southern boundary should be provided with a buffer and enhanced to form a landscape corridor of at least 15m width. Access from Godstone Road through the hedgerow would be feasible, with compensatory planting elsewhere on-site. Mitigation measures required include the retention and protection of peripheral trees, and the provision of an unlit buffer. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The landscape capacity for housing development of site the is judged to be low/medium due to its substantial landscape sensitivity, including its inconsistency with the existing settlement, its contribution to the setting of surrounding landscape and settlement, and its visual sensitivity. If developed, it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site whilst screening along the north, south and east boundaries could be enhanced providing a more substantial buffer to the north and screening the site from the road and adjoining houses however this would remove the treed horizon.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing and has satisfactory access to the GP surgery, public open space, to public transport, a primary school and employment opportunities. However, development may adversely affect the setting of a Grade II listed building to the immediate south; any development would need to conserve and enhance its setting. The site is also within Low Weald Farmland Landscape Character Area and is on the urban edge and as such there is the potential for it to adversely affect the Landscape Character Area guidance that requires development to ‘conserve and enhance the landscape setting to villages and edge of settlement’ however sensitive design could address this. The site is also outside the satisfactory distance to secondary schools. It is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a very low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. Furthermore, it would pose negligible inherent risks or benefits to water quality. In order to mitigate its impact on surface water flooding, SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure. • Biodiversity enhancement opportunities comprising the connection of boundary hedges with diverse hedge/tree planting along north-east boundary; gap planting at roadside hedge; provision of species-rich grassland and pond in top section to enhance existing mosaic; creation

LIN 005 – Land at Godstone Road, Lingfield

community benefit?

of wetland habitat in association with retained and/or created habitats; creation of wildflower grassland and grassland management to provide structural diversity.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development of this site would make a contribution of 15 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, primary schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures, including the enhancement of boundary vegetation. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

However the Green Belt in this location is considered to prevent sprawl from the built-up area, encroachment of the countryside and makes an effective contribution to openness. In addition the landscape is considered to be substantially sensitive, providing a relatively open setting to the settlement edge. Development of this site may be harmful to that setting and would also be largely detached from the existing settlement. As such even if its impact were reduced through sensitive design, it could result in coalescence with the group of low density housing to the north, emphasising the impression of sprawl, and it would be inconsistent with the existing settlement pattern. Moreover no robust or defensible boundaries have been identified, which would be necessary to limit the impact on the wider Green Belt. In addition this site is not within a satisfactory distance from secondary schools; however this is the case for all Lingfield sites.

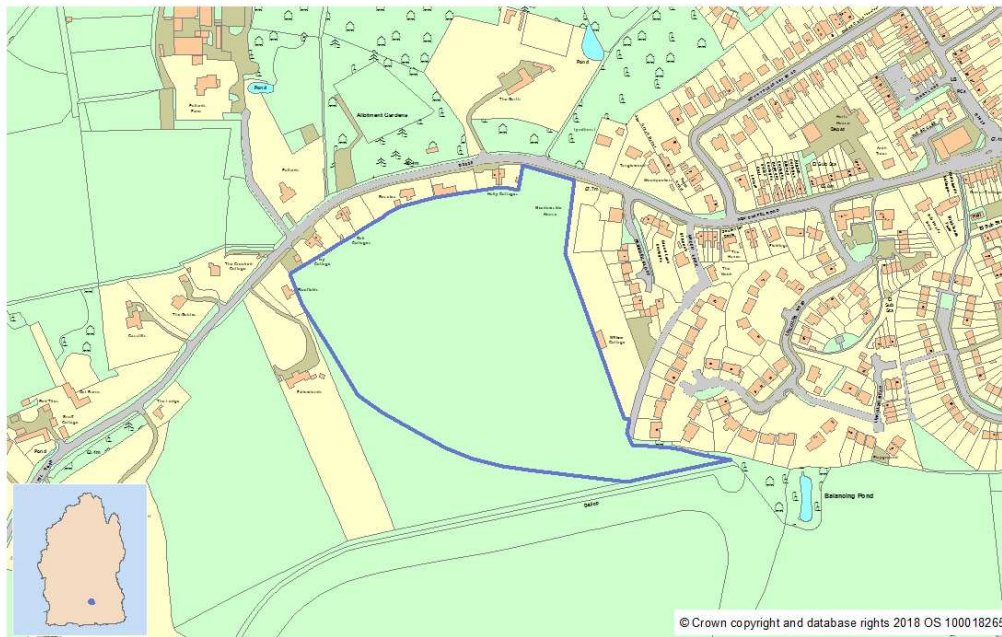
Its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could also secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

LIN 020 – Land to the south west of Lingfield

LIN 020 – Land to the south west of Lingfield

EXTENT & LOCATION OF SITE



Tandridge
District Council Land to the south west of Lingfield

Proposed Development: Residential, 100 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Lingfield, a sustainable settlement designated as a Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 042. It concludes that the parcel is effective in safeguarding the countryside from encroachment, contributes to preserving the setting and special character of part of the Lingfield Conservation Area, plays a critical role in checking urban sprawl from East Grinstead by preventing it expanding northwards, and plays a role in preventing settlements from merging, albeit physical barriers exist that would prevent them from merging.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location constitutes open countryside, it is considered that development in this location would result in loss of openness, encroachment on the countryside and extend sprawl from Lingfield, preventing this site from serving those purposes and with the potential to harm the ability of the wider Green Belt to serve these purposes, should no defensible or robust boundary be evident

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

The site provides transition to and views into the open countryside with only partial screening. The impact of development could be reduced through sensitive design, buffers and landscaping. However, no robust and defensible boundaries have been identified, which would be

LIN 020 – Land to the south west of Lingfield

<p>reduced to the lowest reasonably practicable extent?</p>	<p>necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development. If developed, boundary features, including mature trees, will need to be retained and protected as much as possible.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is on a prominent position at the top of south facing slope, which provides an open aspect to the settlement. The site is well contained to the north, east and west, but there is an expansive open view from the site to the south. The overall landscape sensitivity is substantial, whilst its landscape value is slight and combined this leads to a low/medium capacity for housing development. In particular, the site is beyond the existing western settlement edge and as such its development would be inconsistent with the existing development, it contributes to the setting of landscape to the south and it is visually sensitive. If developed, it would need to be of a form that is closely related to, and in scale with the existing settlement adjacent to the site however there is no landscape structure to enhance to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, public transport, a primary school and employment opportunities. The site is within the outermost noise contour (57-60 decibels) for Gatwick airport, which is an approximate onset of significant community annoyance. The site is also within the Low Weald Farmland Landscape Character Area and there is potential for the site to adversely affect the Landscape Character Area guidance that requires development to 'conserve and enhance the landscape setting to villages and edge of settlement'. The site is also outside the satisfactory distance to secondary schools. It is classified as Grade 3 (good to moderate quality) land, with the southern part of the site graded 3a (good quality) land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a very low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. Furthermore, it would pose negligible inherent risks or benefits to water quality. In order to mitigate its impact on surface water flooding, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities include connecting areas through hedgerow/woodland planting and connecting ditches; scrub/woodland planting along eastern boundary to connect to deciduous woodland priority habitat and potential to create/restore chalk grassland. There are opportunities for the creation of habitats

LIN 020 – Land to the south west of Lingfield

opportunities for community benefit?

that can contribute to an enhanced north-south ecological network from Lingfield Wildlife Area to the Eden Biodiversity Opportunity Area.

- Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development of this site would make a contribution of 100 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, primary schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon surface water flooding could similarly be adequately mitigated.

However, the Green Belt in this location makes an effective contribution to openness and serves the Green Belt purposes of preventing sprawl and encroachment on the countryside and the development of the site would prevent the Green Belt in this location from serving these purposes, it will impact upon the wider Green Belt to serve these purposes even following the use of sensitive design to reduce its impact. Moreover no robust or defensible boundaries have been identified, which would be necessary to limit the impact on the wider Green Belt. In addition this site is not within a satisfactory distance from secondary schools; however this is the case for all Lingfield sites. Also given that this site contributes to the landscape setting and is visually sensitive, development of this site would adversely affect the existing settlement form and result in significant landscape impacts.

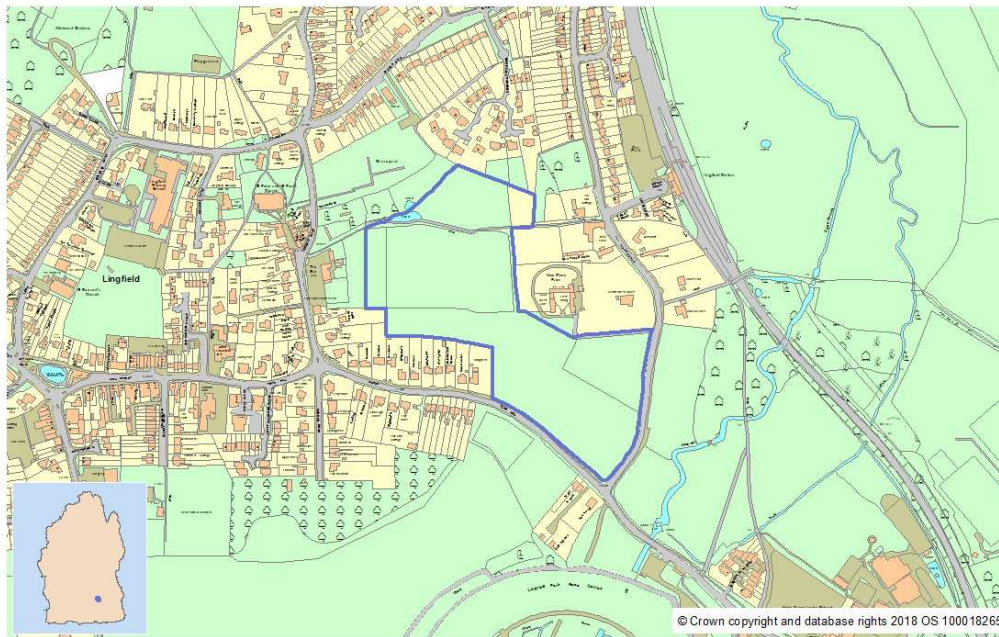
Its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could also secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

LIN 030 – Land at the Old Cottage, Station Road, Lingfield

LIN 030 – Land at the Old Cottage, Station Road, Lingfield

EXTENT & LOCATION OF SITE



Land at the Old Cottage, Station Road, Lingfield

Proposed Development: Residential, 50 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Lingfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 042. The Green Belt evidence concludes that the parcel is effective in safeguarding the countryside from encroachment, contributes to preserving the setting and special character of part of the Lingfield Conservation Area, plays a critical role in checking urban sprawl from East Grinstead and preventing it expanding northwards, and plays a role in maintaining settlements. This site was also considered through Part 2, falling with AFI 045, which concludes that this Area provides a rural setting and approach to the church, and that the Green Belt serves to prevent sprawl, the merging of built-up areas and encroachment on the countryside, as well as being essential in preserving the setting of the conservation area. Furthermore, that overall it is open in character. It is not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location would result in sprawl, the merging of built-up areas, encroachment on the countryside and could fail to preserve the setting of a conservation area. However, whilst the area is generally open, it is also contained by built form and accordingly development is likely to have a limited impact with respect to its encroachment on the countryside, sprawl, merging with other

LIN 030 – Land at the Old Cottage, Station Road, Lingfield

	settlements and subject to a robust and defensible boundary being identified, the wider Green Belt. It would also, by infilling this area, make positive contribution to settlement form.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The impact of development could be reduced through buffers, landscaping and sensitive design, in particular it could be designed such that it conserves the setting of the Lingfield Conservation Area. Further, Town Hill which aligns with the southern site boundary and Station Road marking the eastern site boundary provide robust and defensible boundaries, whilst making a positive contribution to settlement form in this location. As such this would limit the impact on the wider Green Belt's ability to continue to serve these purposes.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The majority of the site is ecologically suitable and development would need to be within the ecologically suitable parts of the site. The off-site woodlands and orchards to the north and east of the site would require a buffer zone of 10 to 15m, and there is s.41 woodland within the site which is ecologically unsuitable. The open grasslands are ecologically suitable and a well-planned development can retain or replace the "stepping-stone" corridor value of the field-boundary hedgerows. Therefore development of this site would need to include an unlit buffer for semi-natural woodland, orchard and linear hedge/tree/scrub habitats and to avoid the loss of irreplaceable habitats, additional land may need to be considered.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	With both moderate sensitivity and value, the site is considered to have medium landscape capacity for development. The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland. The southern portion of the site begins to protrude into the surrounding landscape, and is a noticeable part of the south-eastern approach to Lingfield providing a rural setting to the village; it is also part of the undeveloped land between Lingfield and Dormansland. Any development would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site, in particular it should be in keeping with the conservation area and preserve views of the church spire from the south-east. However, potential planting could screen the site effectively from the south-east.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, employment opportunities and public transport. The northern half of LIN 030 is within the Lingfield Conservation Area. At present the northern area of the site is an open field, therefore residential development of LIN 030 would be expected to change the nature of the conservation area in this location. Further, development of the site is expected to restrict views of the church from the east. Its development would be expected to preserve and enhance the Lingfield

LIN 030 – Land at the Old Cottage, Station Road, Lingfield

	<p>Conservation Area and its setting through design and low density. It is greenfield and its development would be expected to lead to the loss of soil. The site overlaps with the Eden Biodiversity Opportunity Area. Given that the same area of the site is also an area of flood risk, there is the potential to enhance the habitat in this area however it is not known whether this opportunity would be undertaken at this time. The site classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The majority of the site is within Flood Zone 1, but also contains Flood Zones 2, a low risk of surface water flooding and negligible risk from groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. It would pose negligible inherent risk or benefits to water quality. In order to mitigate these effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising enhancement of grassland (within orchard and alongside hedgerow network) and woodland and creation of wetland habitats. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 50 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.

The Green Belt in this location serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl, preventing settlements from merging and preserving the Lingfield Conservation Area, and as such its development would impact upon the site’s ability to serve these purposes however as the site is physically and visually well contained by built form on three sides, and subject to the use of sensitive design, buffers, landscaping and robust and defensible boundaries, its impact on the wider Green Belt would be limited and its harm to the Green Belt purposes in this location mitigated. Accordingly, development is likely to have a limited impact on openness because it would infill a gap confined by built development and roads in the built-up area. It would ‘complete’ the settlement form. In addition this site is not within a satisfactory distance from secondary schools; however this is the case for all Lingfield sites

LIN 030 – Land at the Old Cottage, Station Road, Lingfield

It is considered that, subject to appropriate design, development would make a positive contribution to settlement form, whilst providing an opportunity to enhance the Lingfield Conservation Area through townscape design. The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including the opportunity to contribute to the funding of a new DDA compliant footbridge at Lingfield Station, Lingfield Surgery improvements, highway improvements and by providing additional community parking and public open space. In addition the site overlaps with the Biodiversity Opportunity Area and Flood Zone 2, and this site's development could include biodiversity enhancement measures.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

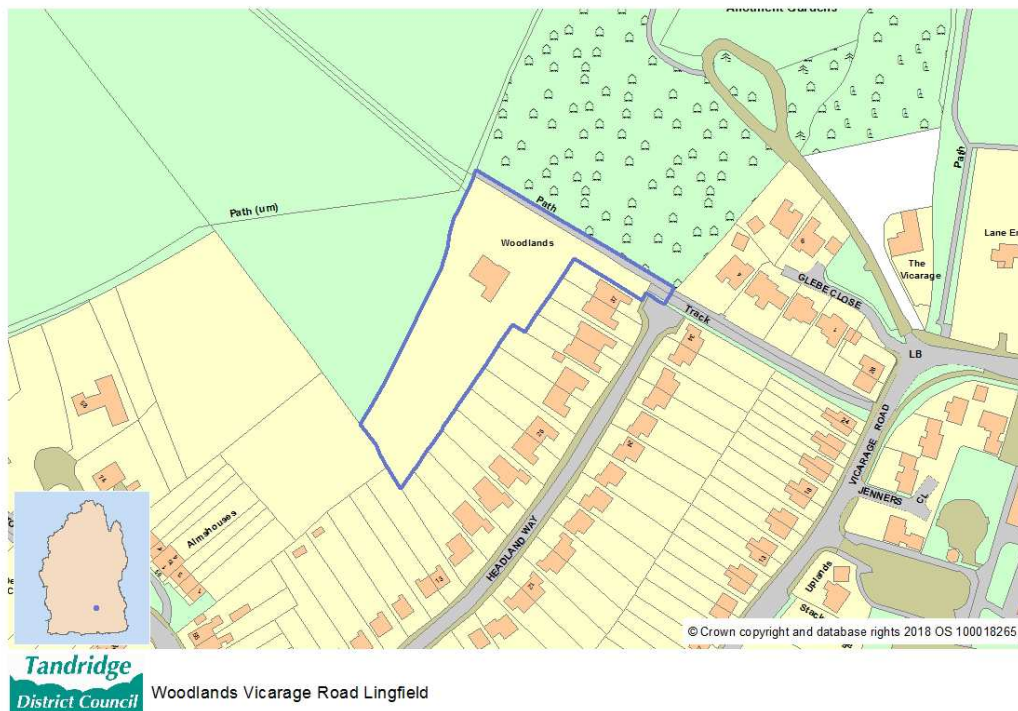
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

Town Hill aligning the southern site boundary and Station Road marking the eastern site boundary provide robust defensible boundaries that are capable of enduring in the long term.

LIN 033 – Woodland, Vicarage Road

LIN 033 – Woodland, Vicarage Road

EXTENT & LOCATION OF SITE



Proposed Development: Residential, 14 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Lingfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered as part of GBA 036 through the Green Belt Assessment Part 1. The parcel plays a minor role in preventing the settlements of Blindley Heath and Lingfield merging and constitutes mainly countryside, with the settlement boundary of Lingfield being well defined as such it essentially concludes that this parcel has served to prevent sprawl and encroachment on the countryside, with the exception of Lingfield Common Road, which was recommended for further consideration as an Area for Further Investigation (AFI 034).

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location would result in sprawl and encroachment on the countryside, but due to its location its development would not result in harm in relation to preventing settlements from merging. Should no defensible or robust boundary be evident it would also compromise the ability of the wider Green Belt to continue to serve these purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?

The impact could be reduced through sensitive design, buffers and appropriate landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.

LIN 033 – Woodland, Vicarage Road

Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The majority of the site (0.30 ha) is Ecologically Suitable. The house and gardens are ecologically suitable, but the main area of woodland and a canopy linkage along the western boundary would be ecologically unsuitable for built development; as such development should be located in the ecologically suitable parts. It could be incorporated, however, into gardens or public open space associated with development.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	With slight sensitivity and value, the site is considered to be relatively unconstrained, and has a high landscape capacity for development, provided the form of any new development is closely related to the form and scale of the existing settlement and the setting to the adjacent local nature reserve is carefully considered and protected.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing and has satisfactory access to the GP surgery, public open space, public transport, a primary school and employment opportunities. To the immediate east of the site is an allotment. However, development may adversely affect the setting of a Grade II* listed buildings to the west; and any development would need to conserve and enhance their setting. The site is also within Low Weald Farmland Landscape Character Area (LCA) and is on the urban edge and as such there is the potential for it to adversely affect the Landscape Character Area (LCA) guidance that requires development to ‘conserve and enhance the landscape setting to villages and edge of settlement’ however sensitive design could address this. The site is also adjacent to the Centenary Fields LNR, which may be adversely affected by increased recreational pressure. The site is also outside the satisfactory distance to secondary schools. It is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, has a low risk of surface water flooding and a negligible risk of groundwater flooding; as such it is sequentially preferred. It would pose negligible inherent risks or benefits to water quality. In order to mitigate its effects, SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure.
Discussion	
Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?	

LIN 033 – Woodland, Vicarage Road

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 14 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and the setting of the settlement could similarly be adequately mitigated.

However, the wider Green Belt in this location makes a strong contribution to openness and serves the Green Belt purposes in terms of safeguarding from encroachment and presenting sprawl, and whilst its impact may be reduced through appropriate design and landscaping, as no robust and defensible boundary has been identified it would impact on the ability of the wider Green Belt to continue to serve these purposes. In addition this site is not within a satisfactory distance from secondary schools; however this is the case for all Lingfield sites.

Further, the development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

OXT 006 – Land adjacent to Oxted and Laverock School

OXT 006 – Land adjacent to Oxted and Laverock School

EXTENT & LOCATION OF SITE



Land adjacent to Oxted and Laverock School

Proposed Development: Residential, 150 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 018 and through Part 2 as part of AFI 052. The Green Belt evidence concludes that the parcel is effective in checking urban sprawl from Oxted and effectively serves the purpose of assisting in safeguarding the countryside from encroachment due to its limited development. The Part 2 assessment confirms the above conclusions, recommending that this Area should not be considered further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl and assisting in safeguarding the countryside from encroachment, development in this location is likely to result in harm to the ability of Green Belt, both in this location and the wider Green Belt, to continue to serve these purposes, in particular if no robust and defensible can be identified.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?

Due to its topography the majority of the site is exposed to open views and provides an important transition to the Green Belt beyond. However the southern part of the site is visually contained and the impact could be reduced through sensitive design, directing it to the most visually contained part of the site and by using appropriate landscaping and buffer zones. However, no robust and defensible boundaries have been identified, which would be necessary to limit its

OXT 006 – Land adjacent to Oxted and Laverock School

		impact on the wider Green Belt.
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Suitable for housing development (3.73ha), but it is bordered by woodland and hedgerow and development would need to be located in the ecologically suitable part of the site. In addition a 15m buffer to protect Ancient Woodland would be required and ecological networks would need to be secured along most boundaries to ensure connection with existing woodland. Access via Chichele Road would require mitigation to maintain connectivity. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	With moderate sensitivity and value, it is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the site’s contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. It would also need to be of a form that is closely related to, and in scale with, the existing settlement. The site is adjacent to two Grade II listed churches and as such would need to be designed to conserve and enhance their setting. Site within the Greensand Valley Landscape Character Area (LCA)
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
	Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing and has satisfactory access to GP surgery, schools, the surrounding countryside, employment opportunities and public transport. The site is unlikely to adversely affect the guidelines of the Surrey Landscape Character Assessment. Whilst preserving the setting of the Low Weald area, there is the potential for the site to conflict with the Landscape Character Area (LCA) guidance which states the development should ‘conserve and enhance the landscape setting to villages and edge of settlement’. The effect of the development would depend largely on the sensitivity of the design to the local townscape. The site is within close proximity to SNCIs and Ancient Woodland and its development may adversely affect them as a result of predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and the careful siting of development would help mitigate some of these adverse effects. It is greenfield and its development would be expected to lead to the loss of soil. It is also located on Grade 3 (good to moderate quality) land as classified through the Agricultural Land Classification system.
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a low risk of surface water flooding but a risk of groundwater flooding to surface and subsurface assets; as such it is not sequentially preferred. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater

OXT 006 – Land adjacent to Oxted and Laverock School

		vulnerability. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and SUDs would be required.
	Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none">• Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure• Biodiversity enhancement opportunities, comprising enhancement and extension of greater s.41 woodland habitat on-site.
Discussion		
Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?		
<p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p>		
<p>In light of the above, housing development on this site would make a contribution of 150 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated. The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district.</p>		
<p>However, the development of the site would impact on the ability of this site to serve two of the Green Belt purposes i.e. preventing sprawl and safeguarding from encroachment and would result in the loss of openness. Its impact could be minimised by siting it in the most visually contained section of the site, in addition to using sensitive design, buffers and landscaping but given its scale, even with all these measures, its impact would still be significant. Furthermore, as no robust and defensible boundary has been identified it would impact upon the wider Green Belt's ability to continue to serve these purposes.</p>		
<p>The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could also secure biodiversity enhancements.</p>		
<p>Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>		

OXT 007 – Land adjacent to The Graveyard and St. Mary’s Church, Oxted

OXT 007 – Land adjacent to The Graveyard and St. Mary’s Church, Oxted

EXTENT & LOCATION OF SITE



Tandridge District Council Land adjacent to The Graveyard and Sy Mary’s Church

Proposed Development: Residential, 250 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as Tier 1 in the Council’s Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 017 and through Part 2 as part of AFI 053. The Green Belt evidence concludes that the parcel plays an effective role in checking urban sprawl as development is contained within the urban boundary. The parcel is also considered to effectively assist in safeguarding the countryside from encroachment, and plays only a minor role in preventing the merging of settlements as there is a considerable distance between Oxted and the next nearest town, and the towns of Old Oxted and Oxted have merged. Part 2 confirms the above points and concludes that it should not be considered further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl and assists in safeguarding the countryside from encroachment, development in this location is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest

Given the strong contribution to openness and the Green Belt purposes in this location, it is considered that a major housing development of 250 units would cause significant harm to openness and increase encroachment. Whilst a sensitively designed scheme may reduce impact, harm is unlikely to be outweighed.

OXT 007 – Land adjacent to The Graveyard and St. Mary’s Church, Oxted

<p>reasonably practicable extent?</p>	
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development (8.8ha). However woodland pockets and landscape corridors would need to be protected and buffered. Access to east restricted due to mature hedgerows and woodland. If primary vehicular access can be gained from Barrow Green Lane, then the site would be ecologically suitable. Should this site be allocated, the developable yield and area are likely to be amended to reflect the constraints.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>With moderate sensitivity and value, site is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the site’s contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. It would also need to be of a form and scale that is closely related to the existing settlement and could include woodland and hedgerows to replicate the local landscape pattern, which would also reduce visual impacts.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to GP surgery, schools, the surrounding countryside, employment opportunities and public transport. The site is unlikely to adversely affect the guidelines of the Surrey Landscape Character Assessment. In addition the site is classified as urban under the Agricultural Land Classification system.</p> <p>However, there is potential for the site to conflict with the Landscape Character Area (LCA) guidance which states the development should ‘conserve and enhance the landscape setting to villages and edge of settlement’ but the effect of development would depend largely on the sensitivity of the design to the local townscape. The site is within close proximity to SNClS and Ancient Woodland and its development may adversely affect them as a result of predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and the careful siting of development would help mitigate some of these adverse effects. It is greenfield and its development would be expected to lead to the loss of soil.</p> <p>The site is adjacent to the Grade I listed Church of St Mary the Virgin and as such would need to be designed to conserve and enhance its setting. Land in the Greensand Valley Landscape Character Area.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding but a risk of groundwater flooding to surface and subsurface assets; as such it is not sequentially preferred. It is within Groundwater Source Protection Zone 3, with an increased risk of groundwater contamination and within the high risk zone for groundwater vulnerability. In order to mitigate its effects, it would be necessary to</p>

OXT 007 – Land adjacent to The Graveyard and St. Mary’s Church, Oxted

<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<p>regulate and monitor water quality and SUDs would be required.</p> <ul style="list-style-type: none"> ● Biodiversity enhancement opportunities, comprising the strengthening and extending of hedgerow network, habitat creation to reconnect standalone oak with other habitats, creation of ponds and creation of species diverse grassland. ● Diversion of public right of way. ● Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
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<p>Discussion</p> <p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of the above, housing development on this site would make a contribution of 250 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.</p> <p>However, the development of the site would impact on the ability of this site to serve two of the Green Belt purposes i.e. preventing sprawl and safeguarding from encroachment and would result in the loss of openness. Its impact could be minimised by siting it in the most visually contained section of the site, in addition to using sensitive design, buffers and landscaping, but given its scale, even with all these measures, its impact would still be significant particularly as the site links into the wider rural landscape. Moreover the existing railway line, which forms the existing settlement boundary in this location, provides a strong and defensible boundary that should be retained to protect the settlement form in this location. No other equally robust and defensible boundary has been identified and as such it would impact upon the wider Green Belt’s ability to continue to serve these purposes. In addition its development would involve the diversion of a footpath which currently runs through the site.</p> <p>The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development would also provide opportunities to enhance the site’s biodiversity.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>
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OXT 020 – Land at Pollards Wood Road, Hurst Green

OXT 020 – Land at Pollards Wood Road, Hurst Green

EXTENT & LOCATION OF SITE



Land at Pollards Wood Road, Hurst Green

Proposed Development: Residential 35 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 020 and through Part 2 as part of AFI 021, sub-area AA1. Part 1 considers that part of the parcel plays a moderate role in preventing settlements from merging, has effectively contained urban sprawl and is generally effective at safeguarding the countryside from encroachment. Part 2 similarly considers that this area has served to prevent encroachment and sprawl and that there is overall a sense of openness; it therefore concludes by recommending that this area is not considered further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The site is partially screened by mature trees, it provides essential transition into the open countryside and development in this location would be likely to result in encroachment and extend sprawl from Oxted. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible can be identified.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest

Its impact may be reduced through sensitive design, landscaping and buffers. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.

OXT 020 – Land at Pollards Wood Road, Hurst Green

reasonably practicable extent?	
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (1.59ha). However sections of the site, comprising mature trees and a wooded stream are deemed unsuitable. As such development should only take place in the ecologically suitable parts of the site whilst the ecologically unsuitable areas should be protected through the use of woodland buffer zones to east and west, and a wildlife corridor provided along the northern boundary to link woodland. Should this site be allocated, the developable area is likely to be amended to reflect the constraints. Future access would be possible via OXT 052.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	Overall the site is judged to have medium/high landscape capacity for housing development because it is well contained, particularly to the east and west, and could accommodate a small urban extension, due to its slight value, provided considerations such as the site’s contribution to the setting of the surrounding landscape are taken into account. Any development would require careful mitigation, including replicating the local pattern of fields with wooded boundaries continued along the northern boundary to provide a robust edge to the settlement, albeit new hedgerow features would take up to 30 years to mature, as well as maintaining woodland along the stream.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has access to public open space, primary schools, public transport and employment opportunities. The site is classified as urban under the Agricultural Land Classification system and as such would not result in the loss of agricultural land. However, the site is not within satisfactory distance to the GP surgery or secondary schools. Whilst preserving the setting of the Low Weald area, there is the potential for the site to conflict with the Landscape Character Area (LCA) guidance which states the development should ‘conserve and enhance the landscape setting to villages and edge of settlement’. The effect of the development would depend largely on the sensitivity of the design to the local townscape and would need to be of a form that is closely related to, and in scale with, the existing settlement. The site is within close proximity of SNCIs and Ancient Woodlands and as such the development of this site may adversely affect them by reason of predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and the careful siting and design of development may help mitigate some of these adverse effects. It is greenfield and its development would be expected to lead to the loss of soil.
Is the site sequentially preferred? Would development of this site	The site is within Flood Zone 1, it has a low risk of surface water flooding and a negligible risk of groundwater flooding; as such it is sequentially preferred. It also poses negligible inherent risks or benefits

OXT 020 – Land at Pollards Wood Road, Hurst Green

increase flood risk or impact on water quality?	to water quality. In order to mitigate surface water flooding, SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> ● Provision of public access. ● Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure ● Biodiversity enhancement opportunities, including diverse native planting along north and south boundaries, provision of habitat enhancement and measures such as SUDs, recreational enhancement (boardwalk, signage) and natural play features could be considered in conjunction with adjacent site (OXT 052)

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 5 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to primary schools, countryside, employment and public transport. The site is ecologically suitable, with some buffering and wildlife corridors required. The site is also well contained from a landscape perspective, particularly along the east and west boundaries, and is considered to have medium to high capacity for development. It is sequentially preferred from a flooding perspective, with limited risks to groundwater quality, whilst the identified surface water flooding could be addressed through the use of SUDs.

However, the Green Belt in this location serves two of the Green Belt purposes, i.e. prevents sprawl and safeguards the countryside and it contributes to openness and provides transition to the open countryside, being part of the rural landscape that rises to West Heath and Limpsfield Chart. Whilst sensitive design, landscaping and buffers may reduce its impact, it would nevertheless constitute encroachment and extend sprawl from Oxted, resulting in harm to the Green Belt. Further the Green Belt boundary has been effective at preventing sprawl and encroachment upon the countryside, however in part this boundary is not strong or defensible and it is acknowledged that other features could provide more robust boundaries e.g. the public footpath to the north or Pollards Wood Road; however that boundary has nevertheless continued to ensure the Green Belt in this area serves some of the purposes. In addition the site is not well located in relation to the nearest GP surgery or secondary schools and is not of a scale that it would generate infrastructure which would remedy this.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could secure biodiversity enhancements, including recreational enhancement, however wider access to this would be dependent upon the adjoining site, for which part of the land has already been granted outline permission (TA/2017/1723); this permission only related to part of that site and not that part of the land including the woodland and play area. It is therefore unlikely that this benefit would come forward.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the

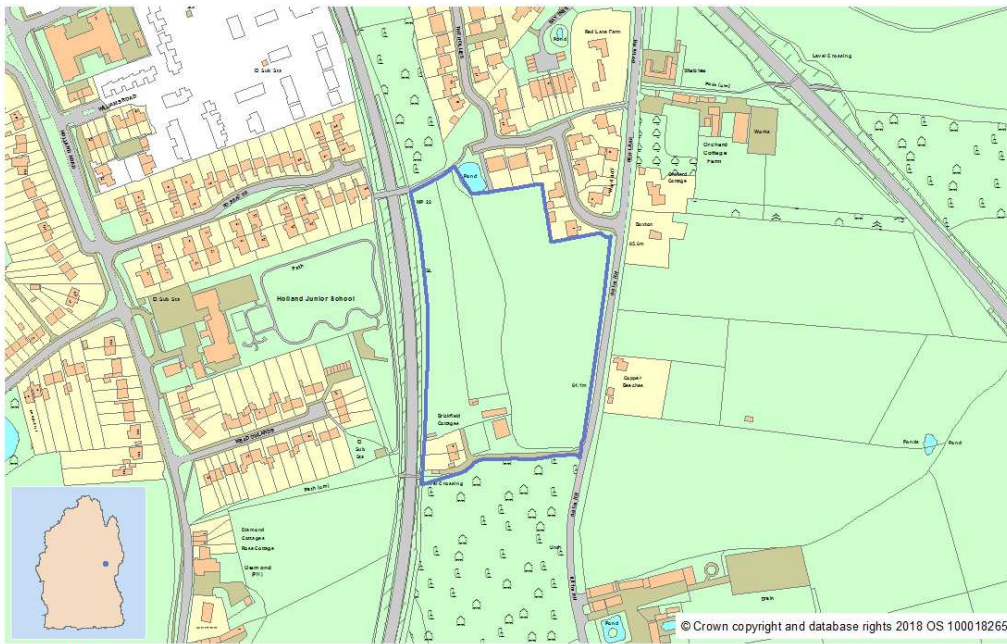
OXT 020 – Land at Pollards Wood Road, Hurst Green

Green Belt boundary.

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

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

EXTENT & LOCATION OF SITE



Tandridge District Council Land west of Red Lane, Hurst Green, Oxted

Proposed Development: Residential 62 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 022. The Green Belt evidence concludes that the parcel has prevented sprawl of large built-up areas, with development generally contained within the urban area and it also effectively served the purpose of safeguarding the countryside from encroachment.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl and safeguarding the countryside from encroachment, development in this location is likely to result in harm to the ability of Green Belt to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible can be identified.

However, this location is physically and visually well contained by the railway to the west, development to the north, wooded areas/access road to the south and Red Lane to the east. These are strong and robust boundaries containing the form of the existing settlement. Accordingly, harm resulting from development is likely to be limited.

To what extent can the

The impact of development can reduced through appropriate design,

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

	<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>buffer zones and landscaping. Further it is it is considered that development in this location would infill a gap in the built-up area and make a positive contribution to settlement form. In addition it is considered that robust and defensible boundaries are evident, which would limit the harm to the wider Green Belt's ability to serve these purposes.</p>
<p>Other evidence base considerations</p>		
	<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development, however it contains linear woodland at the margins which is unsuitable for development and therefore development will need to be located in the ecologically suitable part of the site. It would also require buffer zones to protect s.41 woodland to the south, linear woodland, ponds, with the hedgerows to be retained and protected.</p>
	<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>Site is located with the AGLV, however with slight sensitivity and value, the site is relatively unconstrained and has a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, the existing settlement within the vicinity of the site. Maintaining the existing vegetation and especially the oaks would mitigate views, however mitigation for the semi-rural character of the public rights of way will not be easy. Land to the south was considered under reference OXT 063 and the evidence concluded that its capacity would be low due to its inconsistency with the existing settlement form and it would be difficult to provide suitable mitigation.</p>
	<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
	<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and has satisfactory access to public open space, employment opportunities, primary schools and public transport. The site is 110m from the Grade II listed Red Lane Farm but due to the intervening buildings a negligible effect is anticipated however development-form would need to consider and, where necessary, conserve and enhance the setting of the listed building.</p> <p>However, the site is not within a satisfactory distance of a GP surgery or a secondary school. Furthermore, whilst preserving the setting of the Low Weald area, there is the potential for the site to conflict with the Landscape Character Area guidance which states the development should 'conserve and enhance the landscape setting to villages and edge of settlement'. The effect of the development would depend largely on the sensitivity of the design to the local townscape and would need to be of a form that is closely related to and in scale with the existing settlement.</p> <p>The site is within close proximity to SNCIs and Ancient Woodland and as such these may be adversely affected by development of this site as a result of predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and</p>

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

	<p>the careful siting and design of development may help mitigate some of these adverse effects.</p> <p>It is greenfield and its development would be expected to lead to the loss of soil. It is also Grade 3 (good to moderate quality) land as classified through the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and a negligible risk of groundwater flooding; as such it is sequentially preferred. It would pose a negligible inherent risk or benefit to water quality. In order to mitigate surface water flooding, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Potential land swap for school • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising the opportunity to restore and enhance the hedge along the road.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

The site originally comprised OXT 021 and OXT 048, and these were assessed separately for the Sites Consultation but have now been combined.

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 62 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, they have been combined and they comprise undeveloped land located on the edge of a Tier 1 settlement and as such are in a preferred location on sustainability grounds, being within close proximity to primary schools, countryside, employment and public transport.

It is in a sequentially preferred location from a flooding perspective, with a low risk of surface water flooding which can be addressed through SUDs. The site is in close proximity to a listed building, however it is anticipated that the effect on its setting would be minimal nevertheless its impact would need to be addressed, and where necessary, its setting conserved and enhanced. The site is also considered suitable for development, in principle, on landscape and ecology grounds subject to mitigation measures.

It is recognised that development would impact on the ability of the Green Belt in this location to safeguard the countryside from encroachment and prevent sprawl, and it would also impact upon its openness. However, given that the site is physically and visually well contained by built form to the north, the railway line to the west and Red Lane to the east and subject to the use of sensitive design that relates positively to the Green Belt and surrounding landscape, it is considered that the impact on the wider Green Belt could be minimised. Siting of development in this location would provide a natural infill to the built-up area and as such housing development in this location could make a positive contribution to the settlement pattern, effectively completing it. Further, a robust and defensible boundary could be secured.

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

However the site does not have satisfactory access to a secondary school or GP surgery.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including its potential to enhance the local school provision in conjunction with Holland Junior School and Hurst Green Infants School which could help support additional infant places should St Peters in Tandridge become a through school. Its development could also secure biodiversity enhancement measures.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

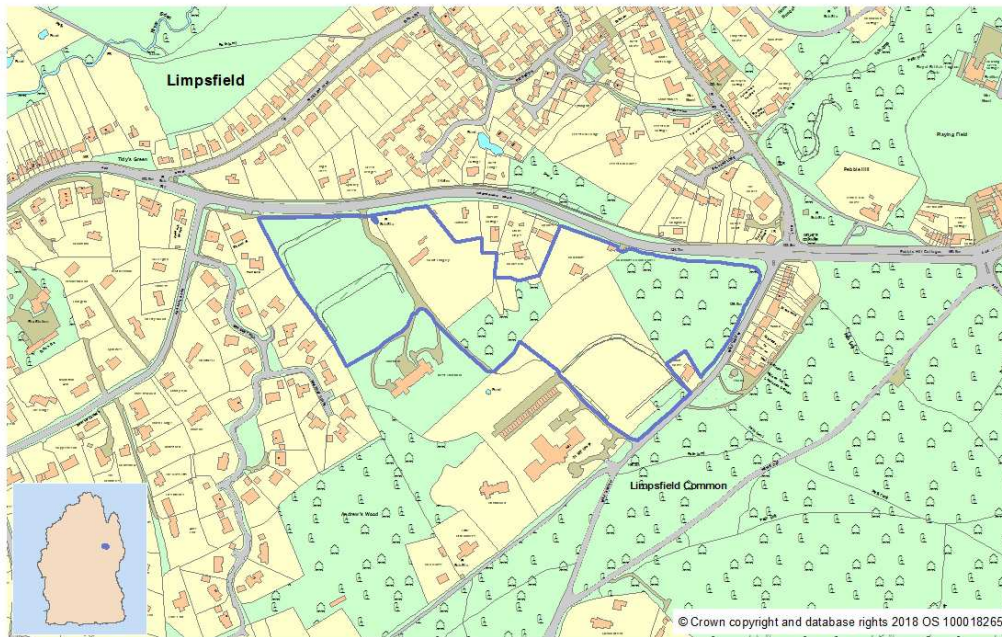
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

Red Lane marking the eastern site boundary and the woodland and public right of way to the south provide defensible boundaries to contain development in Hurst Green.

OXT 072 – Rocks Hill, Westerham Road, Oxted

OXT 072 – Rocks Hill, Westerham Road, Oxted

EXTENT & LOCATION OF SITE



Rocks Hill Westerham Road Limpsfield Oxted RH8 0ED

Proposed Development: Residential, 70 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 020 and through Part 2 as AFI 021, sub-area AA3. Part 1 recommends that part of the parcel plays a moderate role in preventing settlements from merging and is generally effective at safeguarding the countryside from encroachment Part 2 reinforces this conclusion, noting that it has an overall sense of openness and that it also serves to preserve the outer edges of the Limpsfield Conservation Area. On the basis of these conclusions, it was concluded that they serve the Green Belt purposes and should not be considered further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl, safeguarding the countryside from encroachment and preserves the outer edges of a conservation area, development in this location is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible boundary is evident

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

Although the site is partially contained through built form along the western boundary and woodland, it provides an important transition to the wider Green Belt and open countryside to the east. Its impact could be reduced through sensitively design, landscaping and buffer zones.

OXT 072 – Rocks Hill, Westerham Road, Oxted

reduced to the lowest reasonably practicable extent?	Further the existing settlement boundary in this location is considered to be robust and should be protected.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	<p>The ecology evidence assesses this site in 6 separate assessments under references (OXT 022, 024, 054, 055, 056 and 072). The ecology assessment has concluded as follows:</p> <p>OXT 056 Majority Ecologically Suitable OXT 054, 055 and OXT 072 Sensitive – Minority Ecologically Suitable OXT 022 and 024 Sensitive – Special Design and Mitigation OXT 072</p> <p>OXT 022 consists of abandoned allotments, which do not merit ecological designation. If developed, boundary trees and scrub should be retained and protected due to its supporting role to Limpsfield Common SNCI.</p> <p>OXT 024 – the upper terraces are classified as Ecologically Suitable, whilst the lower terraces are Sensitive, with some development feasible. If developed, it will require retention of tree line along western boundary to maintain connectivity, retention of some meadow grassland areas, with dark corridors along tree lines to protect foraging and commuting bats.</p> <p>OXT 054 – the upper eastern terrace has species-rich grassland and semi-natural broadleaved woodland adjacent to Limpsfield Common, whilst the western terrace is of lower botanical interest, and could be subject to sensitive development. Access to OXT 022, if taken through the woodland strip, would need to minimise impact on tree root zones and canopies. Furthermore, a woodland buffer around boundaries should be retained and should be unlit to provide a dark corridor for bats, whilst part of the species-rich grassland should be retained.</p> <p>OXT 055, contains areas which are ecologically suitable but with the mature woodlands being unsuitable. Trees, hedgerows and woodland habitat should be retained, unlit corridors maintained and root protection areas used.</p> <p>OXT 056, contains a woodland fringe which should be retained although access to OXT 022 may require intrusion. Trees and woodland habitat should be retained and protected, with unlit corridors maintained and root protection zones used.</p> <p>OXT 072 is capable of redevelopment, provided the majority of mature trees and the woodlands are retained and protected, with an appropriate unlit habitat buffer to protect foraging and commuting bats. It is recognised that access to adjoining parcels may require intrusion through woodland habitat, but it would be possible to locate a suitable point.</p> <p>For all these sites it recommends careful consideration of the style of development to ensure open areas are retained which are valuable supporting habitats for Limpsfield Common SNCI.</p>

OXT 072 – Rocks Hill, Westerham Road, Oxted

<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The landscape evidence assesses this site in 6 separate assessments under references (OXT 022, 024, 054, 055, 056 and 072) They all have moderate sensitivity and slight value, which combined result in a medium/high capacity. It concludes that all sites could accommodate 'infill' development provided key considerations such as views and the site's contribution to the setting of the surrounding landscape are taken into account.</p> <p>OXT 022 is well contained, boundary vegetation should be retained to mitigate local views, although views from tops floors of houses would be difficult to mitigate whilst the limited views from the AONB would also be difficult to prevent. Green corridor leading to Oxted should be retained.</p> <p>OXT 024 would require retention of internal woodland, include additional planting but the levels could make it difficult to retain sufficient landscape and planting to mitigate visual effects and it may be difficult to mitigate views from the AONB. OXT 054 would require retention of existing landscape pattern, which protects the site from views to the south and east. The wooded edge to the road needs to be retained and the school's boundary vegetation enhanced to reduce impact on setting.</p> <p>OXT 055 and 056 would require retention of boundary vegetation, including treed/planted road frontage, however levels could make it difficult to retain enough landscaping and planting to mitigate visual effects.</p> <p>OXT 072 would require retention and protection of mature boundary vegetation but there are limited opportunities due to the size of the site and the woodland within it.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, schools, public transport, and employment opportunities. The site also has access to Limpsfield Common, a 33 hectare wooded area that contains a number of footpaths and bridleways. The site is classified as 'urban' under the Agricultural Land Classification system; represents an efficient use of natural resources and would be expected to have a negligible effect on the local townscape.</p> <p>However, development has the potential to adversely affect the historic assets, including a Grade II listed building and a Grade II* listed building, whilst OXT 022 has the potential to adversely affect the conservation area. It is greenfield and its development would be expected to lead to the loss of soil. Site within 150m of Limpsfield Common SNCI and as such it may be adversely affected by predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and the careful siting and design of development may help mitigate some of these adverse effects.</p>
<p>Is the site sequentially preferred? Would development of this site</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding but a risk of groundwater flooding to surface and subsurface assets; as such it is not sequentially preferred. There is also an increased</p>

OXT 072 – Rocks Hill, Westerham Road, Oxted

<p>increase flood risk or impact on water quality?</p>	<p>risk of groundwater contamination. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities comprising mosaic of open habitats within a development structure, bird/bat breeding/roosting opportunities in new build, enhancement of plantation of woodland along western boundary of OXT 024 to provide greater foraging, commuting and nesting opportunities and greater connectivity to adjacent areas of s.41 broadleaved woodland, woodland management and enhancement to provide greater connectivity, with additional planting to benefit a wide range of species (OXT 054), tree, hedgerow and woodland habitat could be enhanced through sensitive management, thinning and diversifying ground flora and the removal of Rhododendron (OXT 055), use of sensitive management, thinning and diversification of ground flora to enhance on-site trees and woodland (OXT 056 and OXT 072),

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

This site was originally considered through the Sites Consultation as 5 separate sites (OXT 022, 024, 054, 055 and 056) but they have since been combined and re-numbered, and an additional site included (assessed as OXT 072 through the landscape and ecology assessments).

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 70 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape perspective subject to mitigation measures. This site is also considered, in principle, suitable for development from an ecology perspective provided it is in the ecologically suitable parts of the site, careful consideration is given to the style of development and mitigation measures are incorporated. Other potential adverse effects such as the impact upon the setting of listed buildings, conservation area and groundwater contamination could similarly be adequately mitigated.

However, the site provides an important transition to the wider Green Belt east of Oxted and makes a strong contribution to the Green Belt purposes. Development is likely to result in sprawl and compromise the ability of the wider Green Belt to safeguard from encroachment and restrict sprawl. Further, it is considered that the existing settlement boundary in this location is robust and defensible and should be protected.

The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could also secure biodiversity enhancements.

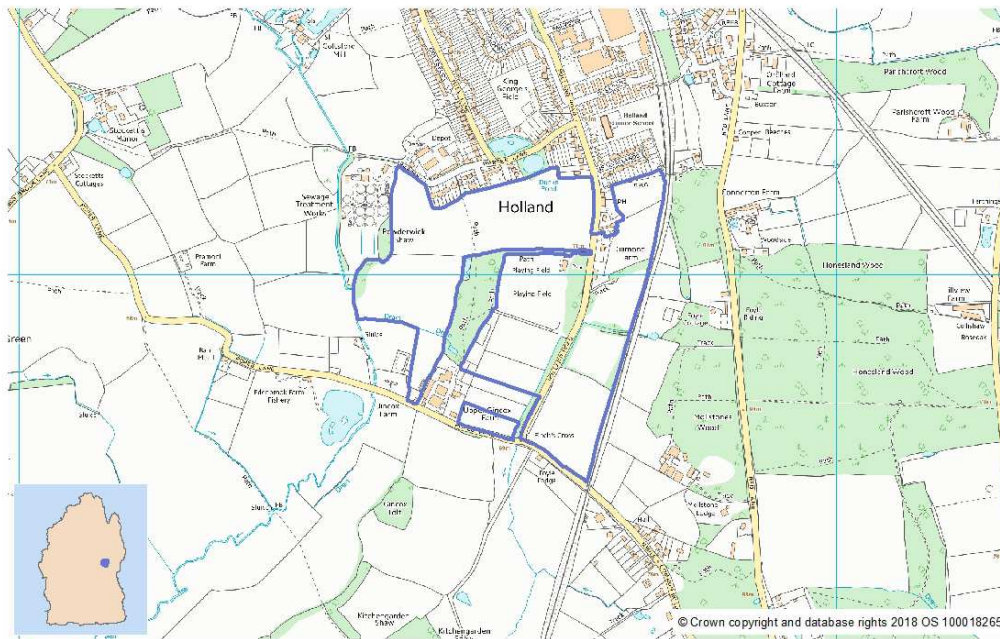
OXT 072 – Rocks Hill, Westerham Road, Oxted

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

OXT 074 – Hurst Green Extension

OXT 074 – Hurst Green Extension

EXTENT & LOCATION OF SITE



Tandridge District Council
Land at Holland Road, Hurst Green

Proposed Development: Residential, 720 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as Tier 1 in the Council’s Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 023. The Green Belt evidence concludes that the parcel has been effective at containing built development within the boundary of the urban area, at safeguarding the countryside from encroachment and plays an effective role in preserving the character of the Conservation Area. On this basis the Green Belt evidence recommends that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl, safeguarding the countryside from encroachment and preserving the character of a conservation area, its development is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes, particularly given its scale. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible can be identified.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest

The use of sensitive design would help reduce its impact however the scale of development (720 units) and the form of the site and its relationship with the settlement, are such that any reduction in terms of its impact would be minimal and it is likely to result in significant harm to the ability of the Green Belt that would be lost. For these

OXT 074 – Hurst Green Extension

	reasonably practicable extent?	reasons and because no robust or defensible boundary is evident, it would harm the ability of the wider Green Belt to serve these purposes.
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The site is ecologically suitable for development but it includes SNCI, which is of high grassland and woodland botanical value. Access to low ecological value areas could probably be achieved without significant tree loss, however this would need to be verified in respect of visibility splays but if it resulted in the loss of ancient and mature woodland trees lining Holland Road, it would result in these parcels being classified as unsuitable due to point of access issues. The site includes features of interest i.e. woodlands which could be accommodate through sensitive design and retention of buffer zones around woodlands and hedges but a major constraint would the siting of access infrastructure. In addition it appears that it may be difficult to achieve access to some parcels (OXT 046, OXT 059 and OXT 071) without the need for felling Ancient Woodland located along Holland Road; however access may be possible by some other means. If developed, woodland and hedgerows would need to be protected with unlit buffers along woodland edges and the watercourse. In addition the Holland Field SNCI would need to be retained and protected.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	With moderate sensitivity and value, site is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Development would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
	Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing and has satisfactory access to public open space, public transport, primary schools and employment opportunities. However, the site is not within a satisfactory distance to a GP surgery or a secondary school. It is adjacent to a Grade II listed building and therefore has the potential to adversely affect its setting. Development of the site would need to address this, and where necessary, conserve and enhance its setting. The site has a local bus stop on Holland Road; however this service only runs during the morning and early afternoon for school children. It is greenfield and its development would be expected to lead to the loss of soil. Along the eastern site boundary runs the railway to Oxted, which may lead to noise and vibration issues, alongside air quality issues dependant on the number of diesel locomotives that use the line. Development of the site could conflict with the Landscape Character Area guidance which states the development should 'conserve and enhance the landscape setting to villages and edge of settlement' and it is considered that sensitive design could address. It is within 450m of Honesland Wood and Great Earls Wood SNCI and as such the protected

OXT 074 – Hurst Green Extension

	<p>site may be adversely affected by predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and the careful siting and design of development may help mitigate some of these adverse effects. The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The majority of the site is within Flood Zone 1, but also contains Flood Zones 2, a risk of surface water flooding and negligible risk of groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. In order to mitigate these effects, SUDs would also be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising creation of habitat links using native species-rich hedgerows, especially to create west-east links from the BOA to broadleaved woodlands, potential for restoration or management of grassland associated with Holland Field SNCI, create new ponds on-site, sensitive management of woodland and removal of grazing pressure, enhancement of woodland footpaths and wetland habitats, including SUDs would complement habitat mosaic and extend diversity into central areas. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 720 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. Further, the site is considered, in principle, suitable for development from a landscape perspective and it is ecologically suitable, but would be considered sensitive if access is required off Holland Road and there may be extended loss of mature roadside trees.

The site is located in an area that provides an important transition to the wider Green Belt and makes a strong contribution to the Green Belt purposes. Large scale development is likely to result in significant harm to openness in this location, and would result in sprawl and encroachment on the countryside. The use of sensitive design, buffers and landscaping would reduce its impact but nevertheless its scale is such that its impact would still be significant. Furthermore, no robust or defensible boundary has been identified which would be necessary to limit the impact on the wider Green Belt’s ability to serve these purposes. The site also does not have satisfactory access to a secondary school or GP surgery.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could also secure biodiversity

OXT 074 – Hurst Green Extension

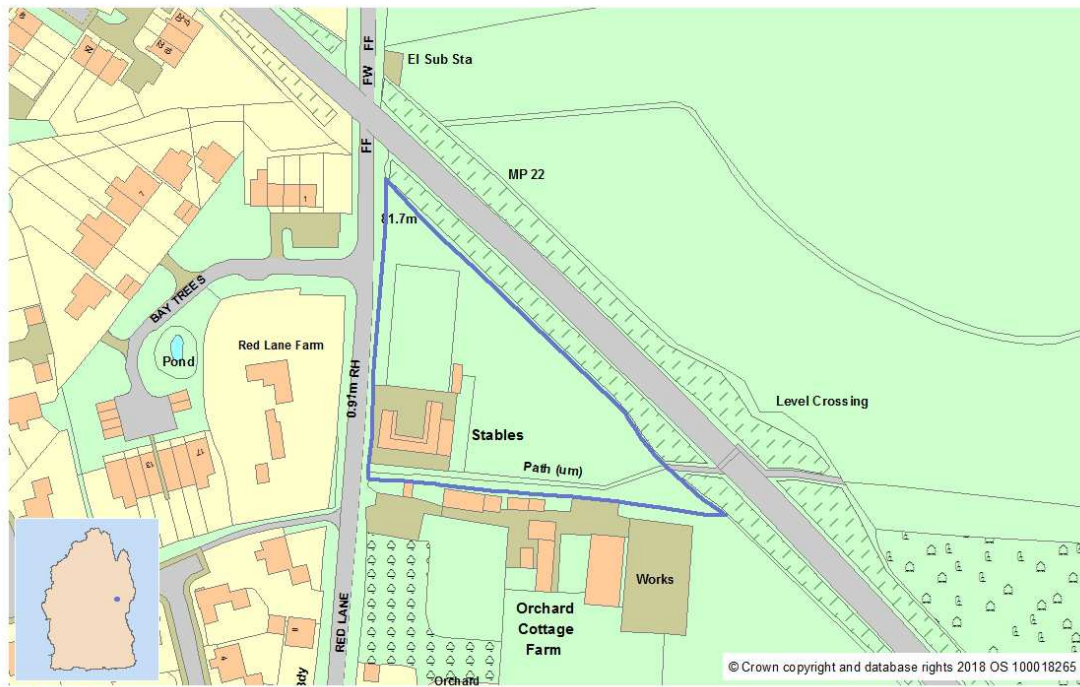
enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

OXT 075 - Land at Red Lane Stables, Hurst Green

OXT 075 - Land at Red Lane Stables, Hurst Green

EXTENT & LOCATION OF SITE



Tandridge District Council
East side of Red Lane Limpsfield

Proposed Development: Residential, 16 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Oxted, a sustainable settlement designated as a Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 022. The Green Belt evidence concludes that the parcel has prevented sprawl of large built-up areas, with development generally contained within the urban area and it also effectively served the purpose of safeguarding the countryside from encroachment.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl and safeguarding the countryside from encroachment, development in this location is likely to result in harm to the ability of Green Belt to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible can be identified. However, the Green Belt in this location is physically and visually well contained by the railway to the north east and Red Lane to the west.

To what extent can the consequent impacts on the purposes of the Green Belt be

The impact of developing this site could be reduced through sensitive design, buffer zones and landscaping. Further it is considered that the railway line to the east and the public right of way across the south of the site could serve as defensible and robust boundaries. However, the site's position does not make a

OXT 075 - Land at Red Lane Stables, Hurst Green

<p>ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>positive contribution to the settlement form.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable. Development should ensure the landscape corridor value of adjoining woodland and woodland edge is enhanced through retention of a grassland buffer zone adjacent to the woodland edge. The buffer along the linear woodland should be unlit to protect foraging and commuting bats. The site contains woodland of high local interest and this is not ecologically suitable for development.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has moderate landscape sensitivity and landscape value, which combined results in medium capacity for housing development. The site includes stables, hardstanding, exercise paddocks, grass and scrub with boundaries which are generally well vegetated with trees and hedges. The site is located to the east of Red Lane, to the west of which is the settlement edge however the site does not contribute to separation between any significant areas of settlement. Further it is a small site, hemmed in by the adjacent railway line and road and is part of the relatively undeveloped edge of Oxted, with its boundary tree cover forming part of the southern approach into Oxted. It is relatively well enclosed; however there are views into the site from the road, the railway line and the footpath to the south. It is potentially suitable for limited development provided regard for views towards the site and the existing character of the area are had, and it is demonstrated that there are no adverse impacts on the local landscape. Mitigation measures include potential to enhance site boundaries with new planting and any development is carefully designed to limit views of rooftops above the railway line, however as it is not part of the existing settlement, the potential effect development would have on the settlement pattern would be difficult to mitigate.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and has satisfactory access to public open space, employment opportunities, primary schools and public transport. The site is 110m from the Grade II listed Red Lane Farm but due to the intervening buildings a negligible effect is anticipated however development would need to consider and, where necessary, conserve and enhance the setting of the listed building.</p> <p>However, the site is not within a satisfactory distance to a GP surgery or a secondary school. Furthermore, whilst preserving the setting of the Low Weald area, there is the potential for the site to conflict with the Landscape Character Area guidance which states the development should 'conserve and enhance the landscape setting to villages and edge of settlement'. The effect of the development would depend largely on the sensitivity of the design to the local townscape and would need to be of a form that is closely related to and in scale with the existing settlement.</p> <p>The site is within close proximity to SNCIs and Ancient Woodland and as such these may be adversely affected by development of this site as a result of predation from domestic cats, noise and light pollution, litter, or increased disturbance from people. The provision of buffer zones and the careful siting</p>

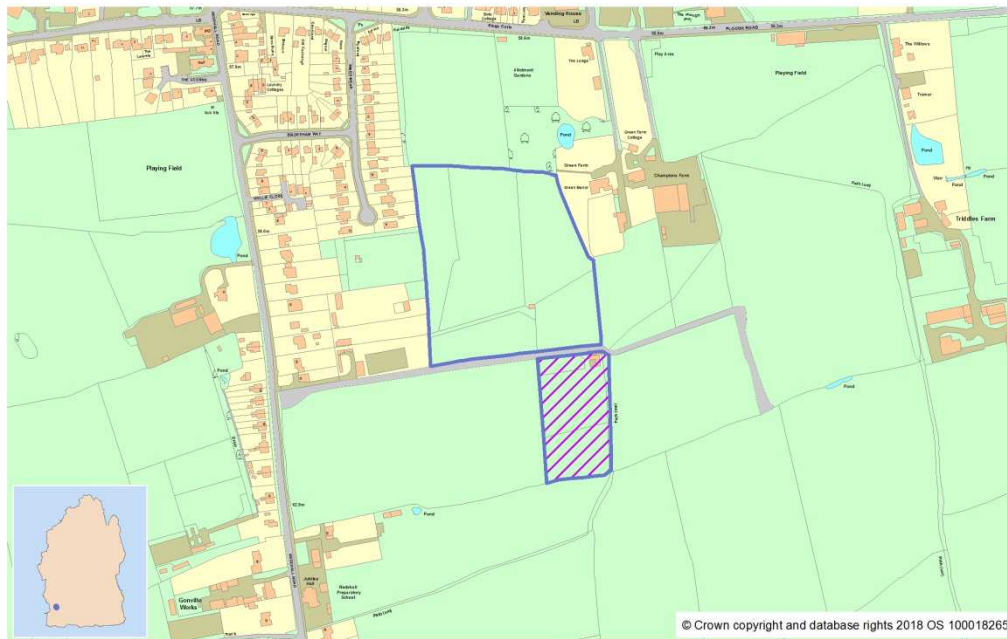
OXT 075 - Land at Red Lane Stables, Hurst Green

		<p>and design of development may help mitigate some of these adverse effects. It is greenfield and its development would be expected to lead to the loss of soil. It is also on Grade 3 (good to moderate quality) land as classified through the Agricultural Land Classification system.</p>
	<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1 but it has a significant risk of surface water flooding but negligible risk of groundwater flooding would pose a negligible inherent risk or benefit to water quality. In order to mitigate its effects, SUDs would be required.</p>
	<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising the planting of native species rich hedgerows to provide habitat for dormice and other protected species.
<p>Discussion</p>		
<p>Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of the above, housing development on this site would make a contribution of 16 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to primary schools, countryside, employment and public transport. The site is in close proximity to a listed building, however it is anticipated that the effect on its setting would be minimal nevertheless its impact would need to be addressed, and where necessary, its setting conserved and enhanced. The site is also considered suitable for development, in principle, on landscape and ecology grounds subject to mitigation measures.</p> <p>It is recognised that development would impact on the ability of the Green Belt in this location to safeguard the countryside from encroachment and prevent sprawl, and it would also impact upon its openness. It is also recognised that there are defensible boundaries present in the form of the railway line and the public right of way and that its impact could be reduced through sensitive design, buffers and landscaping. However it would result in development which would not respect the character of the settlement nor its setting, and the former would be difficult to mitigate. The site also does not have satisfactory access to a secondary school or GP surgery.</p> <p>The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development could also secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>		

SMA 004 – Land off Redehall Road, Smallfield

SMA 004 – Land off Redehall Road, Smallfield

EXTENT & LOCATION OF SITE



Tandridge District Council
Land off Redehall Road

Proposed Development: Residential, 108 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation and by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing urban sprawl, encroachment on the countryside and coalescence of built-up areas, development in this location is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible boundary can be identified.

SMA 004 – Land off Redehall Road, Smallfield

<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Whilst the site forms part of the rural setting of Smallfield, providing transition to the open countryside beyond, it is partially contained through built form on the western boundary and mature vegetation. Furthermore impacts could be reduced through sensitive design, landscaping and buffers. The existing track road cutting across the southern section of the site provides a defensible boundary, which would make a positive contribution to settlement form.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development; however hedges, trees and ditches may need to be buffered and the pond retained, with development in the ecologically suitable parts of the site. Access may result in the loss of roadside hedgerow which is s.41 habitat but this could be compensated for through on-site landscape measures. If developed in conjunction with SMA 008 would result in hedgerow loss, which would require careful selection and compensatory landscape measures. (N.B. This site was considered in combination with SMA 027 when undertaking the ecology appraisal.)</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has a moderate sensitivity, being generally well contained by surrounding vegetation, but combined with its slight landscape value, it has an overall medium/high landscape capacity for housing development. Therefore the site could accommodate appropriate development provided sensitive considerations, including views from the public footpaths, are taken into account.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that site can provide sufficient housing, has satisfactory access to GP surgery, the open countryside, bus services and a primary school, although there are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. However, the site is not located within 600m from an area of public open space, and consideration would need to be given as to whether any on or off-site provision could be secured. It has the potential to adversely affect the various Grade II listed buildings in the village, and this would need to be addressed, and where necessary the development of this site would need to conserve and enhance their setting. The site also does not have access to a secondary school. It is predominantly greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged.</p> <p>Furthermore, the site may not meet the Landscape Character Area guideline to ‘conserve and enhance the landscape setting to villages and edge of settlement’ however the use of sensitive design and utilising development which is of a form closely related to and in scale with the</p>

SMA 004 – Land off Redehall Road, Smallfield

	settlement adjacent to it, would help mitigate any impact. Ancient Woodland is interspersed throughout the Smallfield area and any development of this site would need to address this, and where necessary include mitigation measures.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a low risk of surface water flooding and a negligible risk of surface water flooding; as such it is sequentially preferred. In order to mitigate these effects, SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Junction improvements • Biodiversity enhancement opportunities, comprising new pond formation and management of hedge structure. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 108 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a primary school, countryside, employment and public transport. The site is, in principle, ecologically suitable subject to the use of mitigation measures including the retention and buffering of hedges, trees and ditches and the retention of the pond. The site is generally well contained, and subject to sensitive considerations being taken into account, such as views from the public right of way, it has a medium to high capacity to accommodate development. The site is also within satisfactory distances to a GP surgery, a primary school, open countryside and bus services and comprises poor quality agricultural land.

It is recognised that development would impact on openness of the Green Belt as well as its ability to safeguard from encroachment and restrict sprawl, but it is considered that impact could be reduced through sensitive design that relates positively to the Green Belt and surrounding landscape, particularly as this site is well contained and comprises a relatively limited part of the wider rural area due to surrounding built form. Furthermore, a defensible boundary is evident which would further limit its impact upon the wider Green Belt and would ensure that its development would result in a positive contribution to the settlement’s form. Accordingly land which is hatched in the above map is not considered to make a positive contribution in this respect.

It is not within a satisfactory distance of public open space, and consideration would need to be given to whether or not this could be provided on or off-site, whilst its acceptability in relation to the landscape setting of the village will be dependent upon a sensitive design which respects this setting and form and scale of the settlement. Development of this site may impact upon the setting of listed buildings, to which regard will need to be had and where necessary, development will need to conserve and enhance their setting. Similarly Ancient Woodland is located throughout the wider area, and this may also need to be mitigated for.

SMA 004 – Land off Redehall Road, Smallfield

It is also not within satisfactory distance to a secondary school and there is like to be a reliance on cars to access the greater range of services and facilities and employment opportunities. However this is the case for all Smallfield sites.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including local flood alleviation measures and local highway improvements. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” and subject to comprehensive development with SMA 008 and SMA 040, it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

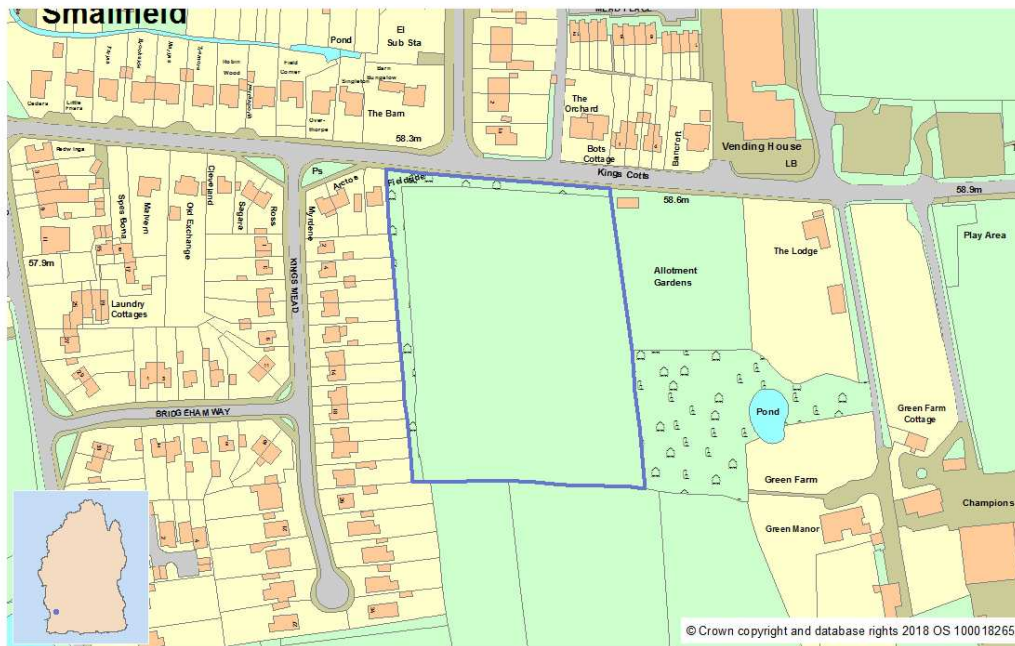
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The existing track road cutting across the southern section of the site provides a defensible boundary, which would make a positive contribution to settlement form and contain development in Smallfield.

SMA 008 – Land at Plough Road, Smallfield

SMA 008 – Land at Plough Road, Smallfield

EXTENT & LOCATION OF SITE



Tandridge District Council Land at Plough Road, Smallfield

Proposed Development: Residential 40 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing urban sprawl, encroachment on the countryside and coalescence of built-up areas, development of this site is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, particularly if no robust or defensible boundary can be identified.

To what extent can the

Whilst the site forms part of the rural setting of Smallfield, providing

SMA 008 – Land at Plough Road, Smallfield

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>transition to the open countryside beyond, it is partially contained through built form on the western boundary and mature vegetation. Its impact could be reduced through sensitive design, landscaping and buffers. Furthermore, if developed in conjunction with SMA 004, it is considered that a robust and defensible boundary could be secured which would make both a positive contribution to the settlement form and would limit the impact on the wider Green Belt's ability to serve these purposes.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development, with scope to retain mature trees and the pond; these and the ditch along the southern boundary may need to be buffered. Access formation and development in conjunction with SMA 004 would result in hedgerow loss, which would require compensatory landscape measures and careful selection of the access point.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has a slight sensitivity, being generally well contained by surrounding vegetation, and when combined with its slight landscape value, has an overall high landscape capacity for housing development. Therefore the site could accommodate appropriate development provided it is of a scale which is in keeping with the existing adjacent settlement. Other mitigation measures include the enhancement of boundary vegetation, whilst any new housing should be set back from main road to maintain a low key eastern approach.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space, although it adjoins allotments to the east of the site. The population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to GP surgery, the open countryside, bus services and a primary school, although there are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. However, the site is not located within 600m of an area of public open space, and consideration would need to be given as to whether any on or off-site provision could be secured. It has the potential to adversely affect the various Grade II listed buildings in the village, and this would need to be addressed, and where necessary, the development of this site would need to conserve and enhance their setting. The site also does not have access to a secondary school. It is predominantly greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged. Furthermore, the site may not meet the Landscape Character Area (LCA) guideline to 'conserve and enhance the landscape setting to villages and edge of settlement' however the use of sensitive design</p>

SMA 008 – Land at Plough Road, Smallfield

	<p>and utilising development which is of a form closely related to and in scale with the settlement adjacent to it, would help mitigate any impact. Ancient Woodland is interspersed throughout the Smallfield area and any development of this site would need to address this, and where necessary include mitigation measures.</p>
<p>Is the site sequentially preferred? Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, with a negligible risk of groundwater flooding but with a significant risk of surface water flooding; as such it is not sequentially preferred. In order to mitigate its effect, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities, comprising plant species rich, native hedges along field boundaries and the formation of additional ponds or swales as part of the landscape structure. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 40 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside, and bus services. The site is, in principle, ecologically suitable subject to the use of mitigation measures including the retention and buffering of hedges, trees and ditches and the retention of the pond. The site is generally well contained, and subject to sensitive considerations being taken into account, such as views from the public right of way, it has a medium to high capacity to accommodate development in the landscape.

It is not within a satisfactory distance of public open space, and consideration would need to be given to whether or not this could be provided on or off-site, whilst its acceptability in relation to the landscape setting of the village will be dependent upon a sensitive design which respects this setting and form and scale of the settlement. Development of this site may impact upon the setting of listed buildings, to which regard will need to be had and where necessary, development will need to conserve and enhance their setting. Similarly Ancient Woodland is located throughout the wider area, and this may also need to be mitigated for.

It is recognised that development would impact on openness of the Green Belt as well as its ability to safeguard from encroachment and restrict sprawl, but it is considered that impact could be reduced through sensitive design that relates positively to the Green Belt and surrounding landscape, particularly as this site is well contained and comprises a relatively limited part of the wider rural area due to surrounding built form. It is further considered that, if developed comprehensively with SMA 004 sensitively designed housing development in this location would make a positive contribution to settlement form. It would also be possible to secure a robust and defensible boundary, thereby

SMA 008 – Land at Plough Road, Smallfield

limiting the harm to the wider Green Belt.

However, it is not within satisfactory distance to a secondary school and there is like to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including local flood alleviation measures and local highway improvements. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” and subject to comprehensive development with SMA 004 and SMA 040, it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

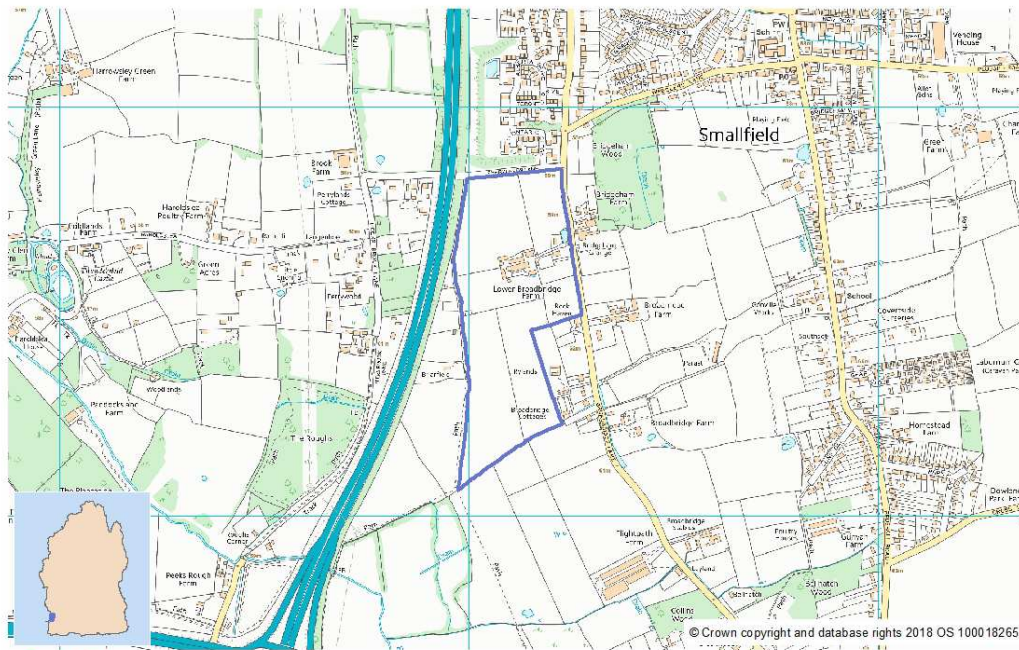
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

It is considered that if developed in conjunction with SMA 004, a robust and defensible boundary can be secured, comprising the existing track road cutting across the southern section of SMA 004 and that this would make a positive contribution to settlement form and contain development in Smallfield.

SMA 009 – Lower Broadbridge Farm, Smallfield

SMA 009 – Lower Broadbridge Farm, Smallfield

EXTENT & LOCATION OF SITE



Tandridge District Council
Lower Broadbridge Farm, Smallfield

Proposed Development: Residential 279 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 040 and through Part 2 as part of AFI 037. Part 1 concludes that the parcel prevents Copthorne and Domewood and Smallfield and Burstow from merging and plays a considerable role in preserving the setting of the Burstow Conservation Area. Whilst AFI 037 considers that the Green Belt boundary has prevented sprawl from Smallfield and has prevented Smallfield from merging with Burstow, but that it does not affect any conservation areas and that the overall character and appearance is that of countryside with ribbon-style development. Further that it has served to prevent encroachment.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing settlements from merging and has prevented encroachment, development of this site, particularly given the scale, form and relationship of this site with Smallfield, comprising countryside with open views its development would extend sprawl from Smallfield and result in encroachment and as such is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes, with potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust

SMA 009 – Lower Broadbridge Farm, Smallfield

	and defensible boundary can be identified.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	It is considered that sensitive design, buffers and landscaping could reduce the impact; however given the scale of the development and the form and layout of the site in relation to Smallfield, it is considered that any reduction would be limited. Furthermore, no robust or defensible boundary has been identified and this would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Suitable for housing development (13ha). If developed, mature trees should be retained, the landscape structure enhanced, biodiversity improvement measures included but there may be undevelopable areas due to presence of Flood Zone 2 and its siting next to the M23. If developed, hedges, mature trees and the pond should be retained, and buffered as appropriate, whilst the pond would require protection from run-off and sensitive lighting required to avoid disturbance to nocturnal and crepuscular species and ecological networks provided and protected. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site has substantial landscape sensitivity in particular due to its inconsistency with the existing settlement form/pattern, and low potential for mitigation. Combined with slight landscape value, the site has low/medium capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape. However should it be developed, it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, open countryside and a primary school, although there are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. However, the site is not located within 600m of an area of public open space, and consideration would need to be given as to whether any on or off-site provision could be secured. It has the potential to adversely affect the various Grade II listed buildings in the village, and this would need to be addressed, and where necessary, its development would need to conserve and enhance their setting. The site also does not have access to a secondary school nor bus services. It is predominantly greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged. Furthermore, the site may not meet the Landscape Character Area

SMA 009 – Lower Broadbridge Farm, Smallfield

	<p>(LCA) guideline to ‘conserve and enhance the landscape setting to villages and edge of settlement’ however the use of sensitive design and utilising development which is of a form closely related to and in scale with the settlement adjacent to it, would help mitigate any impact. Ancient Woodland is interspersed throughout the Smallfield area and any development of this site would need to address this, and where necessary include mitigation measures. The site may be affected by noise pollution from Gatwick Airport. The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The majority of the site is within Flood Zone 1, but also contains Flood Zones 2, a low risk of surface water flooding and negligible risk of groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. It would pose negligible inherent risk or benefits to water quality. In order to mitigate these effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities comprising inter-planting of hedges with native species to improve diversity, consider owl nest boxes and boxes for other bird species and bats, enhance habitat around pond and create new ponds with linking corridors.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 297 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school and countryside. In addition, the site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact of surface water flooding could similarly be adequately mitigated.

It is not within a satisfactory distance to public open space, and consideration would need to be given to whether or not this could be provided on or off-site. Development of this site may impact upon the setting of listed buildings, to which regard will need to be had and where necessary, development will need to conserve and enhance their setting. Similarly Ancient Woodland is located throughout the wider area, and this may also need to be mitigated for.

However, the Green Belt in this location makes an effective contribution to openness and serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl and preventing settlements from merging. It is considered that whilst its impact could be reduced by use of sensitive design, given its scale, and form and location of the site, development of the site would extend sprawl

SMA 009 – Lower Broadbridge Farm, Smallfield

from Smallfield and encroach upon the open countryside and that any reduction in harm would be limited. It would also affect the ability of the wider Green Belt to serve these purposes, particularly as no robust and defensible boundary has been identified. Furthermore, the development of this site would adversely affect the existing settlement form and would result in significant landscape impacts. Further, it is not within satisfactory distance to a secondary school and there is likely to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere, although it is acknowledged that this is common to all Smallfield sites.

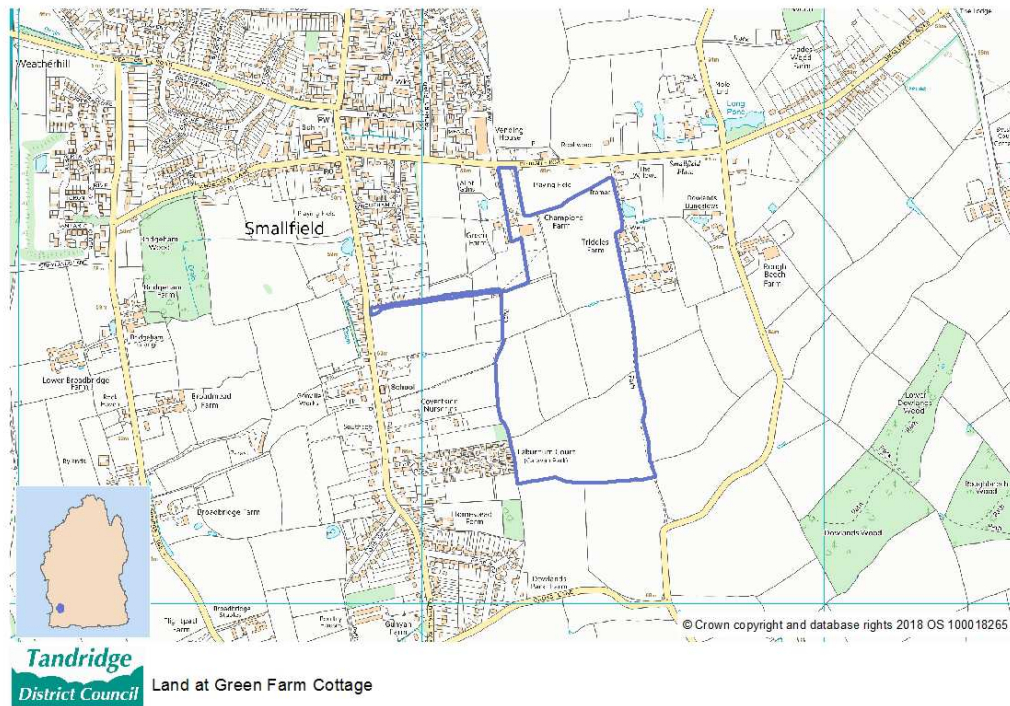
It is acknowledged that its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Given its scale it would also include new play facilities and open space on-site which would address the need generated by its development but which may also contribute to the wider community although the distance from the core of Smallfield would make this unlikely. In addition biodiversity enhancements could also be secured.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 020 – Land at Green Farm Cottage, Smallfield

SMA 020 – Land at Green Farm Cottage, Smallfield

EXTENT & LOCATION OF SITE



Proposed Development: Residential 425 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing urban sprawl, encroachment on the countryside and coalescence of built-up areas, development of this site is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible boundary can be identified.

To what extent can the

It is considered that sensitive design, buffers and landscaping could

SMA 020 – Land at Green Farm Cottage, Smallfield

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>reduce its impact; however given the scale of the development and the form and layout of the site in relation to Smallfield, it is considered that any reduction would be limited. Furthermore as no robust and defensible boundary has been identified it would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (18ha). 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. It would be possible to accommodate the species within new habitats, particularly in the south and west. Development to be located in the ecologically suitable part of the site.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>Site has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the setting of the surrounding landscape, and its visual sensitivity. Combined with slight value, the site has low/medium capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape. If it were to be developed, it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to the GP surgery, the open countryside and a primary school. There are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. However, the site is not located within 600m from an area of public open space and does not have access to a secondary school. It is greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged. The site may not meet the Landscape Character Area guideline to 'conserve and enhance the landscape setting to villages and edge of settlement'. It may adversely affect Ancient Woodland interspersed throughout the Smallfield area. The site contains the Grade II listed Green House Farm and as such development may adversely affect its setting. Its development would need to conserve and enhance its setting.</p> <p>The site may be affected by noise pollution from Gatwick Airport and the southern area of the site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>

SMA 020 – Land at Green Farm Cottage, Smallfield

<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The majority of the site is within Flood Zone 1, but also contains Flood Zones 2, a low risk of surface water flooding and negligible risk of groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. It would pose negligible inherent risk or benefits to water quality. In order to mitigate these effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 425 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

It is not within a satisfactory distance to public open space, and consideration would need to be given to whether or not this could be provided on or off-site. Development of this site may impact upon the setting of listed buildings, to which regard will need to be had and where necessary, development will need to conserve and enhance their setting. Similarly Ancient Woodland is located throughout the wider area, and this may also need to be mitigated for.

However, the Green Belt in this location makes an effective contribution to openness and serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl and preventing settlements from merging. It is considered that whilst its impact could be reduced by use of sensitive design, given its scale, and the form and location of the site, development of the site would extend sprawl from Smallfield and encroach upon the open countryside and that any reduction in harm would be limited. It would also affect the ability of the wider Green Belt to serve these purposes, particularly as no robust and defensible boundary has been identified. Furthermore, the development of this site would adversely affect the existing settlement form and would result in significant landscape impacts. Further, it is not within satisfactory distance to a secondary school and there is likely to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere, although it is acknowledged that this is common to all Smallfield sites.

It is acknowledged that its development would attract CIL, and as such would contribute towards

SMA 020 – Land at Green Farm Cottage, Smallfield

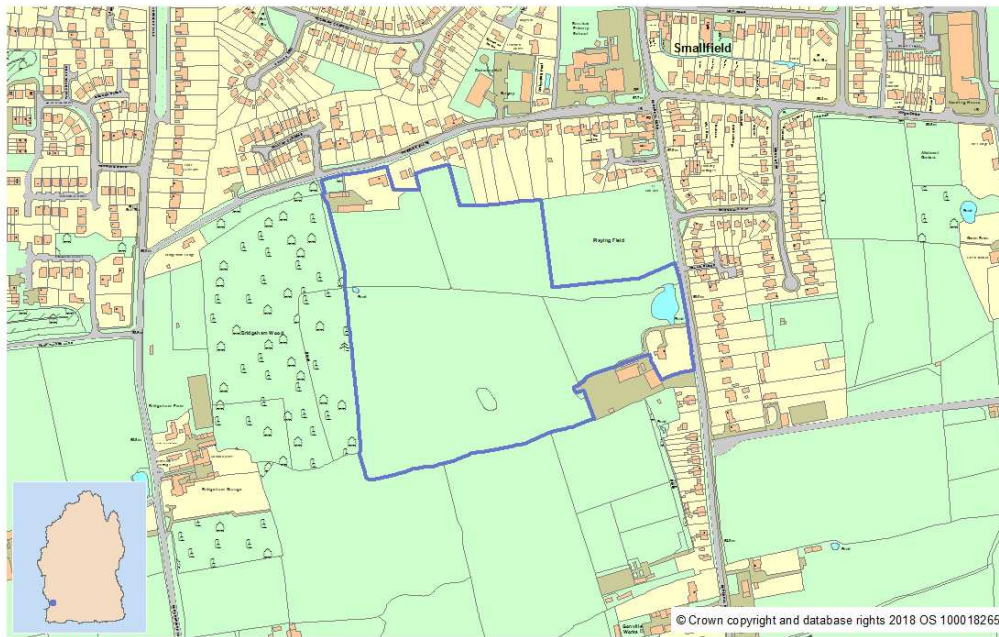
infrastructure needed to support the growth of the district. Given its scale it would also include new play facilities and open space on-site which would address the need generated by its development but which may also contribute to the wider community although given the distance from the core of the settlement this is seen as unlikely.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 021 – Land at Greenleas House, Smallfield

SMA 021 – Land at Greenleas House, Smallfield

EXTENT & LOCATION OF SITE



Land at Greenleas House, Smallfield

Proposed Development: Residential, 260 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing settlements from merging and has prevented sprawl and encroachment, development of this site, particularly given the scale, form and relationship of this site with Smallfield, comprising countryside with open views its development would extend sprawl from Smallfield and result in encroachment and as such is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes, with potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust

SMA 021 – Land at Greenleas House, Smallfield

	and defensible can be identified.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	It is considered that sensitive design, buffers and landscaping could reduce the impact; however given the scale of the development and the form and layout of the site in relation to Smallfield, it is considered that any reduction would be limited. Furthermore as no robust and defensible boundary has been identified it would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (5.06ha). If developed, it would need to be located in the ecologically suitable parts of the site. However it would be necessary to protect, buffer and include long-term management of meadows and woodland, with a 15m buffer along the western fringe to protect Ancient Woodland. Similarly the woodland corridor linking the pond containing GCN to the Ancient Woodland must be retained in uninterrupted condition. The GCN and their pond and its margins would require protection and would also require a conservation scheme, which could be delivered through habitat enhancement and the creation of new ponds. Access from Redehall Road would require consideration of pond and great crested newt (GCN) protection. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The northern part of the site is well contained, whilst the southern portion can be seen from the wider landscape to the south. As such the northern portions could be assimilated by retaining and enhancing vegetation, with offset to Ancient Woodland, however as the southern portion is less well contained and is linked to wider countryside, it would be more difficult to mitigate. The site could accommodate appropriate development provided sensitive considerations, including views from the public footpaths, the adjacent Ancient Woodland, and area of flood zone, are taken into account. Further it would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, and has satisfactory access to the GP surgery, open countryside, buses and a primary school. There are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. The site is not located within 600m from an area of public open space and does not have access to a secondary school. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed,

SMA 021 – Land at Greenleas House, Smallfield

		<p>sustainable transport measures and electric charging points would need to be encouraged.</p> <p>It is greenfield and its development would be expected to lead to the loss of soil. The site may not meet the Landscape Character Area guideline to ‘conserve and enhance the landscape setting to villages and edge of settlement’ but sensitive design could help address this. The site may adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area and development would need to address and where necessary, include mitigation measures. It is on the urban edge of Smallfield and has the potential to adversely affect the various Grade II listed buildings in the village and where necessary, its development would need to conserve and enhance their setting.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>		<p>The majority of the site is within Flood Zone 1, but also contains Flood Zones 2, a significant risk of surface water flooding and for the majority of the site has a negligible risk of groundwater flooding but with a risk of to surface and subsurface assets for a small part. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. In order to mitigate these effects, SUDs would also be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>		<ul style="list-style-type: none"> • Opportunity to enhance footpath facilities. • Biodiversity enhancement opportunities comprising sensitive management of woodland to encourage diversity, creation of new ponds, management of rush pasture. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 260 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school and, countryside. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

However, the Green Belt in this location makes an effective contribution to openness and serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl and preventing built-up areas from coalescing. It is considered that whilst its impact could be reduced by use of sensitive design, given its scale, and the form and location of the site, development of the site would extend sprawl from Smallfield and encroach upon the open countryside and that any reduction in harm would be limited. It would also affect the ability of the wider Green Belt to serve these purposes, particularly as no robust and defensible boundary has been identified. Further, it is not

SMA 021 – Land at Greenleas House, Smallfield

within satisfactory distance to a secondary school and there is likely to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere, although it is acknowledged that this is common to all Smallfield sites.

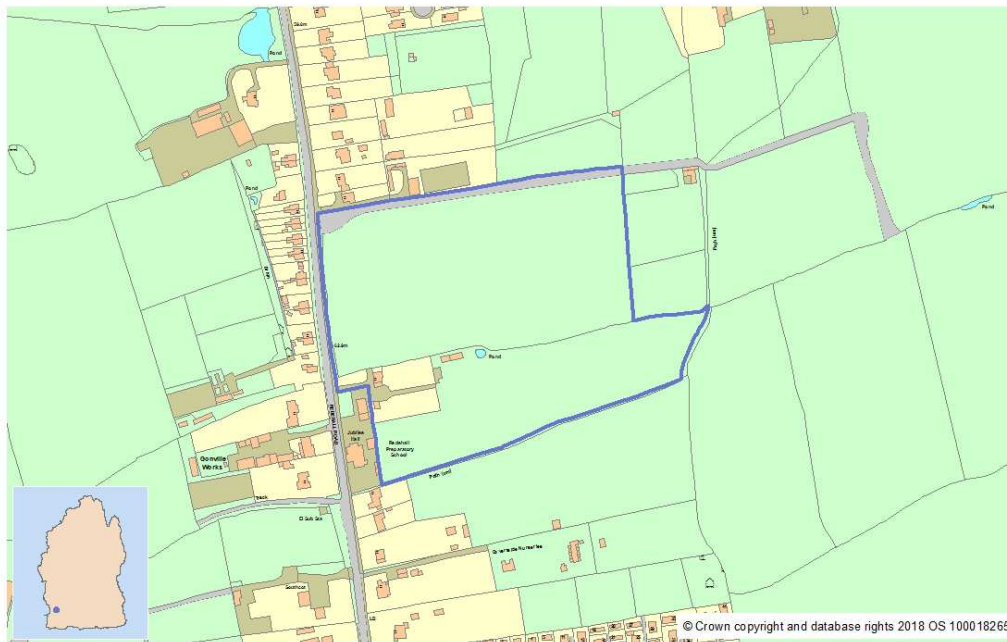
Its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development would also secure biodiversity enhancement.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 027 – Land at May Cottage, Smallfield

SMA 027 – Land at May Cottage, Smallfield

EXTENT & LOCATION OF SITE



Tandridge District Council Land at May Cottage

Proposed Development: Residential, 100 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing urban sprawl, encroachment on the countryside and coalescence of built-up areas, development of this site is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible boundary can be identified.

To what extent can the

It is considered that sensitive design, buffers and landscaping could

SMA 027 – Land at May Cottage, Smallfield

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>reduce the impact; however given the scale of the development and the form and layout of the site in relation to Smallfield, it is considered that any reduction would be limited. Furthermore as no robust and defensible boundary has been identified it would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development. The site was assessed in combination with SMA 004 and is ecologically suitable for development, with scope to retain mature trees and pond. Access formation could result in loss of roadside hedgerow; however this could be compensated for through landscape measures. If developed in conjunction with SMA 008 it would result in hedgerow loss, but harm could be minimised through careful selection of and compensatory landscape measures. Development would need to be in the ecologically suitable parts of the site and it would be necessary to retain and protect hedges, standard trees and ditches, using buffers and sensitive lighting.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site was assessed as SMA 027, comprising the school, and as part of SMA 004, comprising the land to the east of the school and to its north. It was concluded that the school site had a high capacity for development provided it was of a scale in keeping with that on the opposite side of Redehall Road, with potential to enhance boundary planting. Whilst the land falling within part of SMA 004, has an overall medium/high landscape capacity, provided sensitive considerations i.e. views from the public footpaths, are taken into account. It includes good hedge and tree structure along the boundaries and internally, adjoins Smallfield to the north-west, with low density housing to its south. It forms part of the gap to the south, but ribbon development limits the sense of separation and forms part of the rural setting, but it is a fairly limited part of the wider rural continuum. Development of a form that is closely related to, and in scale with, the existing settlement adjacent to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and has satisfactory access to the GP surgery, open countryside, buses and a primary school. There are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. However, the site is not located within 600m from an area of public open space and does not have access to a secondary school. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged. It is greenfield and its development would be expected to lead to the</p>

SMA 027 – Land at May Cottage, Smallfield

	<p>loss of soil. The site is on the urban edge and may not meet the Landscape Character Area (LCA) guideline to ‘conserve and enhance the landscape setting to villages and edge of settlement’. Sensitive design would help mitigate this. The site may adversely affect Ancient Woodland interspersed throughout the Smallfield area and development would need to address this and where necessary, including mitigation measures. It has the potential to adversely affect the various Grade II listed buildings in the village and where necessary, its development would need to conserve and enhance their setting.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a significant risk of surface water flooding but a negligible risk of groundwater flooding; as such it is not sequentially preferred. In order to mitigate this, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising creation of new ponds within 50m of existing pond to restore amphibian value and manage hedges for structure. • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Site can deliver new leisure/recreation facilities for Redehall Prep School.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 100 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

However, the Green Belt in this location makes an effective contribution to openness and serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl and preventing built-up areas from coalescing. It is considered that whilst its impact could be reduced by use of sensitive design, landscaping and buffers, given its scale, and the form and location of the site, it is considered that development of the site would extend sprawl from Smallfield and encroach upon the open countryside and that any reduction in harm would be limited. It would also affect the ability of the wider Green Belt to serve these purposes, particularly as no robust and defensible boundary has been identified. Further, it is not within satisfactory distance to a secondary school and there is likely to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere, although it is acknowledged that this is common to all Smallfield sites.

The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Its development would also allow for biodiversity enhancements to be secured.

SMA 027 – Land at May Cottage, Smallfield

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 030 – Land North of Plough Road, Smallfield

SMA 030 – Land North of Plough Road, Smallfield

EXTENT & LOCATION OF SITE



Land North of Plough Road, Smallfield

Proposed Development: Residential, 120 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt serves the purposes of preventing sprawl and encroachment of the countryside, development of this site would result in sprawl and encroachment of the countryside and therefore would harm the ability of the Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on the purposes of the Green

It is considered that sensitive design, buffers and landscaping could reduce the impact; however given the scale of the development and the form and layout of the site in relation to Smallfield, it is considered that

SMA 030 – Land North of Plough Road, Smallfield

<p>Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>any reduction would be limited. Furthermore as no robust and defensible boundary has been identified it would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development (7.95ha). 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. The green infrastructure of the site could include a greater diversity of habitats than presently found.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>With moderate sensitivity and value, site is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to take into account the site visual sensitivity and demonstrate no adverse impacts on the setting of the rural landscape to the east.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing and has satisfactory access to the GP surgery, open countryside, buses and a primary school. There are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. However, the site is not located within 600m from an area of public open space and does not have access to a secondary school. It is greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged.</p> <p>The site may not meet the Landscape Character Area guideline to 'conserve and enhance the landscape setting to villages and edge of settlement', whilst adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area. The site is on the urban edge of Smallfield and has the potential to adversely affect the various Grade II listed buildings in the village. Part of the site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The majority of the site is within Flood Zone 1, but it also contains Flood Zones 2 (c 1%), a significant risk of surface water flooding but a negligible risk from groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. In order to mitigate these effects, SUDs would also be required. The site is considered as part of the Smallfield Flood Alleviation Study and site promoters are seeking to bring forward the site as part of a wider flood alleviation scheme for Smallfield.</p>

SMA 030 – Land North of Plough Road, Smallfield

<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities including decreased active management of hedges, potential for inter-planting of more native species to improve diversity, sensitive lighting and the creation of new wetlands, which would bring particular benefits to biodiversity. • Flood mitigation measures for the wider area.
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Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 120 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

The Green Belt in this location serves to prevent sprawl and encroachment on the countryside; it also makes a significant contribution to openness. The sensitive design of development and use of buffers and landscaping may reduce its impact however given the scale of development, and the relationship with the form of the settlement, it is considered that the harm arising would still be significant. There is also potential for harm to the wider Green Belt as no robust and defensible boundary has been identified. Furthermore, the site is not within a satisfactory distance to secondary schools and there would be a reliance on the private car to access facilities and employment.

The site also includes a high risk of surface water flooding and a part of the site is categorised as Flood Zone 2. However, the site represents a major opportunity to deliver a developer-funded flood alleviation scheme which would help mitigate flood risk across the Smallfield area as a whole, and as such would provide wider benefit to the local community affected by flooding.

The development would also attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site, together with SMA 004, 008 and 040, could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including local flood alleviation measures and local highway improvements. Its development would also provide the opportunity to secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

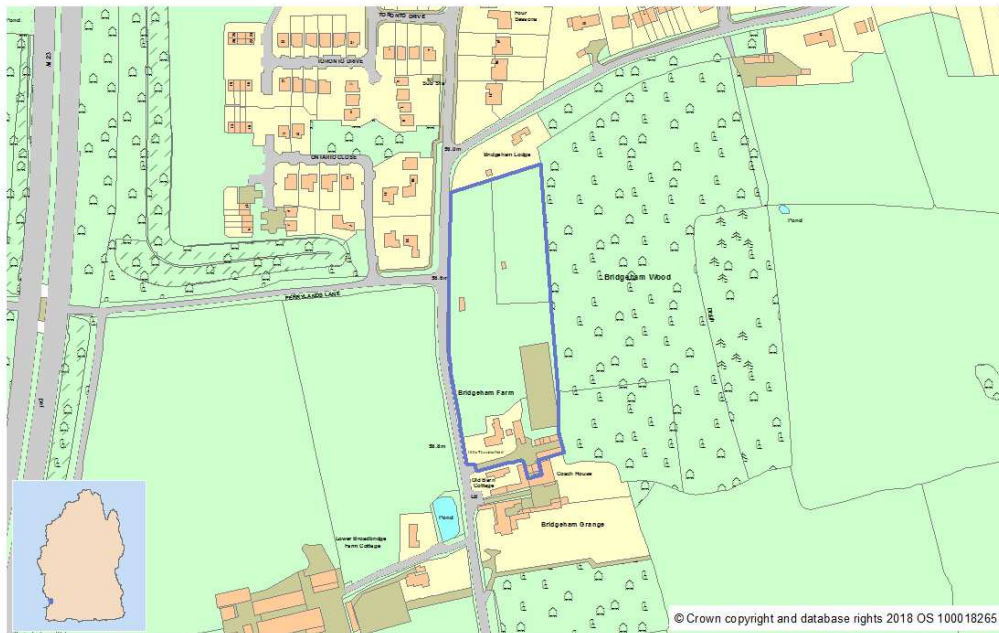
SMA 030 – Land North of Plough Road, Smallfield

Whilst the site boundary contains intermittent tree lines, these are not considered to be particularly defensible. The allocation of this site would need to include a policy requirement for the creation of a suitable and defensible boundary as part of development.

SMA 031 – Bridgeham Farm, Smallfield

SMA 031 – Bridgeham Farm, Smallfield

EXTENT & LOCATION OF SITE



Tandridge
District Council
Bridgeham Farm

Proposed Development: Residential, 24 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration

What is the nature and extent of the harm to the Green Belt if the site is developed?

The development of this site would result in sprawl and encroachment of the countryside and therefore would harm the ability of the Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible can be identified.

To what extent can the consequent impacts on the purposes of the Green

Whilst the site is visually contained by woodland to the east and whilst impact could be mitigated through buffer zones, landscaping and sensitive design, development would make a negative contribution to

SMA 031 – Bridgeham Farm, Smallfield

<p>Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>the settlement form and pattern in part of Smallfield, Furthermore, no robust and defensible boundary has been identified.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development (1.03ha), with development located in the ecologically suitable areas. 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.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>With moderate sensitivity and slight value, site has a medium/high landscape capacity for housing development, provided that the high level of screening provided by boundary vegetation is maintained and the scale and form of new development proposals are in keeping with the existing settlement adjacent to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to the GP surgery, open countryside and a primary school. However, there are limited employment opportunities in Smallfield, but Crawley, Horley and Gatwick Airport are accessible. It is not located within 600m from an area of public open space, does not have access to a secondary school, and does not have satisfactory access to buses. It is greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged.</p> <p>The site may not meet the Landscape Character Area (LCA) guideline to ‘conserve and enhance the landscape setting to villages and edge of settlement’ but sensitive design could address this. The site may adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area and immediately abuts an area of Ancient Woodland; it would need to mitigate any harm arising. The site is on the urban edge of Smallfield and has the potential to adversely affect the various Grade II listed buildings in the village however, if necessary, it would need to be designed to conserve and enhance their setting. The site is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a significant risk of surface water flooding but negligible risk of groundwater flooding; as such it is not sequentially preferred. In order to mitigate its effects, SUDs would be required.</p>

SMA 031 – Bridgeham Farm, Smallfield

Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?

- Biodiversity enhancement opportunities, comprising the management of hedges to improve structure and diversity, the incorporation of native species into garden landscaping and encouragement of bat boxes in trees and in architecture.
- Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion**Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?**

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 24 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, and countryside. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.

The development of this site would result in harm to the Green Belt, resulting in sprawl and encroachment on the countryside, with harm to openness. It is contained by the woodland to its east and its impact could be mitigated through sensitive design, buffers and landscaping however, particularly due to the site's form and location in relation to the settlement, any such reduction would not be substantial. In addition no robust and defensible boundary has been identified. Furthermore, it would make a negative contribution to the settlement form and pattern of this part of Smallfield. As with all sites in Smallfield there would be reliance on private cars due to the lack of a secondary school, limited employment and limited facilities and amenities.

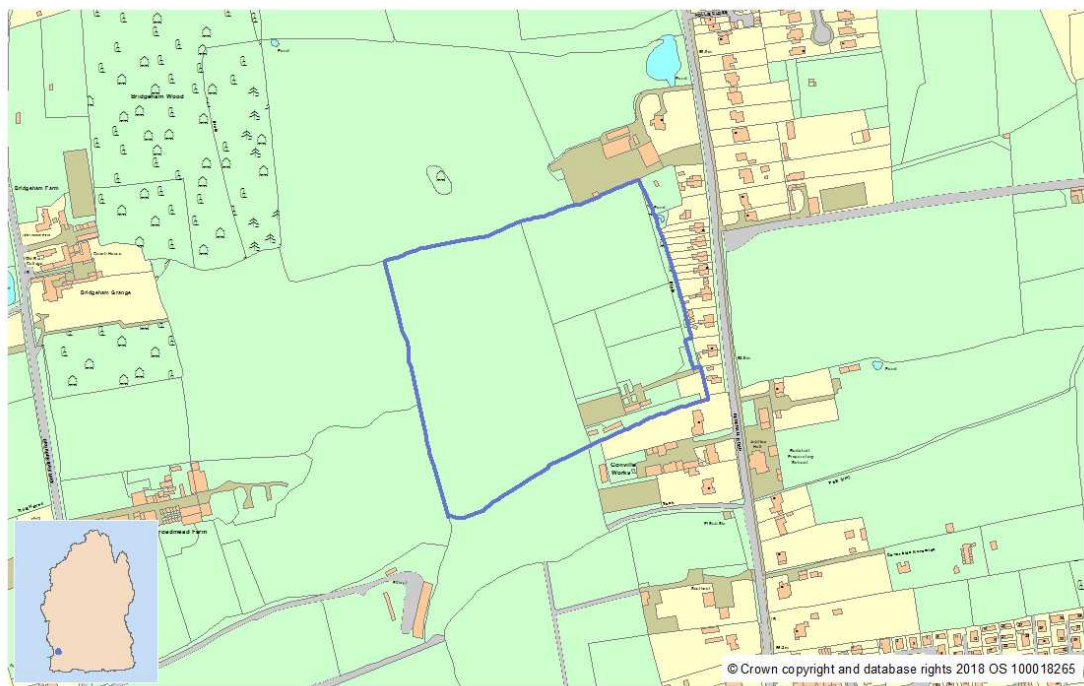
The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

SMA 035 - Land to the rear of 46 Redehall Road, Smallfield

SMA 035 - Land to the rear of 46 Redehall Road, Smallfield

EXTENT & LOCATION OF SITE



Land to the rear of 46 Redehall Road, Smallfield

Proposed Development: Residential, 83 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land abutting SMA 021 and as such, should that site be allocated, would result in this site being located on the edge of the built-up area of Smallfield, a sustainable settlement designated as Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but, by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing settlements from merging and has prevented sprawl and encroachment, development of this site, particularly given the scale, form and relationship of this site with Smallfield, comprising countryside with open views its development would extend sprawl from Smallfield and result in encroachment and as such is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes, with potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the

It is considered that sensitive design, landscaping and buffers could reduce

SMA 035 - Land to the rear of 46 Redehall Road, Smallfield

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>the impact; however given the scale of the development and the form and layout of the site in relation to Smallfield, it is considered that any reduction would be limited. Furthermore as no robust and defensible boundary has been identified it would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable. However, any development would need to conserve perimeter woodland and maintain grassland diversity, through retention and restoration of the species-rich semi-improved field, and the woodland edge/grassland buffer strips. Access from Redehall Road should also avoid loss of mature oak trees.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has moderate landscape sensitivity and slight landscape value, which combined results in a medium/high capacity for housing development. It consists of fields/paddocks with strong boundary vegetation. However it is relatively disconnected from the main settlement but is similar to other areas of settlement either side of Redehall Road and is part of the rural landscape which borders the edge of Smallfield, with the treed boundaries filtering the urban edge from the countryside. It does not separate any significant settlements. The site has limited localised views but is obscured from the wider landscape by surrounding boundary vegetation and settlement. It could accommodate development provided the local settlement pattern, the setting to the surrounding landscape/settlement and views towards the site are carefully taken into account. Mitigation measures including retention and enhancement of boundary vegetation, and provision of open space to the western edges to provide a buffer to the wider landscape and a buffer to existing dwellings.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site can provide sufficient housing, and has satisfactory access to the GP surgery, open countryside, buses and a primary school. There are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 land (poor quality) land under the Agricultural Land Classification system. The site is not located within 600m from an area of public open space and does not have access to a secondary school. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged. It is greenfield and its development would be expected to lead to the loss of soil. The site may not meet the Landscape Character Area guideline to 'conserve and enhance the landscape setting to villages and edge of settlement' but sensitive design could help address this. The site may adversely affect the Ancient Woodland that is interspersed throughout the Smallfield area and development would need to address and where necessary, include mitigation measures. It is on the urban edge of Smallfield and has the potential to adversely affect the various Grade II listed buildings in the village and where necessary, its development would need to conserve</p>

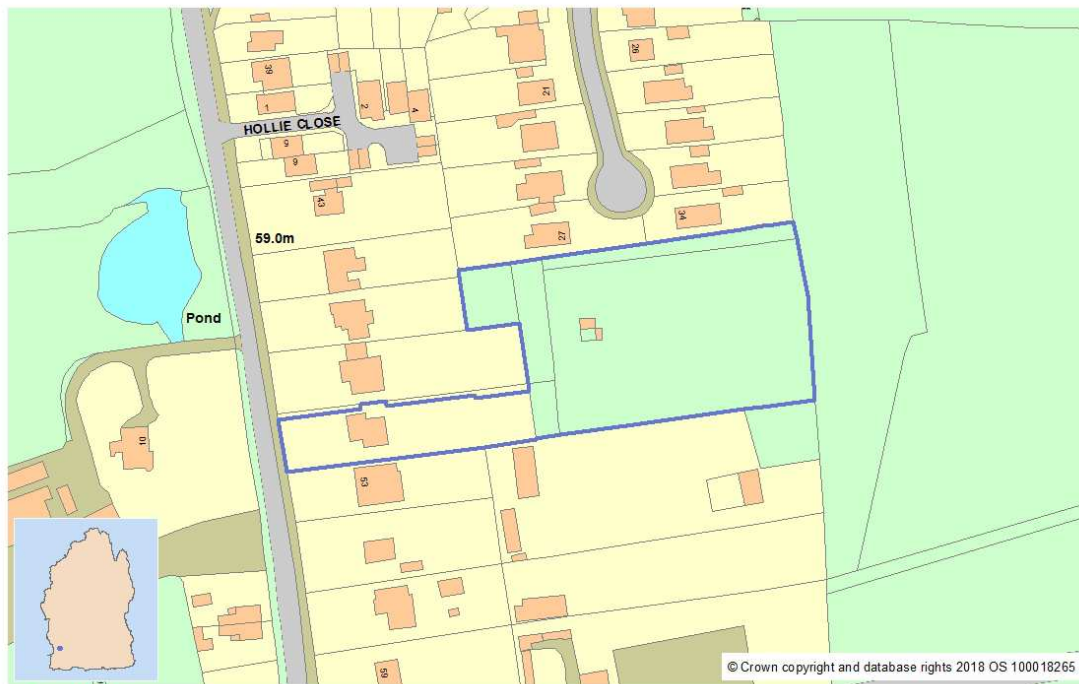
SMA 035 - Land to the rear of 46 Redehall Road, Smallfield

		and enhance their setting.
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is located in Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be required.
	Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities comprising restoration and enhancement of grassland diversity, and improvement of woodland understorey through reduction of grazing, underplanting, gap planting and removal of farm waste.
Discussion		
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of the above, housing development on this site would make a contribution of 83 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located adjacent to a site (SMA 021) which is on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school and, countryside. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective, subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.</p> <p>However, the Green Belt in this location makes an effective contribution to openness and serves the Green Belt purposes in terms of safeguarding from encroachment, preventing sprawl and preventing built-up areas from coalescing. It is considered that whilst its impact could be reduced by use of sensitive design, given the form and location of the site and its relationship the neighbouring site and are such that its development would extend sprawl from Smallfield and encroach upon the open countryside and that any reduction in harm would be limited. It would also affect the ability of the wider Green Belt to serve these purposes, particularly as there are also no robust and defensible boundaries evident.</p> <p>Moreover, it is not within a satisfactory distance to a secondary school and there is likely to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere, although it is acknowledged that this is common to all Smallfield sites. In addition the suitability of this site for development is very much dependent upon SMA 021 being found to have exceptional circumstances.</p> <p>Its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It also provides the opportunity to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>		

SMA 040 - 51 Redehall Road, Smallfield

SMA 040 - 51 Redehall Road, Smallfield

EXTENT & LOCATION OF SITE



51 Redehall Road Smallfield RH6 9QA

Proposed Development: Residential, 9 units

Spatial Strategy

Is the site strategy compliant?

The site is part developed/undeveloped land located on the edge of the built-up area of Smallfield, a sustainable settlement designated as a Tier 2 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 038 and through Part 2 as part of AFI 037. The wider parcel is effective in preserving the setting of the Outwood Conservation Area and plays a minor in preventing the merging of Smallfield and Outwood however Part 1 considered that this parcel had not effectively served to prevent sprawl or encroachment upon the countryside and that further investigation was needed. The AFI looks at a large area, and concludes that the area under consideration has served to prevent further sprawl, coalescence and encroachment on the countryside over and above that present at the time of designation but by reason of its location, was not considered to serve purpose 4. It was therefore not recommended for further consideration.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing urban sprawl, encroachment on the countryside and coalescence of built-up areas, development in this location is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes, in particular if no robust and defensible boundary can be identified.

To what extent can the consequent impacts on the purposes of the

Whilst the site forms part of the rural setting of Smallfield, providing transition to the open countryside beyond, it is partially contained through built form on the western and northern boundary and mature vegetation.

SMA 040 - 51 Redehall Road, Smallfield

<p>Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Impacts could be reduced through sensitive design, landscaping and buffers and if developed in conjunction with SMA 004 and SMA 008, it is considered that a defensible boundary could be secured which would limit the impact on the wider Green Belt and its purposes.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable. The dwelling, its garden and the field are ecologically suitable for development, subject to the retention of buffer zones around semi-natural broadleaved woodland, linear broadleaved woodland and hedgerow, which should be unlit to protect foraging and commuting bats. It would also require bat and bird surveys of buildings and a Phase 1 habitat survey if there are any pockets of grassland habitat diversity which could be retained or re-located.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has slight landscape sensitivity and landscape value, which combined results in high capacity for housing development. The site is small, consisting of a grass field, some sheds and a dwelling and associated garden. It includes large mature trees along its eastern boundary. The site adjoins domestic properties along three sides within the existing settlement pattern, whilst the trees along the eastern boundary form a robust edge between the site and the rural landscape. It does not contribute towards the separation of settlements but it does provide an undeveloped setting to adjacent dwellings, with the trees to the east forming a treed edge between Smallfield and the rural landscape.</p> <p>The site could accommodate housing without detrimental effect on landscape character or views provided it is closely related to and in scale with existing development surrounding the site and vegetation, which forms the boundary to the rural landscape to the east, is protected and maintained. Mitigation measures including planting and careful positioning of houses could limit views of potential development from adjacent dwellings, whilst vegetation along the eastern site boundary should be retained and bolstered.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that site can provide sufficient housing, has satisfactory access to GP surgery, the open countryside, bus services and a primary school, although there are limited employment opportunities in Smallfield; however Crawley, Horley and Gatwick Airport are accessible. The site is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. However, the site is not located within 600m from an area of public open space, and consideration would need to be given as to whether any on or off-site provision could be secured. It has the potential to adversely affect the various Grade II listed buildings in the village, and this would need to be addressed, and where necessary the development of this site would need to conserve and enhance their setting. The site also does not have access to a secondary school. It is predominantly greenfield and its development would be expected to lead to the loss of soil. There would be a reliance on car travel to travel to Crawley and Horley, which have a broader range of facilities and for commuting purposes; if developed, sustainable transport measures and electric charging points would need to be encouraged.</p>

SMA 040 - 51 Redehall Road, Smallfield

	<p>Furthermore, the site may not meet the Landscape Character Area guideline to 'conserve and enhance the landscape setting to villages and edge of settlement' however the use of sensitive design and utilising development which is of a form closely related to and in scale with the settlement adjacent to it, would help mitigate any impact. Ancient Woodland is interspersed throughout the Smallfield area and any development of this site would need to address this, and where necessary include mitigation measures.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is predominantly within Flood Zone 1 but includes a small element within Flood Zone 2(c 1%), it has a high risk of surface water flooding but negligible risk of groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. It would pose negligible inherent risk or benefits to water quality. In order to mitigate its effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising enhancement of semi-natural broadleaved woodland through thinning and scrub clearance to encourage a diverse ground flora and enhancement of species poor s.41 hedgerows through planting of additional native species.

Discussion

Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 10 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 2 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, a primary school, countryside, and bus services. The site is, in principle, ecologically suitable subject to the use of mitigation measures including the retention and buffering of hedges, trees and ditches and the retention of the pond. The site is generally well contained, and subject to sensitive considerations being taken into account, such as views from the public right of way, it has a medium to high capacity to accommodate development in the landscape.

It is not within a satisfactory distance of public open space, and consideration would need to be given to whether or not this could be provided on or off-site, whilst its acceptability in relation to the landscape setting of the village will be dependent upon a sensitive design which respects this setting and form and scale of the settlement. Development of this site may impact upon the setting of listed buildings, to which regard will need to be had and where necessary, development will need to conserve and enhance their setting. Similarly Ancient Woodland is located throughout the wider area, and this may also need to be mitigated for.

It is recognised that development would impact on openness of the Green Belt as well as its ability to safeguard from encroachment and restrict sprawl, but it is considered that impact could be reduced

SMA 040 - 51 Redehall Road, Smallfield

through sensitive design that relates positively to the Green Belt and surrounding landscape, particularly as this site is well contained and comprises a relatively limited part of the wider rural area due to surrounding built form. It is further considered that, if developed comprehensively with SMA 004 and SMA 008 sensitively designed housing development in this location would make a positive contribution to settlement form and that a robust and defensible boundary could be secured.

However, it is not within satisfactory distance to a secondary school and there is like to be a reliance on cars to access the greater range of services and facilities and employment opportunities elsewhere.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including local flood alleviation measures and local highway improvements. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, subject to comprehensive development with SMA 008 and SMA 004, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

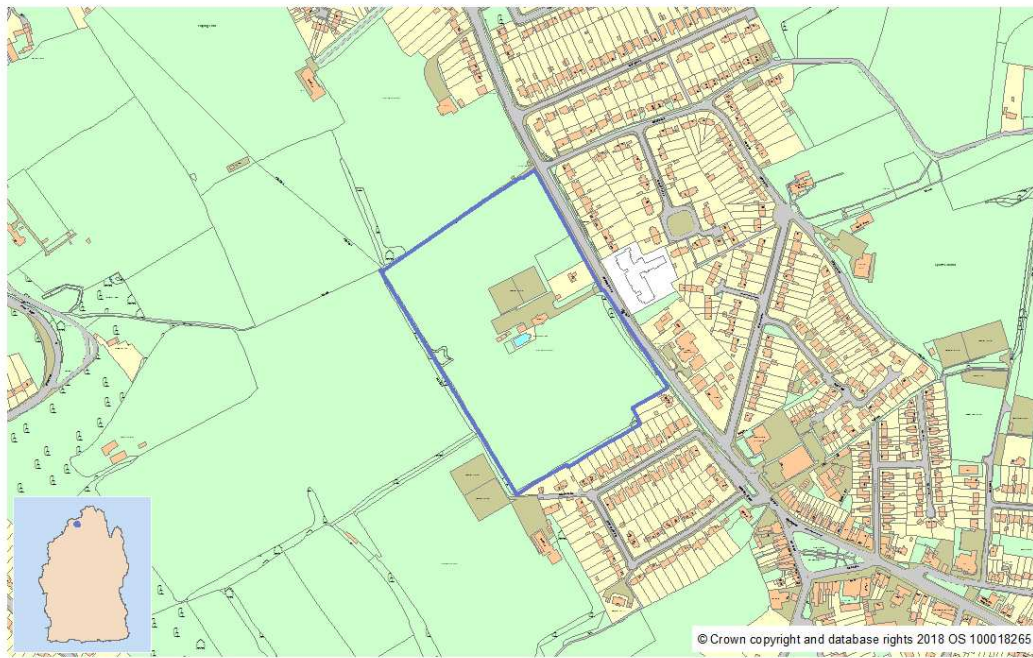
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

It is considered that if developed in conjunction with SMA 004, that a robust and defensible boundary can be secured, comprising the existing track road cutting across the southern section of SMA 004 and that this would make a positive contribution to settlement form and contain development in Smallfield.

WAR 005 – 282 Limpsfield Road, Warlingham

WAR 005 - 282 Limpsfield Road, Warlingham

EXTENT & LOCATION OF SITE



282 Limpsfield Road, Warlingham

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Proposed Development: Residential, 90 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped/greenfield land located on the edge of Warlingham, which is a Tier 1 settlement and is identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 002 and through Part 2 as part of AFI 007. The parcel contributes towards preventing sprawl from London Boroughs and the development of Hamsey School, Park Home Estate and the derelict sports ground all add to the urban character of the area and due to the minimal countryside in this area, it was felt that their encroachment on the character of the area should be investigated further. The site is also part of an Area for Investigation (AFI 007). The sports grounds, although partially enclosed, were considered to have largely contained sprawl from the built-up areas and predominantly retained an open and undeveloped appearance as well as accommodating appropriate Green Belt uses in policy terms. It therefore concluded that the remainder of the land in this Area for Further Investigation should be excluded from further consideration as part of the Green Belt Assessment.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl and safeguarding from encroachment, development is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes and potentially may affect the ability of the wider Green Belt to serve the Green Belt purposes, in particular if no robust and defensible boundary can be identified.

To what extent can the consequent impacts on the purposes of the Green Belt be

Whilst the use of sensitive design, buffers and landscaping could reduce the impact on the Green Belt, given its scale any reduction is likely to be minimal. However if developed comprehensively with WAR 036 it would be enclosed by built form on three sides and subject to the use of a robust boundary and sensitive design, it could limit the impact on the ability of the wider Green Belt

WAR 005 - 282 Limpsfield Road, Warlingham	
ameliorated or reduced to the lowest reasonably practicable extent?	to continue to serve these purposes.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (4.65ha) and as such development should be located in the ecologically suitable parts of the site; however it would be necessary to retain s.41 woodland, with Ancient Woodland indicators, and a buffer included, as well as retention of trees along Limpsfield Road and some mosaic of habitats.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site's topography and location, so that it is connected to the settlement boundary on two sides, means that it would not be inconsistent with the settlement form. However it does contribute to the gap created by this and the other sites separating Hamsey Green and Warlingham. The site has slight sensitivity and value, and as such is relatively unconstrained with a high landscape capacity for housing development provided that the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to it. However it would be difficult to mitigate the effects on public rights of way, especially to the west, and it would be necessary to retain existing landscape structure and plant up gaps in vegetation in order to mitigate the effect on views.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	The site is an existing recreation field and accommodates the private sports facility Greenacres Leisure Centre, including outdoor grass pitches and tennis courts. In isolation, the population resulting from new development on the site would generate limited additional demands for open space; including 0.21ha amenity and natural green space, 0.006 ha children's play space and 0.30ha outdoor sports space. When considered against existing provision in the parish, only amenity/natural green space would be required due to the existing shortfall. Although there is sufficient supply of children's play space in the parish, there would be a gap in access. However, a more strategic approach is needed to consider the cumulative impacts on open space requirement that would result from all potential sites in the parish (WAR 005, WAR 019, WAR 036 and WAR 038) coming forward. Cumulatively, shortfalls in youth play space and amenity green space would be exacerbated. Although the remaining typologies would still be in sufficient supply, there would be gaps in access created from new development ¹ , and therefore provision of all typologies is likely to be required. This could be delivered through a single multifunctional site.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, public transport, schools and employment opportunities. The site is within the urban area and enclosed by the built-up area of Warlingham on all sides bar the north west, which is open farmland. As such, the site would not substantially extend the built-up area, but would rather infill a gap in the built-up area. Views from the local footpaths would be affected, but this would only affect short range views as the site is adjacent to existing built development. As such, the effect would be expected to be negligible. The site is classified as Grade 4 (poor quality) and urban land under the Agricultural Land Classification system. The site is a recreation ground, comprising playing fields, outdoor swimming

¹ With the exception of allotments, provided that the Hillbury Road allotments (WAR 038) are retained.

WAR 005 - 282 Limpsfield Road, Warlingham

	<p>pool, club house, car parking and hard standing pitches (five a side football and netball), whilst noting that it is unclear if it is in regular use, whilst the swimming pool is in disrepair and fenced off.</p> <p>Its development may adversely affect the setting of a Grade II* listed building 250m to the east and this would need to be addressed, and where necessary its setting conserved and enhanced.</p> <p>The northern half of the site is potentially contaminated land, requiring a detailed site investigation to identify whether part or the entire site is contaminated. If found to be contaminated, remediation prior to its development would be required. However if found to be uncontaminated, as the site is greenfield, taking into account the structure and curtilage in accordance with the PPG, its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 90 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

The site is considered to serve Green Belt purposes, preventing sprawl and encroachment, as well as maintaining a predominantly open and undeveloped appearance. Its development would impact upon the site's openness and its ability to serve those purposes, however it is considered that if developed in conjunction with WAR 036, and subject to the use of sensitive design, buffers and landscaping that the impact could be reduced and coupled with the use of a strong and defensible boundary, the impact

WAR 005 - 282 Limpsfield Road, Warlingham

upon the ability of the wider Green Belt to serve these purposes could be reduced.

However, development of the site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including expansion and re-location of local education provision and improved sports provision. Development of the site could also secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The site is located on the edge of Warlingham and the new settlement boundary for Warlingham will need to be considered in detail within the context of the potential development of WAR 019 Former Shelton Sports Club, WAR 038 Land west of The Green and land at Westhall Road and WAR 036 Land to the west of Limpsfield Road may influence the detailed Green Belt boundary in this location.

WAR 011 – Green Hill Lane, Warlingham

WAR 011 – Green Hill Lane, Warlingham

EXTENT & LOCATION OF SITE



Green Hill Lane, Warlingham

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Proposed Development: Residential, 25 units

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 001 and through Part 2 as part of AFI 003. The parcel contributes towards safeguarding the countryside from encroachment, preventing sprawl from London Boroughs, assisting in the separation of the small inset part of Warlingham and the large built-up area of Warlingham, and lastly plays a critical role in preserving the historic character and setting of the Conservation Areas of Farleigh and Ficklehole. Part 2 considers that this Area serves to prevent Warlingham from merging with Chelsham, it has prevented sprawl of built-up areas, encroachment into the countryside and it has, overall, retained an open and undeveloped appearance; as such it is recommended that it should not be considered any further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The development of this site would result in the sprawl of the built-up area, encroachment upon the countryside and it would result in built form extending between the settlements of Warlingham and Chelsham, with potential to impact upon the wider Green Belt's ability to serve these purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

The site is small and well contained by mature vegetation. The retention of the boundary treatment and semi-natural habitats coupled with appropriate design and the fact that Greenhill Lane would provide a defensible boundary which would contain development in

WAR 011 – Green Hill Lane, Warlingham

<p>reduced to the lowest reasonably practicable extent?</p>	<p>Warlingham when coupled with WAR 023, would limit the impact on the Green Belt, including the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Sensitive – Minority Ecologically Suitable for housing development and as such development should be located within the ecologically suitable parts of the site and subject to access being secured without damaging the woodland, with access to the south (via WAR 023) being optimal if possible. The site contains recent semi-natural habitat, and pending further surveys, may allow for partial development. Development of the site would require the retention of the semi-natural habitats to maintain local biodiversity and semi-natural woodland, which serves a connecting role. Should this site be allocated, the developable area and yield are likely to be amended to reflect the constraints.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is a relatively unconstrained, with views limited to boundary vegetation comprising a substantial native hedge, native trees and shrub and glimpses of the site. It has slight visual sensitivity and slight landscape value, with a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, the existing settlement adjacent to the site.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>The site can provide sufficient housing, is within good distance to GP surgery, public open space, public transport, schools, and employment opportunities. The site is classified as Grade 4 (poor quality) and urban land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil. The site would extend the urban area of Warlingham to the north and as such it may conflict with landscape guidance for this area, which includes the requirement to ‘protect existing green gaps between settlements and prevent urban sprawl from the outer suburbs of London and existing urban settlements from merging.’ The site may affect the setting of Chelsham Place Farm, a Grade II listed building and would need to address this and if necessary, conserve and enhance its setting.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. It is also within Groundwater Source Protection Zones 2 and 3, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising landscaping scheme including a predominance of native and wildlife friendly species.

WAR 011 – Green Hill Lane, Warlingham

community benefit?

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 25 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises previously developed land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, making use of brownfield land and being within close proximity to a GP surgery, schools, public open space, employment and public transport. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.

The site is ecologically sensitive; however by locating development within the ecologically suitable parts of the site and subject to the retention of semi-natural habitats, hedgerows and woodland, it is considered that the site could be developed without resulting in harm to the ecology of the site. From a landscape perspective the site is well contained, with a high capacity to accommodate development and subject to the use of appropriate design and the retention of vegetation, would be acceptable.

The Green Belt in this location safeguards from encroachment, restricts sprawl effectively and prevents settlements from merging. Its development would impact upon openness and would result in harm to the ability of the Green Belt in this location, as well as the wider Green Belt, to continue to serve these purposes. However appropriate design, when coupled with the retention of boundary vegetation etc. would limit its impact whilst development could be well contained within Warlingham by Green Hill Lane in conjunction with WAR 023, which would serve as a robust and defensible boundary.

In addition, development of the site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development by providing extra care provision, which would meet a need identified in this parish by Surrey County Council. Development of the site could also secure biodiversity enhancement opportunities.

Furthermore, subject to comprehensive development with WAR 023 it would make a positive contribution to settlement form.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, subject to comprehensive development with WAR 023, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

Green Hill Lane provides a robust and defensible boundary to contain development in Warlingham.

WAR 012 – Land at Farleigh Road

WAR 012 – Land at Farleigh Road

EXTENT & LOCATION OF SITE

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Tandridge District Council Land at Farleigh Road

Proposed Development: Residential, 50 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped/greenfield located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council’s Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the Green Belt in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 001 and through Part 2 as part of AFI 002. The parcel contributes towards safeguarding the countryside from encroachment, preventing sprawl from London Boroughs, assisting in the separation of the small inset part of Warlingham and the large built-up area of Warlingham, and lastly plays a critical role in preserving the historic character and setting of the Conservation Areas of Farleigh and Fickleshole. Part 2 concludes that overall this Area has served to prevent sprawl, ensured separation between the built-up parts of Warlingham, both visually and physically, and has retained a predominantly open and undeveloped appearance. However a small part of the area to the south-west was considered to have a strong sense of containment derived from the siting of built form and topography, and that this section would benefit from further consideration in relation to exceptional circumstances.

What is the nature and extent of the harm to the Green Belt if the site is developed?

This site encompasses both land which is considered to serve Green Belt purposes and land which is considered to be contained, and therefore with a limited contribution towards the purposes of preventing sprawl and encroachment and preventing built-up areas from merging. Given the scale, siting and form of the site it is considered that there is potential for it to impact upon the wider Green Belt’s ability to serve these purposes.

WAR 012 – Land at Farleigh Road

<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Sensitive design would help reduce the impact upon the Green Belt, particularly where the site is visually and physically contained by built form. However, any reduction in harm above and beyond that area is likely to be limited, although the use of buffer zones, the enhancement of boundary vegetation and securing a robust and defensible boundary would help reduce the impact on the wider Green Belt’s ability to serve the Green Belt purposes.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (1.12 ha), subject to development being located in the ecologically suitable parts of the site and subject to a 10m buffer zone along the northern boundary to protect the Ancient Woodland to the north. Its development would also require appropriate buffer zones along hedges and around mature trees, including off-site trees, to ensure continuity of ecological networks southwards from the Ancient Woodland.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is part of a small valley system, which contributes to the setting of housing but is attached to the settlement boundary to its south and east however the settlement is located on higher ground. The site has moderate sensitivity and value resulting in it having medium capacity to accommodate housing development in the landscape, with the southern-most paddock, adjacent to development and contained by hedgerows, more suitable than the majority of the site to the north. Development would need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to it and would need to demonstrate no adverse impacts on the setting of the wider landscape. There is potential to enhance boundary vegetation to mitigate impacts to south and north however the effects on the outlook of the public right of way through the site and from the housing on raised slopes would be difficult to mitigate.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would provide sufficient housing and has satisfactory access to a GP surgery, public open space, schools, employment opportunities and public transport. The site is on the urban edge but is in keeping with the overall built-up area boundary for Warlingham and is therefore likely to have a negligible effect. However, the setting of Grade II* listed building may be adversely affected and any development would need to address this and conserve and enhance its setting, where necessary. The site is adjacent to Ancient Woodland and this would need to be addressed, and mitigated for. It is greenfield and its development would be expected to lead to the loss of soil. It is classified as Grade 4 (poor quality) and urban land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be required.</p>

WAR 012 – Land at Farleigh Road

on water quality?	
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure. • Biodiversity enhancement opportunities comprising extension and connection to off-site hedges and woodland and incorporation of wetland habitat to increase diversity.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 50 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings and surface water flooding could similarly be adequately mitigated.

Part of the Green Belt in this location is well contained by built form and is considered to make very limited contributions to the Green Belt purposes; however the wider site contributes towards preventing sprawl, preventing encroachment and preventing built-up areas from coalescing. The use of sensitive design, buffer zones and enhanced boundary treatment and the provision of a robust and defensible boundary would help reduce the impact of that part of the site considered to give rise to limited harm (shown hatched above), and would also limit its impact upon the wider Green Belt’s ability to serve these purposes.

The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including highway improvements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

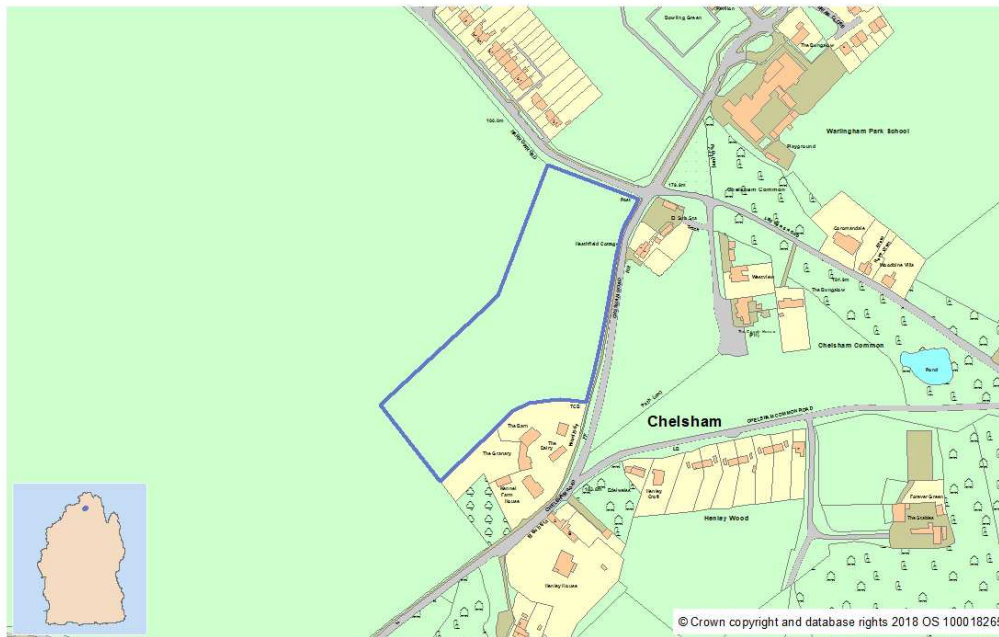
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

A line of trees/hedges provide a boundary however the design and layout would be necessary to reinforce this and ensure it is robust and defensible boundary.

WAR 018 – Land adjacent to Kennel Farm, Chelsham

WAR 018 – Land adjacent to Kennel Farm, Chelsham

EXTENT & LOCATION OF SITE



Land adjacent to Kennel farm, Chelsham

Proposed Development: Residential, 22 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 001 and through Part 2 as part of AFI 003. The parcel contributes towards safeguarding the countryside from encroachment, preventing sprawl from London Boroughs, assisting in the separation of the small inset part of Warlingham and the large built-up area of Warlingham, and lastly plays a critical role in preserving the historic character and setting of the Conservation Areas of Farleigh and Fickleshole. Part 2 considers that this Area serves to prevent Warlingham from merging with Chelsham, it has prevented sprawl of built-up areas, encroachment into the countryside and it has, overall, retained an open and undeveloped appearance; as such it is recommended that it should not be considered any further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The development of this site would result in the sprawl of the built-up area, encroachment upon the countryside and it would result in built form extending between the settlements of Warlingham and Chelsham, with potential to impact upon the wider Green Belt's ability to serve these purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

Whilst sensitive design and boundary vegetation would help to reduce impact on the Green Belt, the site effectively serves to maintain separation and development would compromise the ability of the wider Green Belt to serve this purpose, resulting in significant harm.

WAR 018 – Land adjacent to Kennel Farm, Chelsham

	reduced to the lowest reasonably practicable extent?	
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Suitable for housing development and if developed, sensitive design could retain and enhance boundary features, comprising hedgerows and mature trees. It should be possible to form an access point by opening up the hedgerow with minimal impact on the value of the hedge.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site is well contained by dense hedgerow boundaries, with localised views. It is considered to have moderate landscape sensitivity and value, with a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. It would be difficult to mitigate views from the wider landscape; however any mitigation undertaken should include the enhancement of hedgerows along Chelsham Road. Development would also need to be of a form that is closely related to and in scale with the existing settlement adjacent to the site.
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
	Does the Sustainability Appraisal consider that the site is a sustainable location?	<p>The site can provide sufficient housing, is within good distance to public open space, public transport, schools, and employment opportunities. The site is Grade 4 (poor quality) land under the Agricultural Land Classification system.</p> <p>There is a Grade II listed Coal Tax Post just outside the boundary of the site but despite the proximity, the risk is considered to be easily manageable through the design of the scheme and as such the risk is negligible. The site may also affect the setting of Chelsham Place Farm, a Grade II listed building and would need to address this and if necessary, conserve and enhance its setting.</p> <p>It is greenfield and its development would be expected to lead to the loss of soil. Furthermore, the site would extend the urban area of Warlingham to the north and as such it may conflict with landscape guidance for this area, which includes the requirement to ‘protect existing green gaps between settlements and prevent urban sprawl from the outer suburbs of London and existing urban settlements from merging.’</p> <p>The site is also outside the satisfactory distance to a GP surgery.</p>
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred.</p> <p>There is a risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>

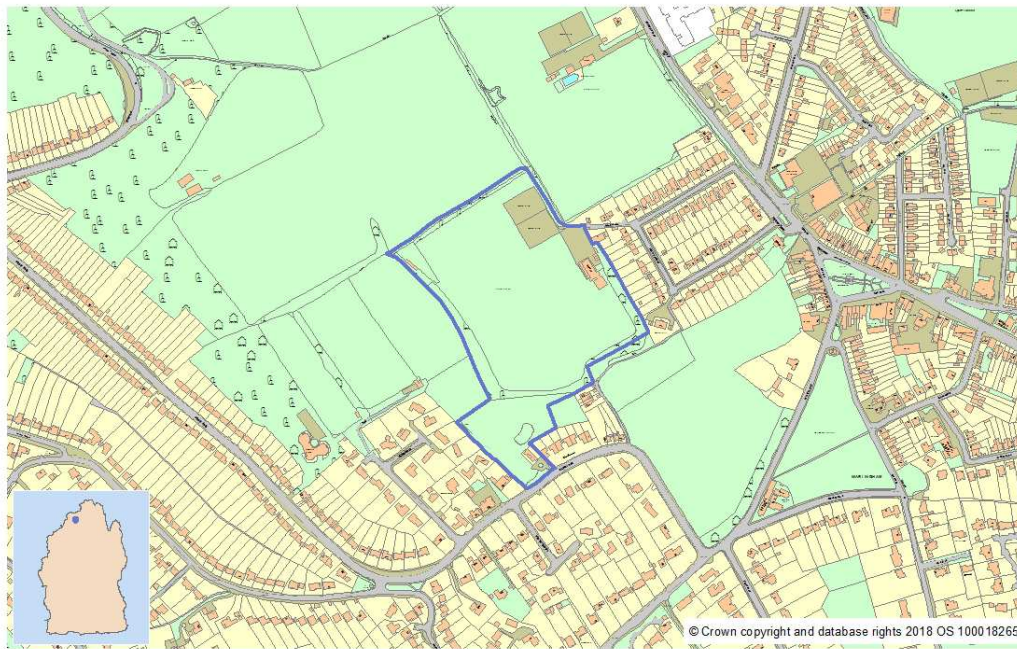
WAR 018 – Land adjacent to Kennel Farm, Chelsham

<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none">• Biodiversity enhancement opportunities, comprising hedgerow and mature tree buffer zones however as it is a small site it is not suitable for extensive habitat creation. Any landscape planting should include native species, where possible, with native hedgerows incorporated into building design.• Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure
Discussion	
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of the above, housing development on this site would make a contribution of 22 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, making use of brownfield land and being within close proximity to a GP surgery, schools, public open space, employment and public transport. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.</p> <p>From an ecology perspective, the site is suitable subject to the retention and enhancement of boundary treatment. The site also has a medium capacity for development, being well contained and may have potential for limited development subject to a sensitive approach, which would need to ensure there was no adverse impact on the adjacent settlement or the landscape. It would also need to include an enhanced boundary treatment.</p> <p>The site makes an important contribution to the Green Belt purposes, including in terms of preventing the settlements of Warlingham and Chelsham from merging. Whilst sensitive design and boundary vegetation would help to reduce impact on the wider Green Belt, given the site’s contribution to the Green Belt purposes development would compromise the ability of the wider Green Belt to serve this purpose, resulting in significant harm.</p> <p>The site would also be unacceptable in terms of its location outside of the satisfactory distance from a GP surgery.</p> <p>The development of this site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It also provides the opportunity to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>	

WAR 019 Former Shelton Sports Club, Warlingham

WAR 019 - Former Shelton Sports Club, Warlingham

EXTENT & LOCATION OF SITE



Former Shelton Sports Club, Warlingham

Proposed Development: Residential, 110 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped/greenfield land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable. It is currently subject to a planning application for retirement housing (2016/1895), which remains undetermined.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considered this site as part of parcel GBA 002. This concludes that the northern part of the parcel checks against urban sprawl from London, in its entirety it acts as buffer between Hamsey Green/Warlingham and Whyteleafe and has served to prevent encroachment on the countryside, albeit there are some urbanising elements. It recommended further consideration in terms of understanding its role in preventing unrestricted sprawl and the encroachment from urbanising elements. This site was then assessed through Part 2 as part of AFI 007, which considered that land to the far south, which is bounded by development on three sides and has a sense of containment, although it is largely undeveloped. It concludes that the Green Belt has served to prevent development in this location however that given the layout of the urban areas around it does not serve to prevent sprawl, encroachment or settlements from merging and as such should be considered further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt Assessment does not consider that the land serves the Green Belt purposes in this location, it is considered that there would be no harm to the Green Belt that would be lost if the site is developed. It is acknowledged that there is potential for impact on the wider Green Belt to meet the Green Belt purposes, but it is considered that development would

WAR 019 - Former Shelton Sports Club, Warlingham

		fill in a gap in the built-up area with limited harm to openness as the site is well contained by built development and dense woodland aligning the boundaries.
	To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Impact on the wider Green Belt could be further reduced through appropriate mitigation, including landscaping, buffer zones and sensitive design.
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable for housing development (3.35ha), and development would need to be located in ecologically suitable areas. However the site also contains deciduous woodland, with possibly some ancient components, and these are unsuitable, and would require a 15m buffer zone from the canopy edge. The site also includes an area of mosaic habitat value, which requires further investigation and whilst this does not necessarily need to be retained, its loss would need to be offset through habitat creation in the buffer zone. It would also be necessary to retain existing trees and provide a sensitive lighting scheme along woodland corridors.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site is a relatively unconstrained site which is well contained and which has a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to the site. The site is surrounded by woodland, which serves to screen it from the surrounding development and fields beyond the northern and western boundaries. It would be difficult to mitigate the effects on the public right of way, especially to the east however planting would be required to mitigate effects, whilst dense boundary vegetation should be retained in order to reduce impacts on views.
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	<p>The Open Space Sport and Recreation Facilities Assessment 2017 identifies the site as a closed site. The last recorded use was for some form of sports use. Despite its current status, the site continues to offer some potential as a sports venue. In isolation, the population resulting from new development on the site would generate additional demands for parks and recreation grounds, amenity and natural green space, children’s play space, youth play space and outdoor sports space. When considered against existing provision in the parish, there would be a requirement for on-site provision of a small park and recreation ground and amenity play space for both youth and children to prevent gap in access and ensure sufficient supply. The need for pitch sport space generated by this site’s development, would be better provided off-site, and in conjunction with a wider initiative for it to have any practical value and a contribution in lieu would suffice.</p> <p>However, a more strategic approach is needed to consider the cumulative impacts on open space requirements that would result from all potential sites in the parish (WAR 005, WAR 019, WAR 036 and WAR 038) coming forward. Cumulatively, shortfalls in youth play space and amenity green space would be exacerbated. Although the remaining typologies would still be in sufficient supply, there would be gaps in access created from new development, and therefore provision of all typologies is likely to be required. This could be delivered through a single multifunctional site.</p>

WAR 019 - Former Shelton Sports Club, Warlingham

<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would provide sufficient housing and has satisfactory access to a GP surgery, public open space, schools, employment opportunities and public transport. Further that it would not substantially extend the urban area, but would rather infill a gap in the built-up area, being enclosed by the urban area of Warlingham on all sides bar the north-west. Views from the local footpath would be affected, but this would only affect short range views. The Great Farleigh Green Conservation Area is unlikely to be affected by development. It also notes that the former club house facilities are in disrepair whilst the sports fields, hard standing and car parking areas are overgrown.</p> <p>However the site has the potential to adversely affect the setting of a Grade II* listed Vicarage approximately 250m to the south east and development would be expected to conserve and enhance its setting. It is a greenfield site, taking into account both the structure and the site's curtilage and the fact that it is a recreational field, and its development would be expected to lead to the loss of soil. It is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. It is within Ground Water Source Protection Zone 2, and 'Major Aquifer High' Groundwater vulnerability Zone, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUD would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities include the restoration of previously existing pond to increase diversity of habitat.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

Housing development would make a contribution of 110 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.

Further, the Council considers that the Green Belt evidence constitutes a strong consideration in the argument for release. Given that the Green Belt in this location does not meet the Green Belt purposes, it is considered that appropriate policy requirements can minimise any potential for harm to the wider Green Belt through suitable mitigation measures.

WAR 019 - Former Shelton Sports Club, Warlingham

However, its development would involve the loss of playing pitch provision. It is considered that replacement provision of an equal or better quality and quantity and in a location which accords with the most up-to-date Open Space Assessment and Playing Pitch Strategy could be and would have to be secured and that this would also benefit the wider community. In terms of outdoor amenity and sport space, the needs arising from this development could be met on-site through the provision of a small park/recreation ground with provision for children and youth however it would result in the loss of sports space, albeit it is currently unused. However there is sufficient provision in the parish and the development of the site would generate limited demand for additional playing pitch provision.

The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition, in combination with other Warlingham sites, this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including expansion and re-location of local education provision and improved sports provision. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, subject to comprehensive development with WAR 005, WAR 036 and WAR 038, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

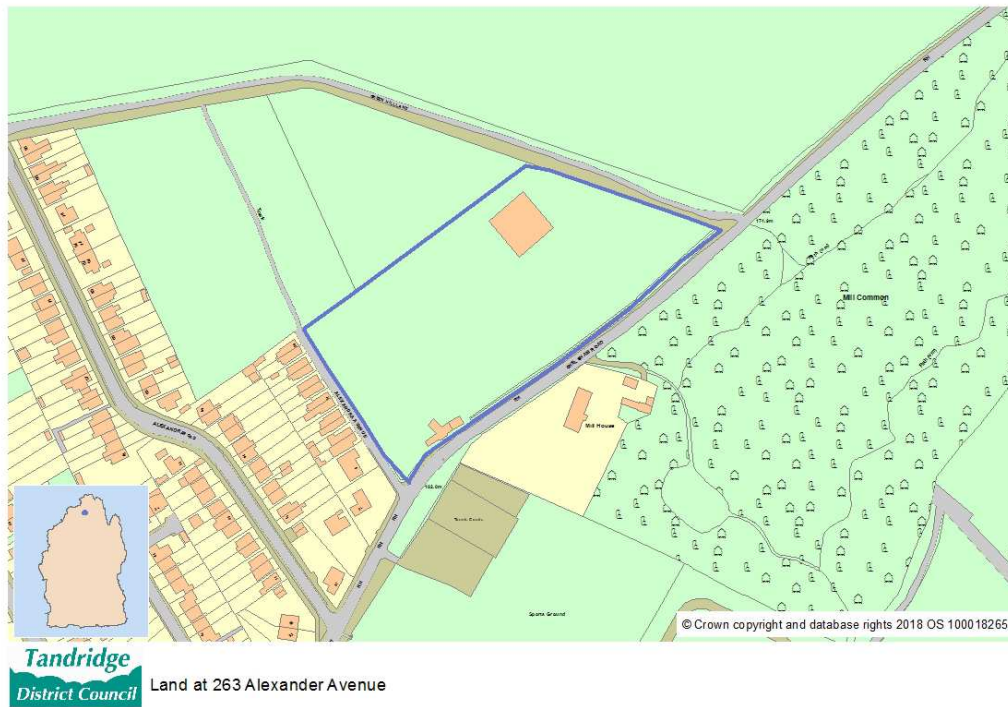
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The site is located on the edge of Warlingham and the new settlement boundary for Warlingham will need to be considered in detail within the context of the potential development of WAR 005 282 Limpsfield Road, WAR 036 Land to the west of Limpsfield Road and WAR 038 Land west of The Green and land at Westhall Road, which may influence the detailed Green Belt boundary in this location.

WAR 023 – Land at Alexandra Avenue, Warlingham

WAR 023 – Land at Alexandra Avenue, Warlingham

EXTENT & LOCATION OF SITE



Proposed Development: Residential, 25 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 001 and through Part 2 as part of AFI 003. The parcel contributes towards safeguarding the countryside from encroachment, preventing sprawl from London Boroughs, assisting in the separation of the small inset part of Warlingham and the large built-up area of Warlingham, and lastly plays a critical role in preserving the historic character and setting of the Conservation Areas of Farleigh and Fickleshole. Part 2 considers that this Area serves to prevent Warlingham from merging with Chelsham, it has prevented sprawl of built-up areas, encroachment into the countryside and it has, overall, retained an open and undeveloped appearance; as such it is recommended that it should not be considered any further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

The development of this site would result in the sprawl of the built-up area, encroachment upon the countryside and it would result in built form extending between the settlements of Warlingham and Chelsham, with potential to impact upon the wider Green Belt's ability to serve these purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

The site is small and well contained by mature vegetation. The retention of the boundary treatment and woodland coupled with small scale development of an appropriate design and the fact that Greenhill Lane would provide a defensible boundary which would contain

WAR 023 – Land at Alexandra Avenue, Warlingham

<p>reduced to the lowest reasonably practicable extent?</p>	<p>development in Warlingham, would reduce the impact on the openness of the Green Belt and its purposes, including the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development; however boundary hedges (C and E) should be retained, although it should be possible to form gaps for roads and services without an adverse ecological impact. Woodland along Greenhill Lane should also be retained. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is small and well contained by mature vegetation, with views which are largely localised or limited to glimpses however the topography allows for limited views from Chelsham. It has slight landscape sensitivity and slight landscape value, and as such is a relatively unconstrained site with a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to the site. In order to mitigate visual effects it would be necessary to retain existing robust boundaries, however views from Chelsham would be difficult to mitigate due to the topography.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>The site can provide sufficient housing, is within good distance to GP surgery, public open space, public transport, schools, and employment opportunities. The site is Grade 4 (poor quality) and urban land under the Agricultural Land Classification system. However it is greenfield and its development would be expected to lead to the loss of soil. The site would extend the urban area of Warlingham to the north and as such it may conflict with landscape guidance for this area, which includes the requirement to ‘protect existing green gaps between settlements and prevent urban sprawl from the outer suburbs of London and existing urban settlements from merging.’ However given the site’s scale and location and the use of sensitive design, the impact could be minimised. The site may affect the setting of Chelsham Place Farm, a Grade II listed building and would need to address this and if necessary, conserve and enhance its setting.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. It is also within Groundwater Source Protection Zone 3, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising landscaping scheme incorporating wildlife friendly and native tree and shrub species. Inclusion of native hedgerows in boundary design.

WAR 023 – Land at Alexandra Avenue, Warlingham

community benefit?

Discussions

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 25 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, public open space, employment and public transport. Other potential adverse effects such as the impact upon the setting of listed buildings, and groundwater contamination could similarly be adequately mitigated.

The site is ecologically suitable subject to the retention of boundary hedges and woodland along Greenhill Lane. It is also suitable from a landscape perspective, with a high landscape capacity; however the robust boundaries would need to be retained although it may not be possible to mitigate the impact upon views from Chelsham.

The Green Belt in this location safeguards from encroachment, restricts sprawl effectively and prevents settlements from merging. Its development would impact upon openness and would result in harm to the ability of the Green Belt in this location, as well as the wider Green Belt, to continue to serve these purposes. However appropriate design, when coupled with the retention of boundary vegetation etc. would limit its impact whilst development could be well contained within Warlingham by Green Hill Lane in conjunction with WAR 011, which would serve as a robust and defensible boundary.

In addition, development of the site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition this site could provide benefits above and beyond any needed to off-set impacts associated with its development by providing extra care provision, which would meet a need identified in this parish by Surrey County Council. Development of the site could also secure biodiversity enhancement opportunities.

Furthermore, subject to comprehensive development with WAR 011 it would make a positive contribution to settlement form.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, subject to comprehensive development with WAR 011, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

Green Hill Lane provides a robust and defensible boundary to contain development in Warlingham.

WAR 025 – Land at Farm Road, Warlingham

WAR 025 – Land at Farm Road, Warlingham

EXTENT & LOCATION OF SITE



Tandridge
District Council Land at Farm Road, Warlingham

Proposed Development: Residential, 22 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 003. The Green Belt evidence concludes that the parcel provides a role in checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging and lessening the encroaching effect on the countryside, although it concludes that natural landscape features also contribute to preventing further development. On this basis the Green Belt evidence recommends that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

As part of the wider area, the site contributes towards preventing settlements from merging, unrestricted sprawl from large built-up areas and encroachment on the countryside. Development of this site will impact upon openness and the ability of this site to serve those purposes, although any impact could be reduced through appropriate design. However, the site is small and both visually and physically well contained, and abutted by built form to its north, east and west and woodland along its southern boundary. Therefore the impact of small-scale development on the wider Green Belt is likely to be limited.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or

The impact on the Green Belt could be further reduced through appropriate design and the retention of buffer zones.

WAR 025 – Land at Farm Road, Warlingham

<p>reduced to the lowest reasonably practicable extent?</p>	
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable for housing development but buffer zones will be required to protect and enhance local ecological networks along the southern and eastern boundaries, which comprise woodland, mature trees and hedgerows.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is well contained by dense boundary vegetation, including woodland to the south and east, with localised views. It has slight landscape sensitivity and landscape value, and is relatively unconstrained with a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, the existing settlement adjacent to the site. The site has high potential for mitigation because views are very limited, but it would be necessary to retain the woodland boundaries to prevent impacts on the adjoining recreation ground and the public right of way to the south.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>The site can provide sufficient housing, is within good distance to a GP surgery, public open space, public transport, schools and employment opportunities. It is on the urban edge, but this would be in keeping with the overall built-up area boundary for Warlingham and as such is likely to have a negligible effect.</p> <p>The site is classified as Grade 4 (poor quality) and urban land under the Agricultural Land Classification system.</p> <p>It is greenfield and its development would be expected to lead to the loss of soil. The site is adjacent to Blanchman’s Farm LNR and Dukes Demi Scarp/Highlands Farm SNCI and areas of Ancient Woodland. Development of this site would need to address any potential impact and provide mitigation measures, including buffering.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and a risk of groundwater flooding to subsurface assets; as such it is sequentially preferred. It is also within Groundwater Source Protection Zone 2, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure. • Biodiversity enhancement opportunities comprising minimum 10m buffer along southern boundary to encompass canopy and respect downward sloping position of adjacent woodland, with opportunity for habitat creation within buffer. Similarly with the buffer along the eastern boundary in order to maintain north/south connectivity; Green Infrastructure provision on-site should accommodate recreational needs of future residents to ensure potential impacts on the adjacent

WAR 025 – Land at Farm Road, Warlingham

LNR are avoided, or where unavoidable, fully mitigated; sensitive design of any recreational access to public open woodland and grassland; root protection zones to all other trees and hedges; planting to augment structural diversity and native species of peripheral hedgerows and scattered trees and scrub within Area A as habitat patches.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 22 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. Other potential adverse effects such as the impact surface water flooding and groundwater contamination could similarly be adequately mitigated. The site is ecologically suitable subject to the retention and buffering of the southern and eastern boundaries. It is also suitable from a landscape perspective, with a high landscape capacity; however the robust boundaries would need to be retained.

The Green Belt in this location safeguards from encroachment, restricts sprawl effectively and prevents settlements from merging. Its development would impact upon openness and would result in harm to the ability of the Green Belt in this location, however as the site is well contained, and bounded by built-form and woodland, it is considered that small-scale development which has been sensitively designed would minimise the impact upon the wider Green Belt.

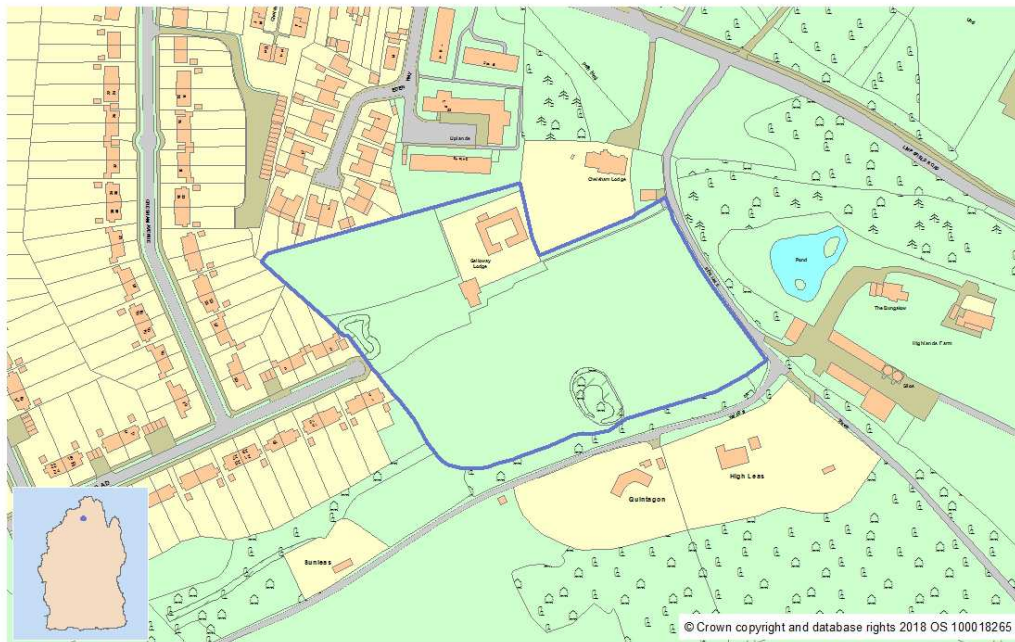
The development of the site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Development of the site could also secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

WAR 035 – Galloway Lodge, High Lane, Warlingham

WAR 035 – Galloway Lodge, High Lane, Warlingham

EXTENT & LOCATION OF SITE



Tandridge District Council
Galloway Lodge, High Lane, Warlingham

Proposed Development: Residential, 40 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable development.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 003 and through Part 2 as part of AFI 050. The Green Belt evidence concludes that the parcel provides a minor role in preventing neighbouring towns from merging, lessens the encroaching effect on the countryside and the natural landscape features of the area also contribute to preventing further development. On this basis the Green Belt evidence recommends that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the site serves Green Belt purposes, there is likely to be harm to the ability of the Green Belt that would be lost as well as the wider Green Belt to continue serving these purposes if the site is developed. However, the site is visually and physically well contained by mature woodland to the east and south and it is abutted by built form to its west and north boundaries.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable

Subject to the use of sensitive design and the use of woodland buffer zones, its impact on the wider Green Belt could be reduced.

WAR 035 – Galloway Lodge, High Lane, Warlingham

extent?	
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Sensitive – Point of Access Issues, as access from east or west would require some intrusion to tree canopies and/or root zones however this could be minimised. The perimeter woodland should be retained and buffer zone provided also be provided with a buffer zone. Should this site be allocated, the developable area and yield is likely to be amended to reflect the constraints. An estimate of 1.49ha is ecologically suitable.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	With moderate sensitivity and value, site is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, and other evidence relevant to the site’s suitability for development should also be considered. Development to be of sensitive design and a form that is closely related to, and in scale with, the existing settlement adjacent to the site.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site provides sufficient housing and is within a satisfactory distance to a GP surgery, public transport, schools and employment opportunities. The site is on the urban edge, but would be in keeping with the overall built-up area boundary for Warlingham and as such would be likely to have a negligible effect. However, the site contains permanent structures, but taking into account both the structure and its curtilage, as required by planning practice guidance, the site remains predominantly greenfield and as such development would be expected to lead to the loss of soil. It contains three Grade II listed buildings c200-300m north of site, two of them are coal-tax posts which are unlikely to be affected, the third is Chelsham Place Farm, which may be adversely affected by development of this site. This would need to be addressed and, where necessary, the development would need to conserve and enhance the setting of the listed buildings. The site is located across both Grade 3 (good to moderate quality) land and urban land under the Agricultural Land Classification system. The site is adjacent to Blanchman’s Farm LNR and Dukes Demi Scarp / Highlands Farm SNCI, as well as areas of Ancient Woodland. Development of this site would need to address any potential impact and provide mitigation measures, including buffering.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. It is also partially within Groundwater Source Protection Zone 2, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising the management of on-site woodland, which is of similar value to off-site s.41 habitat, and enhancement with native planting.

WAR 035 – Galloway Lodge, High Lane, Warlingham

opportunities for community benefit?

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 40 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. Other potential adverse effects such as the impact upon the setting of listed buildings and groundwater contamination could similarly be adequately mitigated. Further, the site is considered, in principle, suitable for development from a landscape perspective.

However, the site is ecologically sensitive, with point of access issues which could be minimised, and which would require buffering along woodland corridors. Whilst the Green Belt in this location safeguards from encroachment and restricts sprawl effectively, however the impact on the Green Belt could be reduced through appropriate design and coupled with the fact that the site is relatively well contained, the impact upon the ability of the wider Green Belt to serve these purposes could be minimised.

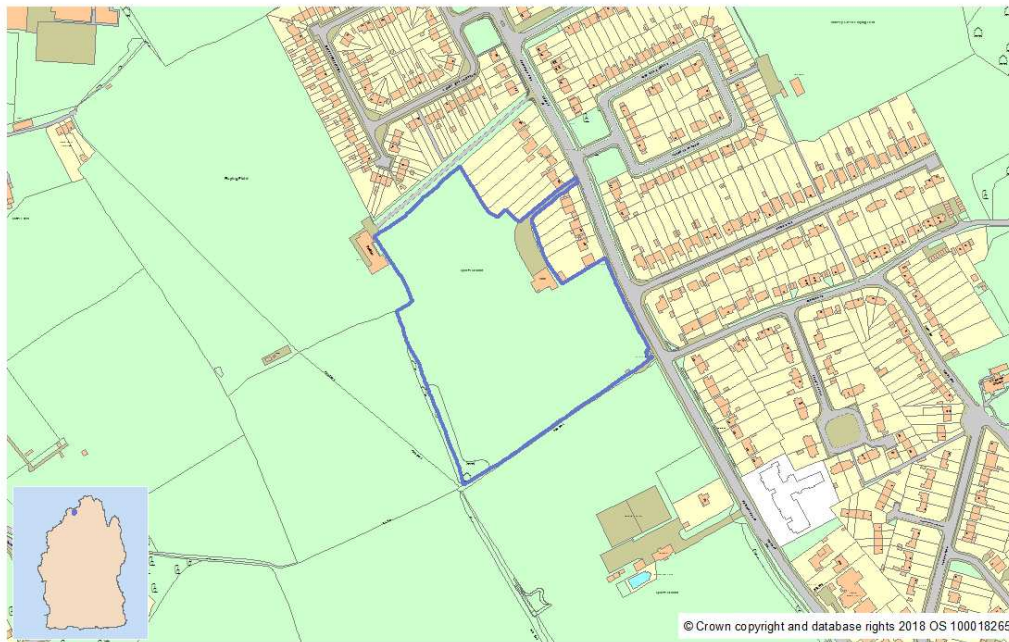
The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Biodiversity enhancement opportunities could also be secured.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

WAR 036 – Land to the west of Limpsfield Road, Warlingham

WAR 036 – Land to the west of Limpsfield Road, Warlingham

EXTENT & LOCATION OF SITE



Land to the west of Limpsfield Road, Warlingham

Proposed Development: Residential, 100 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 002 and through Part 2 as part of AFI 007. The parcel contributes towards preventing sprawl from London Boroughs and the development of Hamsey School, Park Home Estate and the derelict sports ground all add to the urban character of the area and due to the minimal countryside in this area, it was felt that their encroachment on the character of the area should be investigated further. The site is also part of an Area for Investigation (AFI 007). The sports grounds, although partially enclosed, were considered to have largely contained sprawl from the built-up areas and predominantly retained an open and undeveloped appearance as well as accommodating appropriate Green Belt uses in policy terms. It therefore concluded that the remainder of the land in this Area for Further Investigation should be excluded from further consideration as part of the Green Belt Assessment.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl and safeguarding from encroachment, development is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes and potentially may affect the ability of the wider Green Belt to serve the Green Belt purposes.

To what extent can the consequent impacts on

Whilst the use of sensitive design could reduce the impact on the Green Belt, given its scale any reduction is likely to be minimal however if

WAR 036 – Land to the west of Limpsfield Road, Warlingham

<p>the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>developed comprehensively with WAR 005 it would be enclosed by built form on three sides and subject to the use of a robust boundary and sensitive design could limit the impact on the ability of the wider Green Belt to serve the Green Belt purposes of sprawl and encroachment.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>A total of 3.19ha is considered ecologically suitable for development. If this led to intensification of recreational activity on the residual parts of the site, this could be accommodated in ecological terms provided the perimeter woodland belts were protected and allowed to have a semi-natural, unlit buffer zone along the woodland edge. Accordingly development should be located in the ecologically suitable parts of the site, with woodland along the periphery retained and protected with an appropriate unlit buffer to protect foraging and commuting bats.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site's location, size and topography are in keeping with the settlement form and existing development, but the gap created by this and the other sites contributes to separation between Hamsey Green and Warlingham, and limits the influence of built form on the more intact landscape to the west. The site has slight sensitivity and value, and as such is relatively unconstrained with a high landscape capacity for housing development provided that the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to it. However the loss of recreational space and the gap along the west of Limpsfield Road would be difficult to mitigate. Mitigation measures could include the retention of boundary vegetation, enhancement of its planting to the south to mitigate impacts on the public right of way, with gaps in vegetation planted.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>The site contains a playing field. The existing sports club land is owned by the John Fisher School Old Boys Association but is leased to the John Fisher Old Boys Football Club, and is heavily used by Hamsey Rangers. There is already a good provision of private outdoor sports facilities in Warlingham Parish (13.48ha or 1.68ha/1000 population). Equally, the Parish has sufficient provision of public parks and recreation grounds. When considered in isolation the development of the site would generate limited additional demands (0.24 ha) and cumulative land requirements resulting from all potential sites in the parish (WAR 005, WAR 019 and WAR 036) amount to just under 1 ha (about the size of 1 adult football pitch). Although, this requirement could be absorbed in lieu through improving the quality and capacity of existing playing pitch provision and a small contribution towards Artificial Grass Pitches (AGPs) for hockey, this site is an important local ground with ca. 17 teams fielded and the site's proximity to the rugby club offers potential benefits of scale in terms of mutual development. Further, club survey returns indicates that Hamsey Rangers recently signed an 18-year lease with the owners. Therefore, if this site is lost to sport, an at least like-for-like replacement will need to be found.</p> <p>In addition, the proposed development would result in requirements for 0.24ha parks and recreation ground (due to gap in access if this site were developed), 0.24 ha amenity/natural green space (due to existing shortfall within the Parish 0.007 ha children's play space (due to gap in access if this site were developed) and 0.004 ha youth play space (due to shortfall in supply and no access within the parish).</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable</p>	<p>It considers that the site can provide sufficient housing, has satisfactory access to a GP surgery, public transport, schools and employment opportunities. The site is enclosed by the built-up area of Warlingham</p>

WAR 036 – Land to the west of Limpsfield Road, Warlingham

<p>location?</p>	<p>on all sides bar the north west, which is open farmland. As such, the site would not substantially extend the built-up area, but would rather infill a gap in the built-up area. Views from the local footpaths would be affected, but this would only affect short range views as the site is adjacent to existing built development. As such, the effect would be expected to be negligible. The site is classified as Grade 4 (poor quality) and urban land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. It is also within Ground Water Source Protection Zone 2 and the ‘Major Aquifer High’ Groundwater Vulnerability Zone. As such, there is a potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure. • Biodiversity enhancement opportunities comprising extension and enhancement of woodland edge to provide greater woodland habitat and the maintenance and sensitive management of the semi-natural broad-leaved woodland.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 100 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.

The site is considered to serve Green Belt purposes, preventing sprawl and encroachment, as well as maintaining a predominantly open and undeveloped appearance. Its development would impact upon the site’s openness and its ability to serve those purposes, however it is considered that if developed in conjunction with WAR 005, and subject to the use of sensitive design, buffers and landscaping that the impact could be reduced and coupled with the use of a strong and defensible boundary, the impact upon the ability of the wider Green Belt to serve these purposes could be reduced.

However, its development would involve the loss of a locally important playing pitch. It is considered that replacement provision of an equal or better quality and quantity and in a location which accords with the most up-to-date Open Space Assessment and Playing Pitch Strategy could be and would

WAR 036 – Land to the west of Limpsfield Road, Warlingham

have to be secured and that this would also benefit the wider community. .

The development would attract CL, and as such would contribute towards infrastructure needed to support the growth of the district. In addition, in combination with other Warlingham sites, this site could provide benefits above and beyond any needed to off-set impacts associated with its development, contributing to a wide range of community benefits including expansion and re-location of local education provision and improved sports provision. It also provides the opportunity to secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, subject to comprehensive development with WAR 005, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

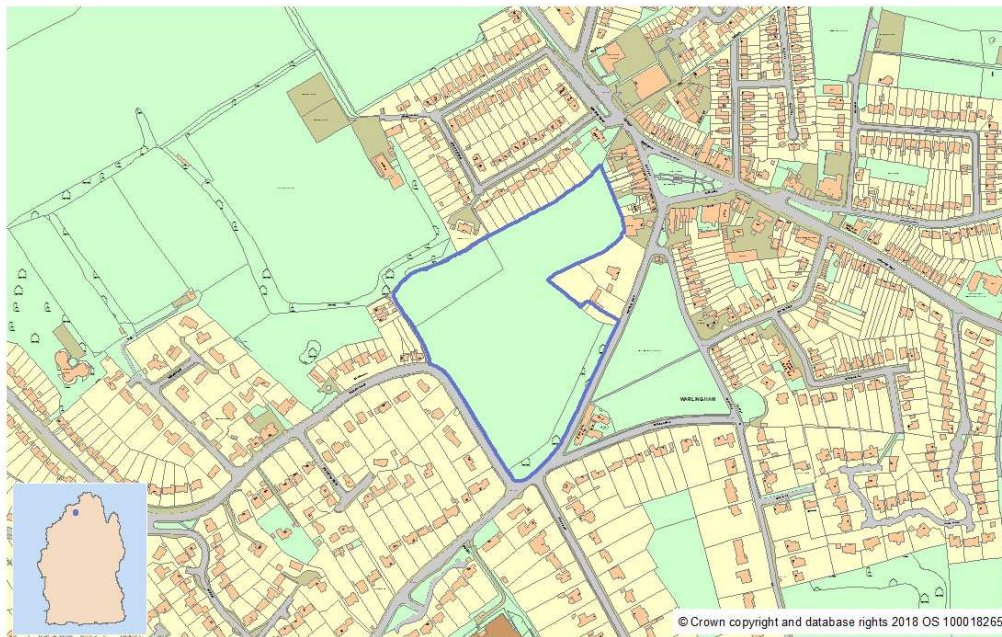
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The site is located on the edge of Warlingham and the new settlement boundary for Warlingham will need to be considered in detail within the context of the potential development of WAR 005 282 Limpsfield Road, WAR 019 Former Shelton Sports Club, Warlingham and WAR 038 Land west of The Green and land at Westhall Road, which may influence the detailed Green Belt boundary in this location.

WAR 038 Land west of The Green and Land at Westhall Road

WAR 038 - Land west of The Green and land at Westhall Road

EXTENT & LOCATION OF SITE



Land west of The Green and Land at Westhall Road

Proposed Development: Residential, 50 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped/greenfield land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considered this site as part of parcel GBA 002. This concludes that the northern part of the parcel checks against urban sprawl from London, in its entirety it acts as buffer between Hamsey Green/Warlingham and Whyteleafe and has served to prevent encroachment on the countryside, albeit there are some urbanising elements. It recommended further consideration in terms of understanding its role in preventing unrestricted sprawl and the encroachment from urbanising elements. This site was then assessed through Part 2 as part of AFI 007, considered land to the far south, which is bounded by development on three sides and has a sense of containment, whilst noting it is largely undeveloped. It concludes that the Green Belt has served to prevent development in this location however given the layout of the urban areas around it do not serve to prevent sprawl, encroachment or settlements from merging, it should be considered further.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt Assessment does not consider that the land serves the Green Belt purposes in this location, it is considered that there would be no harm to the Green Belt that would be lost if the site is developed. It is acknowledged that there is potential for impact on the wider Green Belt to meet the Green Belt purposes, but it is considered that development would fill in a gap in the built-up area with limited harm to openness as the site is well contained by built development and

WAR 038 - Land west of The Green and land at Westhall Road

		dense woodland aligning the boundaries.
	To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is enclosed by built form on three sides and development is considered to fill a gap in the built-up area with limited impact on openness. Impact could be further reduced through appropriate mitigation including landscaping, retention of boundary vegetation and sensitive design that relates positively to the wider Green Belt.
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The site is considered ecologically suitable, although grassland inspections in the summer may identify small parts of the site of locally higher interest, and could be developed in whole as it is assumed that the small areas of woodland and isolated mature trees could be accommodated within a carefully designed residential layout. Accordingly development should be located in the ecologically suitable part of the site, with hedgerows and trees retained and protected.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The northern section of the site is inward looking but there are open views to the south section and it forms part of the rural setting of the village. The site is considered to have a medium landscape capacity for housing development, having moderate landscape sensitivity and value. It would potentially be suitable in landscape terms for limited development subject to no adverse impacts on the setting of the existing landscape and settlement. Further the loss of rural landscape and setting to listed buildings would be difficult to mitigate if developed in its entirety and as such its development would need to demonstrate no adverse impact. Development of the site would also need to be of a form that is closely related to, and in scale with, the existing settlement adjacent to it.
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	<p>The site includes the existing Hillbury Road Allotments and its development could result in their loss, which would result in a shortfall in supply and gap in access in Warlingham Parish having a negative impact on existing levels of allotment provision. Accordingly they should either be retained or re-provided within the immediate vicinity. The site promoter has indicated that they intend to retain them. In addition the population resulting from new development on the site would also generate demands for on-site provision of amenity and natural green space, children's play space and outdoor sports space. The need for pitch sport space generated by this site would be better provided off-site, and in conjunction with a wider initiative for it to have any practical value and this could be secured by a contribution in lieu of its on-site provision.</p> <p>However, a more strategic approach is needed to consider the cumulative impacts on open space requirement that would result from all potential sites in the parish (WAR 005, WAR 019, WAR 036 and WAR 038) coming forward. Cumulatively, shortfalls in youth play space and amenity green space would be exacerbated. Although the remaining typologies would still be in sufficient supply, there would be gaps in access created from new development, and therefore provision of all typologies is likely to be required. This could be delivered through a single multifunctional site.</p>
	Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site would provide sufficient housing and has satisfactory access to a GP surgery, public open space, schools, employment opportunities and public transport. Further that it would not substantially extend the urban area, but would rather infill a gap in the built-up area, being enclosed by the urban area of Warlingham on all

WAR 038 - Land west of The Green and land at Westhall Road

	<p>sides bar the north-west. Views from the local footpath would be affected, but this would only affect short range views. The Great Farleigh Green Conservation Area is unlikely to be affected by development. It also notes that the former club house facilities are in disrepair whilst the sports fields, hard standing and car parking areas are overgrown. However the site has the potential to adversely affect the setting of the Grade II* listed Vicarage and development would be expected to conserve and enhance its setting. The site is also located within the Warlingham historic centre area of archaeological constraint, which would be expected to require investigation. Views from local footpaths would be affected but this would only affect short range views as it is adjacent to built development. It is a greenfield site, taking into account both the structure and the site's curtilage and the fact that it is a recreational field, and its development would be expected to lead to the loss of soil. It is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system.</p> <p>The site is located 330m to the north west of the Blanchman's Farm LNR, which may be adversely affected by increased recreational pressure from housing development on this site.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. It is also within Ground Water Source Protection Zone 2 and the 'Major Aquifer High' Groundwater Vulnerability Zone. As such, there is a potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure. • Biodiversity enhancement opportunities comprising gap planting of hedgerow habitat, which would diversify the hedge and plant additional native trees and hedgerow to enhance connectivity.
<p>Discussion</p>	
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of the above, housing development on this site would make a contribution of 50 units which would help meet the district's housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon the setting of listed buildings, surface water flooding and groundwater contamination could similarly be adequately mitigated.</p> <p>The Council acknowledges that the site would lose its openness if developed, however it is not</p>	

WAR 038 - Land west of The Green and land at Westhall Road

considered to serve any of the Green Belt purposes given that the site is largely enclosed by built form on three sides and as such would fill a gap, completing the form of the settlement. This factor coupled with the use of sensitive design could ensure that its impact upon the wider Green Belt could be minimised. However the location of this requires detailed consideration in conjunction with sites WAR 0005, WAR 019 and WAR 036.

Further, in order to be acceptable, the development of the site would need to retain/re-provide Hillbury allotments in order to mitigate negative impact on existing levels of allotment provision in the Parish. Re-provision is uncertain and retention on the site would reduce the harm to the Green Belt but would also reduce the argument in favour of completion of the settlement form.

Its development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. The development of this site could also secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered on balance, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The site is located on the edge of Warlingham and the new settlement boundary for Warlingham will need to be considered in detail within the context of the potential development of WAR 005 282 Limpsfield Road, WAR 019 Former Shelton Sports Club, Warlingham and WAR 036 Land to the west of Limpsfield Road, which may influence the detailed Green Belt boundary in this location.

WAR 039 - 8 Beechwood Lane, Warlingham

WAR 039 - 8 Beechwood Lane, Warlingham

EXTENT & LOCATION OF SITE



8 Beechwood Lane Warlingham CR6 9LT

Proposed Development: Residential, 10 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Warlingham, a sustainable settlement designated as a Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 003. The Green Belt evidence concludes that the parcel provides a role in checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging and lessening the encroaching effect on the countryside, although it concludes that natural landscape features also contribute to preventing further development. On this basis the Green Belt evidence recommends that the Green Belt in this location should be retained.

What is the nature and extent of the harm to the Green Belt if the site is developed?

As part of the wider area, the site contributes towards preventing settlements from merging, unrestricted sprawl from large built-up areas and encroachment on the countryside. Development of this site will impact upon openness and the ability of this site to serve those purposes, although any impact could be reduced through appropriate design. However, the site is small and both visually and physically well contained, and abutted by built form to its north-east, and west, with built form further to the east and woodland along its southern boundary. Therefore the impact of small-scale development on the wider Green Belt is likely to be limited.

To what extent can the

The impact on the Green Belt could be further reduced through appropriate

WAR 039 - 8 Beechwood Lane, Warlingham

<p>consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>design and the retention of buffer zones.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable. Habitat Area A is ecologically suitable for redevelopment but in order to allow for protection and enhancement of the surrounding areas of high ecological interest, any redevelopment should allow for retention of woodland canopy of the northern woodland. A minimum 15m buffer of semi-natural vegetation inside the southern boundary should be provided, as should a new native species woodland belt of minimum 5m width along the eastern site boundary to improve ecological networking. The woodland should be retained (Habitat Area B) and an unlit buffer to benefit foraging and commuting bats included, whilst hedgerow should be retained and protected where possible.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has moderate landscape sensitivity and slight landscape value, which combined results in medium/high capacity for development. It is in a prominent position at the top of a south facing slope but is generally well contained by vegetation, abutting significant tree cover to the north and south, with Ancient Woodland to the south and a Local Nature Reserve to the north. It is located within the existing settlement pattern of Warlingham, although within an area of low density dwellings slightly separate from the main built-up area. It does not contribute to separation between significant areas of settlement. Boundary vegetation to the south forms a wooded backdrop to views towards the site and it forms part of the trees southern setting to the Local Nature Reserve. The site could accommodate appropriate development provided sensitive considerations such as views are carefully taken into account. Mitigation measures include the potential to enhance boundary vegetation and any development would need to carefully consider the scale and massing of built form to avoid adverse visual impact at the top of the slope and adjacent nature reserve.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>The site can provide sufficient housing, is within good distance to a GP surgery, public open space, public transport, schools and employment opportunities. It is on the urban edge, but this would be in keeping with the overall built-up area boundary for Warlingham and as such is likely to have a negligible effect. The site is classified as Grade 4 (poor quality) and urban land under the Agricultural Land Classification system. It is greenfield and its development would be expected to lead to the loss of soil. The site is adjacent to Blanchman's Farm LNR and Dukes Demi Scarp/Highlands Farm SNCI and areas of Ancient Woodland. Development of this site would need to address any potential impact and provide mitigation measures, including buffering.</p>
<p>Is the site sequentially preferred? Would</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and has a risk of groundwater flooding to subsurface assets; as such it is sequentially</p>

WAR 039 - 8 Beechwood Lane, Warlingham

<p>development of this site increase flood risk or impact on water quality?</p>	<p>preferred. It is also within Groundwater Source Protection Zone 2, with potential risk to groundwater quality. In order to mitigate these effects, it would be necessary to regulate and monitor water quality and SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities comprising enhancement of on-site hedgerow through planting of additional native species, especially to form a new north-south woodland whilst the semi-natural broadleaved woodland could be enhanced through selective thinning to increase light levels and encourage a more diverse ground flora.

Discussion

Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?

Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.

In light of the above, housing development on this site would make a contribution of 10 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, countryside, employment and public transport. Other potential adverse effects such as the impact surface water flooding and groundwater contamination could similarly be adequately mitigated. The site is ecologically suitable subject to the retention and buffering of the southern and eastern boundaries. It is also suitable from a landscape perspective, with a high landscape capacity; however the robust boundaries would need to be retained.

The Green Belt in this location safeguards from encroachment, restricts sprawl effectively and prevents settlements from merging. Its development would impact upon openness and would result in harm to the ability of the Green Belt in this location, however as the site is well contained, and bounded by built-form and woodland, it is considered that small-scale development which has been sensitively designed would minimise the impact upon the wider Green Belt.

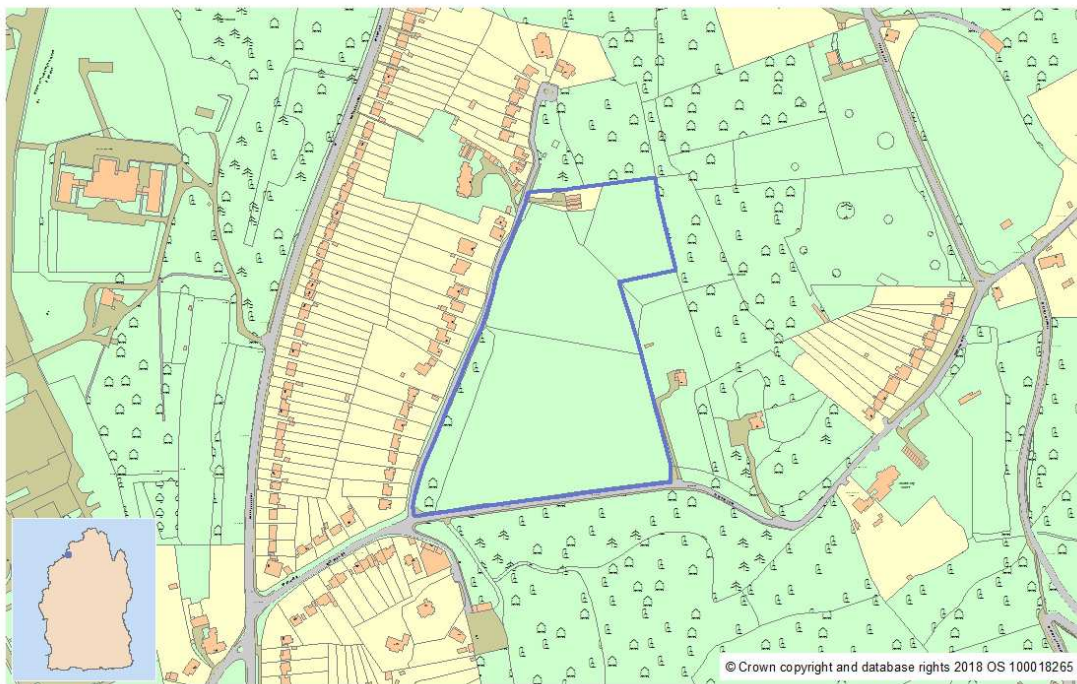
The development of the site would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. Development of the site could also secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

WHY 010 - Land at Torwood Farm, Whyteleafe

WHY 010 - Land at Torwood Farm, Whyteleafe

EXTENT & LOCATION OF SITE



Tandridge
District Council Land at Torwood Farm, Whyteleafe

Proposed Development: Residential, 37 units

Spatial Strategy

Is the site strategy compliant?

The site is undeveloped land located on the edge of the built-up area of Whyteleafe and Caterham, a sustainable settlement designated as a Tier 1 in the Council's Settlement Hierarchy and identified as a preferred location for development as part of the spatial strategy. Accordingly, the Council consider that the site is strategy compliant and would have a significant role to play in achieving sustainable patterns of development across the district.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 004 and through Part 2 as AFI 008, sub-area AA2. Part 1 concludes that the parcel prevents Caterham Valley, Caterham on the Hill and Whyteleafe from merging and plays a critical role in preventing future sprawl from the built-up areas, assisting in safeguarding the countryside from further encroachment. On this basis the Green Belt evidence recommends that the Green Belt in this location should be retained. As such Part 2 did not recommend it for consideration as to whether exceptional circumstances existed.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl, further encroachment into the countryside and prevents settlements from merging, development of this site is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably

The site is partially contained by woodland to the north, east and south and appropriate mitigation could reduce impact on the surrounding Green Belt, it is considered that development of the site would extend sprawl from Caterham/Whyteleafe and encroach upon the countryside. Further, Torwood Lane provides a robust and defensible boundary that effectively contains development eastwards within the existing built-up area.

WHY 010 - Land at Torwood Farm, Whyteleafe

practicable extent?	
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Unsuitable with point of access issues. It is located in a broad corridor of woodland, grassland and mature gardens and whilst the central grassland has relatively little ecological value, and subject to naturalistic open spaces and significant buffers being provided and enhanced around the mature and ancient s.41 woodland, it considers that it could accommodate some sensitive development but it would need to buffer pSNCI woodland, including avoiding encroachment, artificial light spill, tipping of garden waste and recreational access. However access for significant development could not be taken from Salmons Lane or Torwood Lane without significant disruption to woodland of high local value. The land promoter sought to rebut these conclusions by putting forward two schemes. That which comprises the wholesale development of the site is still considered to be ecologically unsuitable with point of access issues, however the evidence recognises that the partial scheme may be acceptable and could be re-categorised as 'Sensitive with point of access issues' but it would be subject to further evidence around this matter.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	This site has moderate landscape sensitivity and slight landscape value, which combined result in a medium/high landscape capacity. It is a large field, with boundary trees along Torwood Lane. Its development would be inconsistent with the settlement pattern of both Caterham on the Hill and Whyteleafe, with low density development along Salmons Lane. It makes a small contribution to separation between settlements but does not sit adjacent to the wooded area between Caterham and Whyteleafe. It is not visually prominent but it does form part of the rural area between Burntwood Lane and Whyteleafe, making a contribution to the rural continuum. It is relatively well contained, with limited views into the site. It could accommodate infill provided considerations such as settlement pattern are taken into account. Mitigation measures including preservation of Ancient Woodland and the strengthening of boundary vegetation to help reduce visual impacts on local housing.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space. However, the population resulting from proposed development on this site would generate demands for open space. These would need to be considered against existing provision in the parish and result in policy requirements for on or off-site provision, if the site is allocated.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site can provide sufficient housing, has satisfactory access to the GP surgery, public open space, employment opportunities, schools and public transport. There is also a full range of shops and facilities in Caterham. It is within 200m of a conservation area but it is screened from it by existing residential buildings, so there is less of risk of an adverse effect than those sites in closer proximity. Further, given the close proximity to existing woodland there may be resulting potential to adversely affect the associated biodiversity. It is categorised as Grade 4 (poor quality), non-agricultural and urban land, under the Agricultural Land Classification system.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a low risk of surface water flooding and a risk of groundwater flooding to subsurface assets; as such it is sequentially preferred. It is within Groundwater Source Protection Zone 2 and Major Aquifer Medium Groundwater Vulnerability Zone, with potential risk to groundwater quality. In order to mitigate its effects, it would be necessary to regulate and

WHY 010 - Land at Torwood Farm, Whyteleafe

<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<p>monitor water quality and SUDs would be required.</p> <ul style="list-style-type: none"> • Community Infrastructure Levy eligible/potential contributions or on-site provision of infrastructure • Biodiversity enhancement opportunities, comprising extension of tree canopy habitats into the centre of the site, the creation of species and structurally diverse swards within grassland habitats, with maximisation of connectivity around and across the site and creation of wetland habitats to complement existing mosaic.
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<p>Discussion</p>	
<p>Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?</p> <p>Having considered (i) the acuteness/intensity of the objectively assessed need for housing, (ii) the inherent constraints on supply/availability of land prima facie suitable for sustainable development and (iii) the consequent difficulties in achieving sustainable development without impinging on the Green Belt (Calverton principles (i) to (iii)) in the main report, as well as the reasonable options set out in the draft NPPF 2018, it is evident that development within the Green Belt is necessary.</p> <p>In light of the above, housing development on this site would make a contribution of 37 units which would help meet the district’s housing need in the short term, consistent with the principles of sustainable development. Furthermore, the site comprises undeveloped land located on the edge of a Tier 1 settlement and as such is in a preferred location on sustainability grounds, being within close proximity to a GP surgery, schools, employment and public transport. In addition, the site is considered, in principle, suitable for development from a landscape and ecology perspective subject to mitigation measures. Other potential adverse effects such as the impact upon woodland, surface water flooding and groundwater contamination could similarly be adequately mitigated.</p> <p>The wider Green Belt in this area has been identified as serving the Green Belt purposes in terms of preventing the coalescence between Caterham, Whyteleafe and Kenley. It has also been identified as contributing to the setting and special character of the conservation area. However the site itself is physically and visually well contained and it is considered that the wider Green Belt would continue to offer physical separation between Caterham and Whyteleafe.</p> <p>The development would attract CIL, and as such would contribute towards infrastructure needed to support the growth of the district. It also provides the opportunity to secure biodiversity enhancements.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>	

Employment sites

ENA 02 - Paddock Barn Farm, Godstone Road

ENA 02 - Paddock Barn Farm, Godstone Road

EXTENT & LOCATION OF SITE

Tandridge District Council
Paddock Barn Farm, Godstone Road

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Proposed Development: Employment land

Spatial Strategy

<p>Is the site strategy compliant?</p>	<p>The site is previously developed land in a rural setting but located directly off the southbound carriageway of the A22. It comprises two parts. The roadside part comprises small industrial units, and an abandoned dwelling, whilst the remaining part of the site contains traditional employment uses. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.</p>
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Green Belt Assessment

<p>Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?</p>	<p>The Green Belt Assessment Part 1 considers this site as part of GBA 005. Part 1 concludes that the wider parcel has played a role in checking urban sprawl, but that the topography and AONB designation have also contributed to checking unrestricted sprawl from Caterham and Warlingham. It does not serve to prevent Caterham and Woldingham from merging. The almost continuous pattern of development and the siting of the A22 are noted however it recognises that the Green Belt prevents further coalescence. It is considered to play a significant role in terms of preventing encroachment of the countryside along with other policy designations and that the area retains a strong open character. It recommends only that the anomaly on Longsdon Way be considered for further investigation (AFI 009). This site does not fall within any of the recommended Areas for Further Investigation assessed through Part 2.</p>
<p>What is the nature and extent of the harm to the</p>	<p>Given the site's siting to the south of and separate from Caterham Valley, it is not considered to contribute to the purpose of preventing urban sprawl. These</p>

ENA 02 - Paddock Barn Farm, Godstone Road

<p>Green Belt if the site is developed?</p>	<p>factors coupled with its scale are such that it is not considered to play a significant role in preventing coalescence. However, aside from the A22, it is located in an area which is predominantly open and undeveloped and as such its development/intensification would have the potential to result in harm to openness and encroachment on the countryside.</p>
<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Its impact on the Green Belt could be limited through the use of sensitive design, landscaping and buffers and it is likely that its impact on the wider Green Belt could be limited through appropriate mitigation, such as the retention of boundary vegetation and additional landscaping. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site Ecologically Suitable and that it is suitable for allocation and continued use as an employment site. It contains areas of low ecological value but the opportunity should be sought to improve buffering of the north-eastern boundary against the neighbouring Paddock Wood SNCI through application of a minimum 15m buffer zone occupied by woodland habitats. It advises that 2.87 ha could be used for employment-related uses with appropriate protection to hedges, trees and boundary features of wildlife and amenity value. Existing woodland and tree group habitats should be retained.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The landscape evidence has split this site into two areas, labelled parts A and B. This assessment contains only the analysis for part B. The site has moderate landscape sensitivity and value, which combined results in a medium capacity for employment development. The site is used for commercial purposes and is bound by security fences, with dense vegetation around the boundaries. It is on the edge of the AONB on low slopes, which means that it has low visual prominence but it makes a contribution to the surrounding landscape through wooded boundaries which are visible from the road. The site boundaries are also partially visible from the public rights of way south of the site. The lower, western part of the site would potentially be suitable for limited employment proposals but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Mitigation measures including retention of boundary vegetation in order to limit effects on public rights of way and views from the AONB.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It notes its location outside the main urban area of Caterham and that it is located as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system. It is within the Open Chalk Farmland LCA and the Surrey Hills AONB. It is already in light industrial use and development may provide the opportunity to enhance the aesthetic appeal of the site. Development would be required to have regard to the Surrey Hills Management Plan 2014-2019 (or subsequent update). It is also in close proximity to Sites of Nature Conservation Importance and Ancient woodland. Development of sites on previously developed land may require its remediation. There is very good access to public transport which would be expected to</p>

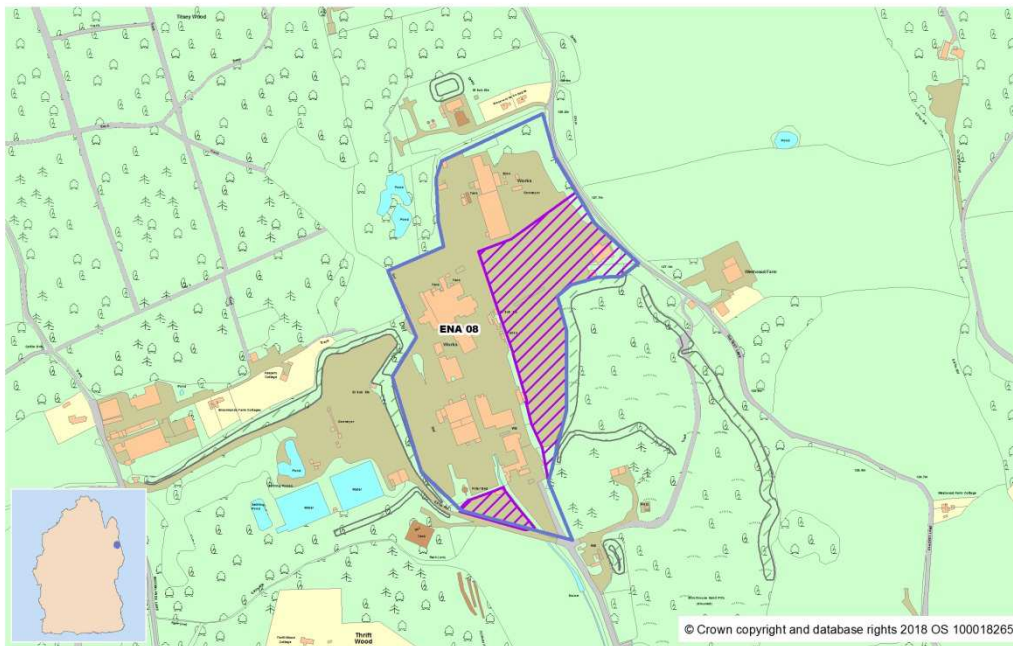
ENA 02 - Paddock Barn Farm, Godstone Road

		minimise the use of private car.
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	It is within Flood Zone 1, it has a low risk of surface water flooding and the risk of groundwater flooding is not likely; as such it is sequentially preferred. It is located within Ground Water Source Protection Zone 3 and the 'Major Aquifer Medium' Groundwater Vulnerability Zone and as such there is a potential risk to groundwater quality. In order to mitigate its effects, it
	Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities include enhancement and retaining woodland habitat.
	<p>Discussion</p> <p>Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?</p> <p>This site comprises two parts, which are joined by a narrow access road. The outcomes of the landscape and ecology appraisals mean that the northern part of the site (ENA 02 – A) has not been assessed for exceptional circumstances.</p> <p>This site is an existing employment site, which contributes to the employment provision in the district. The southern part of the site fronts onto and has good access to the A22, with good access M25. It also provides an opportunity for further industrial or warehouse uses, with potential for development opportunity and as such this part of the site is recommended for protection. This part of the site is also considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium capacity for limited employment development within the landscape, subject to mitigation measures.</p> <p>In terms of the Green Belt it has been identified that the Green Belt in this area serves to safeguard from encroachment on the countryside, whilst as part of the wider area it contributes towards preventing urban sprawl and coalescence. However, its potential for development may result in harm to the openness of the Green Belt and could result in encroachment on the countryside.</p> <p>Its development would provide the opportunity to secure biodiversity enhancement opportunities.</p> <p>Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>	

ENA 8 – Westerham Road Industrial Estate

ENA 8 – Westerham Road Industrial Estate

EXTENT & LOCATION OF SITE



Tandridge District Council Westerham Road Industrial Site

Proposed Development: Employment

Spatial Strategy

<p>Is the site strategy compliant?</p>	<p>The site is previously developed land, and it is located in an isolated position in the east of the district. It is an existing, undesignated employment site and is occupied by a single business, Monier Redland. It is one of three larger employment sites in the district and is used for large scale open storage. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.</p>
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Green Belt Assessment

<p>Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?</p>	<p>The Green Belt Assessment Part 1 considers this site as part of GBA 019 and through Part 2 as AFI 020. It concludes that this parcel helps preserve the setting of a conservation area and contains sprawl from Oxted but identifies the Tileworks for its substantial size and its impact on the countryside, recommending it for further investigation. Part 2 concludes that although the Tileworks pre-date the Green Belt designation, its development has resulted in encroachment upon the countryside and given its siting, scale, use and relationship with settlements/built-up areas, it is not considered to serve any of the purposes of including land within the Green Belt or to support the openness of the surrounding Green Belt, and is accordingly recommended to be considered in terms of exceptional circumstances.</p>
<p>What is the nature and extent of the harm to the Green Belt if the site is developed?</p>	<p>The Green Belt does not serve the Green Belt purposes in this location. However, it is recognised that there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes if employment use of the site were intensified.</p>
<p>To what extent can the consequent</p>	<p>The site is visually contained by woodland and mature vegetation, and this coupled with the use appropriate mitigation, including sensitive design,</p>

ENA 8 – Westerham Road Industrial Estate

<p>impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>boundary vegetation, habitat creation and landscaping, would help mitigate the impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The site is ecologically suitable (8.61ha) for employment-related uses, with the plantations, which comprise strips of broad-leaved woodland and which extend through the site in various locations, not presenting an ecological constraint however any redevelopment should include new habitat creation (woodland and wetland) to facilitate ecological networks, particularly woodland and wetland networks linked with Titsey Woods SSSI. Hedges, trees and boundary features with wildlife and amenity value should be protected and provided with unlit buffers.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is the old Tile Works located next to a quarry, with hardsurfacing, lights, sheds and buildings. It is detached and distant from any settlement and is part of the AONB, with its wooded boundaries adding to the character of the AONB. It also has inter-visibility with the AONB to the north. Its moderate landscape sensitivity and landscape value, combined result in a medium capacity to accommodate employment development in the landscape. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement and be in keeping with the existing site structures. In terms of mitigation measures, it would be difficult to mitigate effects on the AONB but they should include keeping buildings at the remaining height to mitigate effects on landscape and views, with boundary vegetation retained and enhanced to the west.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that development of the site would provide employment opportunities in the local area and offer the opportunity to improve the aesthetic appeal of the site, which is a particular benefit as the site is within the Surrey Hills AONB. Development would be required to have due regard to the Surrey Hills Management Plan 2014-2019 (or its subsequent update) and the Surrey Hills Design Guide. The site is previously developed land and if developed, it would be expected that any contamination would be remediated; both reclaiming contaminated land and reducing the future risk of ground water contamination. The Sustainability Appraisal further notes that it does not have satisfactory access to trains but there is a pavement along the A25 providing a safe non-motorised route into Oxted and it is served by a local bus stop. Although in close proximity to Titsey Woods SSSI, as an employment site the recreational pressure from development would be less than that expected from housing sites. It is also in close proximity to SNCIs and Ancient Woodland and as such development of this site may have an adverse effect as a result of noise and light pollution, litter or increased</p>

ENA 8 – Westerham Road Industrial Estate

		disturbance from people. The provision of buffer zones and the careful siting and design of development may help mitigate some of these adverse effects. If developed, impacts from car and HGV traffic through sustainable transport management and electric charging points would need to be encouraged.
	Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1 but is at significant risk of surface water flooding and part of the site is at risk of groundwater flooding to surface and subsurface assets; as such it is not sequentially preferred. It is located within Groundwater Source Protection Zones 1, 2, 3 and 4 as well as within the 'Major Aquifer Intermediate' Groundwater Vulnerability Zone. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and SUDs would be required.
	Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Development of the site would offer the opportunity to improve the aesthetic appeal of the site. • Biodiversity enhancement opportunities include opportunity for new habitat creation (woodland and wetland) to facilitate ecological networks linked with Titsey Woods SSSI, with plantation enhanced to improve diversity and structure, enhanced boundary planting which would enhance off-site corridors and provide screening.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

This site is one of only 3 larger, well-performing industrial sites in the district with good access to the strategic road that, alongside Hobbs Industrial Estate and Lambs Business Park, forms part of the main reservoir of industrial capacity in the district. In order to ensure that well-functioning sites are safeguarded and there is sufficient suitable land to meet future demand and support the local economy going forward, the evidence considers there is a need to protect the function of this site, enhance its attractiveness and competitiveness for industrial type activities through formal designation as a strategic employment location. Further, the evidence identifies significant capacity for expansion (2.84 ha)², which provides opportunity to increase overall employment land supply and stem industrial decline across the district. The hatched areas on the plan above indicate areas for potential expansion/intensification. The spatial strategy for the district includes the intensification and expansion of existing sites and as such this site is strategy compliant. The site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium capacity for limited employment development within the landscape, subject to mitigation measures e.g. keeping buildings at the same height as existing.

Further, in terms of the Green Belt it has been identified that this site does not serve any of the Green Belt purposes; however it is acknowledged that its development could impact upon the wider Green Belt but that any impact could be reduced, through sensitive design and landscaping. It would also be necessary to secure robust and defensible boundaries to ensure harm to the wider Green Belt is minimised.

However the site is in a remote location, but it is existing, and provides an employment use, with access to a bus stop and a pavement linking the site to Oxted.

Its development would also provide an opportunity to improve the aesthetic appeal of the site, which is particularly important given its siting within the Surrey Hills AONB. Its development would also provide the opportunity to secure biodiversity enhancement opportunities.

² Actively advertised at the time of writing

ENA 8 – Westerham Road Industrial Estate

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The new Green Belt Boundary would be likely to follow the existing site boundary, including the area for intensification identified in the Economic Needs Assessment Update 2017.

ENA 9 – Priory Farm, South Nutfield

ENA 9 – Priory Farm, South Nutfield

EXTENT & LOCATION OF SITE



Tandridge
District Council
Priory Farm

Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land and is located detached from South Nutfield. The site is an existing, designated employment site and out of town office / retail park on a converted farm site. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 028. It concludes that this parcel effectively serves the purpose of preventing urban sprawl from large built-up areas just outside the district and plays an effective role in preventing South Nutfield and Nutfield merging and South Merstham and South Nutfield merging. Further, it is predominantly open countryside free from any significant concentration of development and it is generally considered to play a strong role in assisting in safeguarding the countryside from encroachment.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location serves the purposes of preventing sprawl, coalescence and safeguarding from encroachment, development in this location is likely to result in harm to the ability of Green Belt in this location to continue to serve these purposes. In addition, there is potential for harm to the ability of the wider Green Belt to meet the Green Belt purposes.

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest

The site is in existing employment use but the ENA has identified no opportunities for development. As such it is considered that there would be no harm that is materially greater than the harm resulting from the existing operations.

ENA 9 – Priory Farm, South Nutfield

<p>reasonably practicable extent?</p>	
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Ecologically Suitable (1.46ha) for continued use and allocation for employment purposes, provided the trees (oak dominated) located along part of the roadside boundary to the north and forming part of the mature hedgerow, are protected through design and mitigation measures. The hedgerow, which provides connectivity to woodland, would need to be retained and protected from artificial light spill that may affect commuting bats.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site includes buildings; it is detached and distant from the nearest settlement and lacks containment from the east. It comprises a collection of farm buildings that sit within the wider rural landscape. It's within the Candidate AONB, and is visible from the south and east. It has moderate landscape sensitivity and landscape value, which combined results in a medium landscape capacity for employment development and would potentially be suitable in landscape terms for employment proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape. Mitigation measures include enhanced boundary planting to mitigate effects on the Candidate AONB.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would be expected to maintain and potentially increase employment in the local area. Access to public transport is very good, with a train station and bus services operating throughout the village. The site is previously developed land and development would be expected to lead to the remediation of contaminated land as required. It is within the Low Weald Farmland Landscape Character Area (LCA) and its development would be an opportunity to enhance its contribution to the local landscape. The site is Grade 4 (poor quality) land as classified under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding but a small part of the site is at risk of groundwater flooding to surface assets, whilst the majority is at risk of groundwater flooding to subsurface assets; as such it is not sequentially preferred. It also poses minimal inherent risks to water quality. In order to mitigate its effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising enhancement of hedgerow with additional native species as it is species poor and improve connectivity to adjacent woodland.

ENA 9 – Priory Farm, South Nutfield

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

This site is an existing employment site, which contributes to the employment provision in the district. It is in an area with good access to public transport, and is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium capacity for limited employment development within the landscape, subject to mitigation measures.

In terms of the Green Belt it has been identified that the Green Belt in this area serves to safeguard from encroachment on the countryside and it serves to prevent sprawl and coalescence. However, the site is fully occupied, with very limited (if any) development opportunities. As such there are extremely limited opportunities to intensify its use and this factor means that, were it to be released, it would not have a materially greater impact on the Green Belt than at present.

It also means that its release would not benefit the district by increasing employment opportunities; however it does contribute to the employment provision within the district, and as such the ENA recommends that it should be protected. The site is also located on a country road and as such is not suitable for larger vehicles or HGVs.

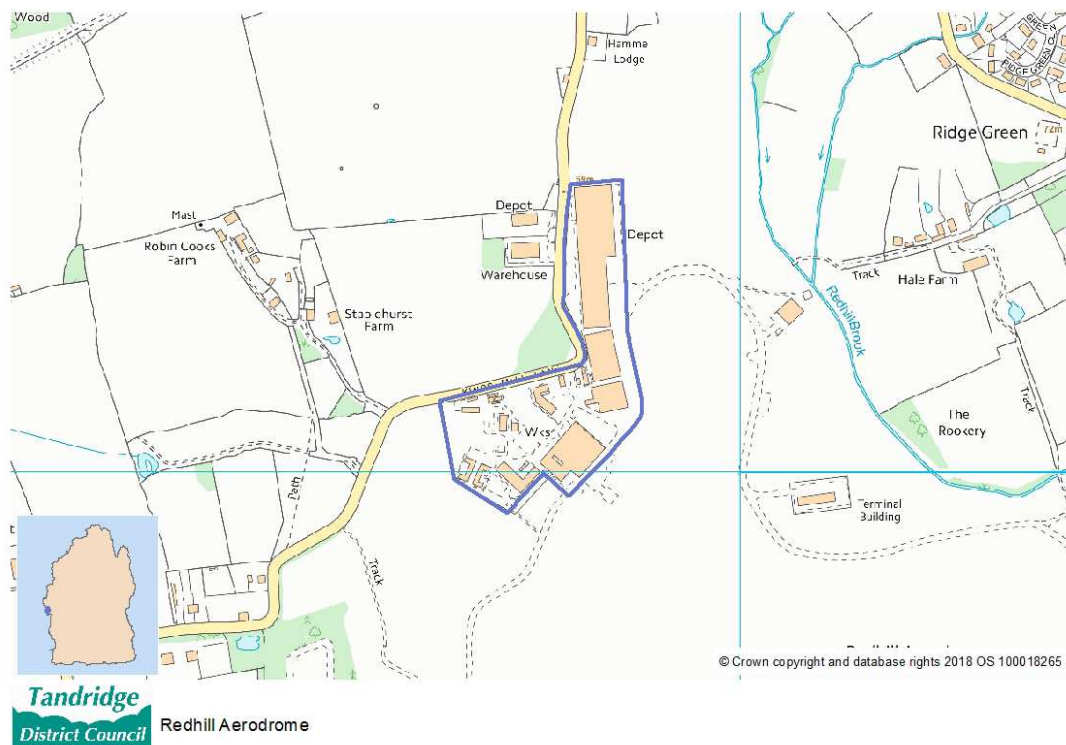
Its development would provide the opportunity to secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

ENA 11 Redhill Aerodrome

ENA 11 Redhill Aerodrome

EXTENT & LOCATION OF SITE



Proposed Development: Employment land

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land and is in a rural location to the south-east of Redhill and south-west of South Nutfield. It is an existing employment site, which is primarily taken-up by aviation related industries and services. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 029. It concluded that the Green Belt on the western edge has an important role to play in preventing the sprawl of large built-up areas beyond the district from sprawling into Tandridge and that it served this purpose effectively but recommended further exploration to understand if it is the Green Belt designation which has restricted development. The wider parcel is also considered to play an effective role in preventing South Nutfield and Nutfield from merging, albeit it is aided by the woodland and topography, in addition to contributing to the separation between Redhill and South Nutfield. It considered that the Green Belt plays a strong role in assisting in safeguarding the countryside from encroachment, but with the concentration of development in South Nutfield warranting further investigation. Two areas were recommended for further consideration as Areas for Further Investigation 028 and 030. This site does not fall within any of the recommended Areas for Further Investigation assessed through Part 2.

What is the nature and extent of the harm to the

Whilst as part of the wider area the Green Belt serves to prevent sprawl, and aides in preventing settlements from merging, the scale and location of this site

ENA 11 Redhill Aerodrome	
Green Belt if the site is developed?	are such that its contribution is limited with respect to these purposes. However, it is located in an area which is predominantly open and undeveloped and as such its development/intensification could have the potential to result in greater harm to openness and encroachment on the countryside. It also has the potential to impact on the wider Green Belt's ability to serve these purposes, particularly if no robust and defensible boundaries are identified. However it is also noted that no vacant land has been identified on site.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Given the site's open aspect and visual prominence, it would be difficult to mitigate impacts however, buffers, landscaping and sensitive design, including ensuring the height of buildings do not exceed that of current buildings, could help limit any harm. However, no robust and defensible boundaries have been identified, which would also be necessary to limit its impact on the wider Green Belt.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Ecologically Suitable. It states that there are no ecological constraints on allocation or continued use of the site, however part of the site has slight local value due to the presence of a pond and links to the landscape to the west and as such should be retained.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site has moderate landscape sensitivity and value, which combined results in a medium capacity for employment development. It is a business park, including offices, storage units, warehouses and aircraft hangers, as well as grassed areas and hardstanding, with few boundary features aside from hedging. It has an open aspect which is visually prominent but it doesn't contribute to the rural character. It is open to views from the Candidate AONB, and across the site to the east and south. The site would potentially be suitable for employment proposals but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. It concludes that it would be difficult to mitigate views across the aerodrome and views from the Candidate AONB but recommends that buildings should not exceed the height of those currently on-site.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It notes that this is one of three employment sites located 300-500m from the main built-up area. It is previously developed land and its allocation would help to maintain and enhance levels of employment in the area. It is classified as Grade 4 (poor quality) land under the Agricultural Land Classification system. Its development would be an opportunity to enhance its contribution to the local landscape. Its development would be expected to require remediation of contaminated land, as required. Access to public transport in South Nutfield is good, with a train station available in the centre of the village and bus services operating throughout the village. Accessibility of public transport would be expected to minimise private car use, particularly for commuting. The site is within the Low Weald Farmland LCA.
Is the site sequentially preferred? Would development of this site	It is within Flood Zone 1, it has significant surface water flooding but negligible risk of groundwater flooding; as such it is not sequentially preferred. It poses minimal inherent risk to water quality. In order to mitigate its effects, SUDs

ENA 11 Redhill Aerodrome

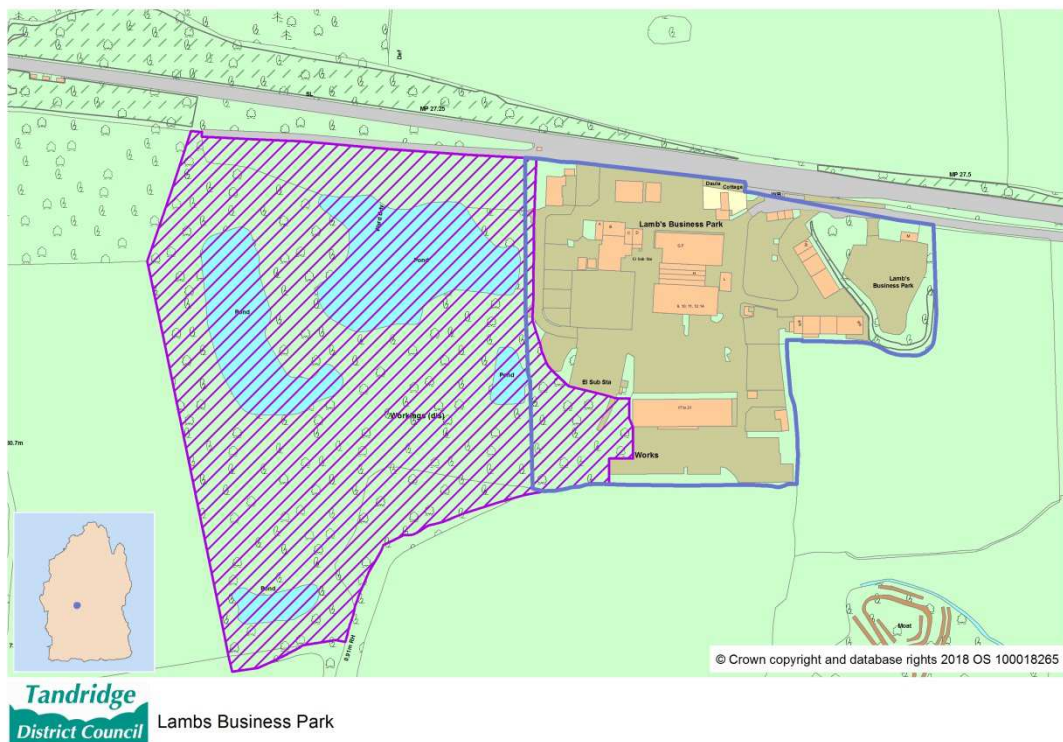
increase flood risk or impact on water quality?	would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising restoration and enhancement of pond, with additional planting of native aquatic species. Enhancement of grassland with additional species and maintenance of regime of occasional cutting to provide habitat for a range of s.41 species.

<p>Discussion</p>
<p>Are there exceptional circumstances that would outweigh harm to the Green Belt and justify Green Belt release?</p> <p>This site is an existing employment site, which contributes to the employment provision in the district and it is recommended for protection. It is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium capacity for limited employment development within the landscape, subject to mitigation measures.</p> <p>In terms of the Green Belt it has been identified that the Green Belt in the wider area serves to prevent sprawl and coalescence, as well as safeguarding from encroachment on the countryside. However, given this site’s scale and location, its primary contribution is towards safeguarding the countryside from encroachment. If developed it could result in harm to the openness of the Green Belt and encroachment on the countryside. This could be mitigated through sensitive design, landscaping and buffers, including ensuring no buildings are higher than at present and this coupled with the lack of vacant land, means that subject to these measures any impact to the Green Belt in this location would be limited. Furthermore as no robust and defensible boundary has been identified it would compromise the ability of the wider Green Belt to continue serving the Green Belt purposes.</p> <p>However, it also means that its release would not benefit the district by increasing employment opportunities; although as it contributes to the employment provision within the district, the Economic Needs Assessment recommends that it should be protected. Furthermore, whilst South Nutfield has been identified as having good accessibility, including access to public transport, given the location of this site in relation to the village and the lack of footpaths, it is considered that it would be accessed via private car by employees.</p> <p>Its development would provide the opportunity to secure biodiversity enhancement opportunities.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>

ENA 12 – Lambs Business Park

ENA 12 – Lambs Business Park

EXTENT & LOCATION OF SITE



Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land and located detached from South Godstone, approximately 950m to the west. Accordingly, it is considered that the site is generally well located for the purpose of employment use. The site is an existing, designated strategic employment location, which provides a range of units of medium size, the majority of which are in B2 use. There is some open storage and shipping containers in the south eastern part of the site and the south western part comprises aggregate storage. Alongside Hobbs Industrial Estate, Lambs Business park dominates the industrial market in Tandridge. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/identification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the Green Belt in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 031 and through Part 2 as part of AFI 032. Part 1 considers that the Green Belt in this location helps to safeguard the countryside from encroachment and the south west corner of the parcel plays a critical role in preserving the wider setting of the Outwood Conservation Area. It recommends that Lambs Business Park be investigated further due to the concentration of development encroaching on the countryside. Part 2 concludes that given its siting, the scale of development and existing employment use, the Area does not serve the purposes of including land within the Green Belt. Whilst located within the countryside, Lambs Business Park is a Strategic Employment Site with a quarry located on the western edge of the existing employment use and does not safeguard from encroachment. Its highly developed appearance compromises the open character of the Green Belt in this location. Although the site is self-contained and has limited visual impact, it recommends that the Area is considered in

ENA 12 – Lambs Business Park

		terms of exceptional circumstances.
	What is the nature and extent of the harm to the Green Belt if the site is developed?	The site is an existing employment site and given that the Green Belt in this location does not serve the Green Belt purposes, it is considered that there would be no harm to the Green Belt that would be lost. However, the intensification of employment use on this site may potentially result in materially greater impacts on the surrounding Green Belt, particularly if no robust and defensible boundary is identified.
	To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is well screened by wooded areas to the west and mature vegetation lining the site boundary and this coupled with sensitive design, landscaping and buffer zones would help reduce its impact with respect to the wider Green Belt. However, a robust and defensible boundary would be necessary to ensure the wider Green Belt can continue to serve these purposes. It is considered that the existing boundaries could be used but that they may need to be reinforced.
Other evidence base considerations		
	Does the ecology evidence consider the site is ecologically suitable?	The majority of the site (11.65 ha) is ecologically suitable for continued employment and industrial development; however there is s.41 woodland which is ecologically unsuitable. Development should be located in the ecologically suitable parts of the site and hedges, mature trees and areas of s.41 deciduous woodland should be retained and buffered, which would also serve to protect the native bluebell recorded. It would also be necessary to provide an unlit buffer zone around the site's boundary features, particularly the mature and veteran trees, the areas of s.41 woodland and the pond, to provide dark corridors for commuting and foraging bats.
	Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site comprises hardsurfacing, industrial units, car parking and a quarry. It is detached from the settlement, but it is not visually prominent due to the mature boundary treatment which form part of the rural continuum, and which means it is well contained. It has moderate landscape sensitivity and slight landscape value, which combined result in a medium/high capacity to accommodate employment development in the landscape, provided that the settlement pattern and views are taken into account and the scale of development is in scale with existing development. It would be difficult to contain views from the wider public rights of way but it would be possible to extend a planted boundary to filter views.
	Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space.
	Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site would be expected to maintain and potentially increase employment in the local area. Access to public transport is very good, with a train station and bus services operating throughout the village however Lambs Business Park is to the west of Tilburstow Hill Road, which does not have a bus service. Both the closest bus stop and the train station can be accessed via a footpath that runs adjacent to the railway and is a 700m walk. Its development would be an opportunity to enhance its contribution to the local landscape. Further, the site is adjacent to a railway line and would potentially be adversely

ENA 12 – Lambs Business Park

	<p>affected by noise and vibration but as an employment site it is a less sensitive receptor.</p> <p>The site is previously developed land and development would be expected to lead to the remediation of contaminated land as required</p> <p>The site is Grade 3 (good to moderate quality) and 4 (poor quality) land as classified under the Agricultural Land Classification system. It is adjacent to Ancient Woodland that is also designated as SNCI and development may adversely affect these receptors, but it would depend on the extent of development.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a significant risk of surface water flooding but negligible risk of groundwater flooding; as such it is not sequentially preferred. Surface water bodies may also be at risk of contamination from its development. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and SUDS would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • The site represents significant opportunity for intensification (7.44 ha). • Biodiversity enhancement opportunities comprising gapping up and reconnecting hedgerows within the site, strengthening and creating new woodland buffers around the site perimeter, removal of fish from pond to enhance habitat for amphibian species, create a network of smaller wildlife ponds and SUDs ponds across the site and incorporate integral or built-in roosting bricks into the new build to provide long-lasting opportunities for roosting bats.
<p>Discussion</p>	
<p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>This site is one of only 3 large, well-performing industrial sites in the district with good access to the strategic road that, alongside Hobbs Industrial Estate and Westerham Road Industrial Estate, forms part of the main reservoir of industrial capacity in the district. In order to ensure that well-functioning sites are safeguarded and there is sufficient suitable land to meet future demand and support the local economy going forward, the evidence considers there is a need to protect the function of this site and enhance its attractiveness and competitiveness for industrial type activities through formal designation as a strategic employment location. Further, the evidence identifies significant capacity for expansion (7.44 ha), which provides opportunity to increase overall employment land supply and stem industrial decline across the district. The hatched area on the plan above indicates an area for potential expansion/intensification. The spatial strategy for the district includes the intensification and expansion of existing sites and as such this site is strategy compliant. The site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium/high capacity for employment development within the landscape, subject to mitigation measures. Opportunity to utilise rail siding to minimise the vehicular movements to the site.</p> <p>Further, in terms of the Green Belt it has been identified that this site does not serve any of the Green Belt purposes and as such the loss of the site would not result in Green Belt harm; however it is acknowledged that its development could impact upon the wider Green Belt but that any impact could be reduced through sensitive design and landscaping. It would also be necessary to secure robust and defensible boundaries to ensure harm to the wider Green Belt is minimised and it is considered that the current boundaries would serve this purpose, albeit they may need to be reinforced.</p> <p>However, whilst South Godstone has been identified as having good accessibility, including access to public transport, it is considered that it would be primarily accessed via private car by employees.</p>	

ENA 12 – Lambs Business Park

In addition the site promoter is proposing a Green Technology Park and its proposed development represents a significant opportunity for higher-value, higher-density and higher-skills based employment provision, inward as well as spin-off investment, whilst increasing access to jobs for local residents. The intensification of this site in line with the recommendations of the evidence base would make a major contribution to meeting employment needs over the plan period and achieving the Council's economic development aspirations. It also presents significant opportunities for wider community benefit, including the environmental benefit of the proposed biomass gasification plant. In addition it would also provide the opportunity to secure biodiversity enhancement opportunities. Opportunity to use former pit areas as flood alleviation and a nature reserve.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

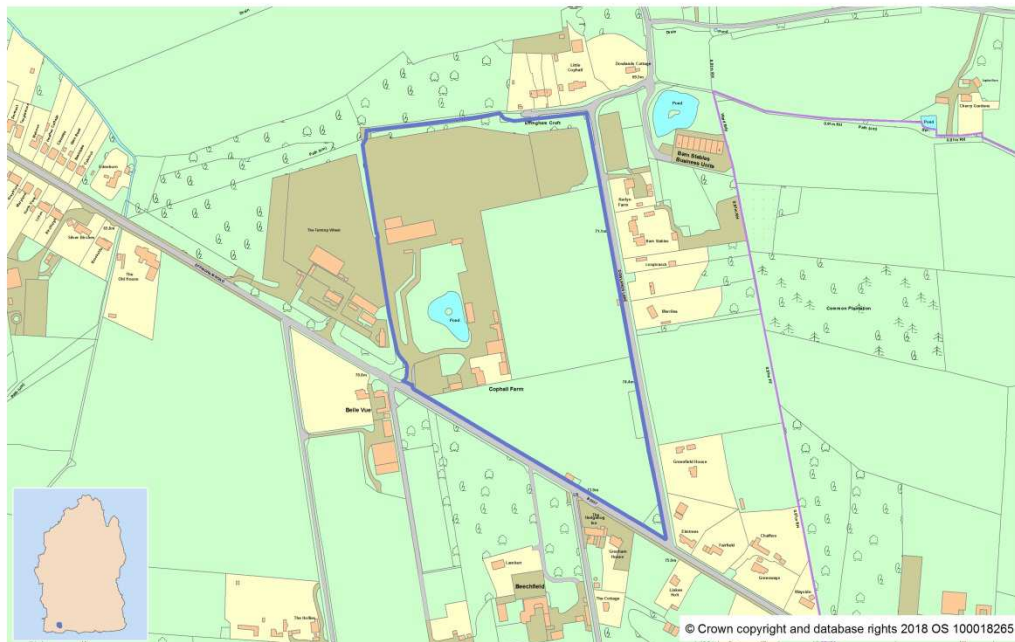
Is there an alternative boundary that would be suitable, permanent and endure in the long term and serve to meet the exceptional circumstances of this site?

The boundary is likely to follow the existing site boundary, including the quarry area to the west. There is potential to reinforce existing boundary features.

ENA 16 – Cophall Farm, Copthorne

ENA 16 – Cophall Farm, Copthorne

EXTENT & LOCATION OF SITE



Cophall Farm

Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land located remotely from Copthorne. The majority of the site is used for Gatwick Airport Car Parking with some employment uses, accommodating various occupiers. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 037. It concludes that the parcel is predominantly open countryside, free from development and that it has been effective in safeguarding the countryside from encroachment

What is the nature and extent of the harm to the Green Belt if the site is developed?

Development in this location has the potential to result in greater harm to the openness of the Green Belt and to result in the encroachment on the countryside. It could also compromise the ability of the surrounding Green Belt to continue to serve this purpose, particularly if no robust and defensible boundary is identified

To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?

The site is visually well contained by mature trees and wooded areas on three sides. The impact resulting from intensified employment development could be further reduced through sensitive design, landscaping and buffer zones. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.

ENA 16 – Cophall Farm, Cophthorne

Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The ecology evidence has determined that this site is Majority Ecologically Suitable (5.06ha) for development. If developed, a buffer to the adjoining s.41 wood pasture to the north should be restored, and any further expansion into retained vegetation and habitats of the site (Area B) should be accompanied by an ecological assessment and mitigation scheme. Further development should be located in the ecologically suitable part of the site and both hedges and the pond should be retained and include buffers. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site contains hardstanding and industrial units; it is detached and distant from any settlements and is flat, inward looking, whilst enclosure limits its contribution to the wider setting. It has moderate landscape sensitivity and slight landscape value, which combined result in medium/high landscape capacity for employment development due to its slight value, provided sensitive considerations are taken into account. It is a well contained site, but the majority of the current uses consist of car parking, its development would need to consider visibility from the Tandridge Border Path.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site would be expected to maintain and potentially increase employment in the local area and its development would be an opportunity to enhance the aesthetic value of this site. However access to public transport is poor. The site is previously developed land and development would be expected to lead to the remediation of contaminated land as required and its remediation may minimise the risk of contamination to water bodies. The site is Grade 3 (good to moderate quality) land as classified under the Agricultural Land Classification system.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is within Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be required.
Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none"> Biodiversity enhancement opportunities comprising management of hedges to improve structure and diversity and implementation of a sensitive lighting scheme along the north boundary to minimise disturbance to nocturnal and crepuscular species.
Discussion	
Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?	
This site is an existing employment site, which contributes to the employment provision in the district and it has scope for intensification and as such accords with the Council's spatial strategy. Further the	

ENA 16 – Cophall Farm, Cophthorne

ENA notes that the site has good access to Gatwick Airport. It is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium/high capacity for limited employment development within the landscape, subject to mitigation measures. It also provides the potential for improving the aesthetics of the site.

In terms of the Green Belt it has been identified that the Green Belt in this area serves to safeguard from encroachment on the countryside and that the development of this site would impact upon the ability of the Green Belt in this location to continue to serve this purpose; however its impact could be minimised through sensitive design, buffers and landscaping and this coupled with identifying and securing robust and defensible boundaries, would help minimise the impact on the wider Green Belt. However, no such boundaries have been identified.

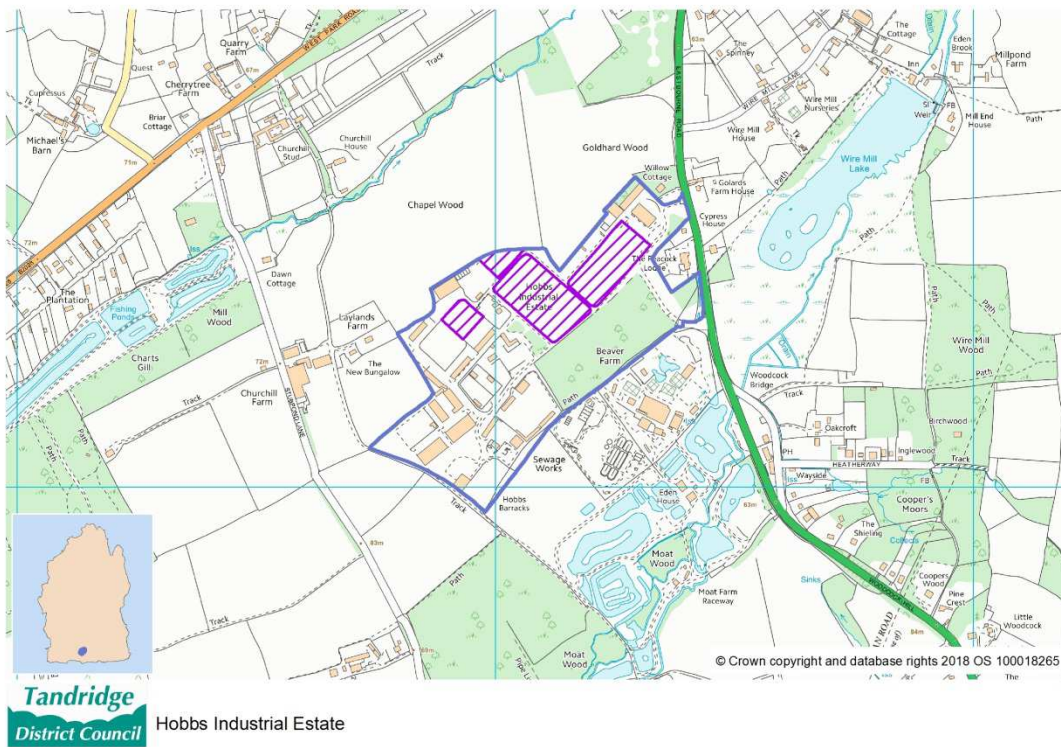
Its development would provide the opportunity to secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

ENA 22 – Hobbs Industrial Estate

ENA 22 – Hobbs Industrial Estate

EXTENT & LOCATION OF SITE



Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land and is located detached from Felbridge, approximately 900m to the north. Felbridge is considered through the Green Belt evidence as part of Area for Further Investigation 041, and although recommended for further considerations in terms of insetting, given that the settlement essentially forms part of East Grinstead in the neighbouring district, it will not be inset through the Local Plan. It is an existing, designated strategic employment located to the west of the A22. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/identification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 041 and through Part 2 as part of AFI 043. Part 1 considers that this parcel serves to prevent sprawl from East Grinstead and contributes towards separating Domewood and Felbridge but that there has been encroachment on the countryside. Part 2 concludes that the Green Belt in this location does not meet the Green Belt purposes.

What is the nature and extent of the harm to the Green Belt if the site is developed?

Given that the Green Belt in this location does not serve the Green Belt purposes, it is considered that there would be no harm to the Green Belt that would be lost; however there is potential to result in harm to the wider Green Belt to serve Green Belt purposes.

To what extent can the consequent impacts on the

The site is fairly contained by adjoining development, boundary vegetation and wooded areas. These factors coupled with sensitive design, landscaping

ENA 22 – Hobbs Industrial Estate

<p>purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>and buffer zones would help reduce its impact, particularly with respect to the wider Green Belt. However, a robust and defensible boundary would be necessary to ensure the wider Green Belt can continue to serve these purposes. It is considered that the existing boundaries could be used but that they may need to be reinforced.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The majority of the site (13.7ha) is ecologically suitable for employment use however it contains Ancient Woodland, and this part of the site would be ecologically unsuitable. If developed, it would need to be located in the ecologically suitable parts of the site. Its redevelopment would provide the opportunity to improve the buffer zone adjacent to the Ancient Woodland, by retaining an unlit, naturalistic zone within 15m of the woodland edge and by removing developed features from within it. If developed, hedges, mature and veteran trees and areas of Ancient or s.41 woodland should be retained and buffered, which would also serve to protect the native bluebells recorded. An unlit buffer zone around the site’s boundary features would also be necessary, to maintain a dark corridor for commuting and foraging bats.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site is an existing large brownfield site with industrial, commercial buildings and tall, deciduous trees along its boundaries. It is detached from the nearest settlement. Despite its size, it is relatively inward looking and assimilated into the local wooded landscape. It has moderate landscape sensitivity and slight landscape value, which combined result in a medium/high capacity to accommodate employment development in the landscape, provided new development is of a scale, which can be screened by existing site boundary vegetation and other key considerations, such as Ancient Woodland, are taken into account. It is generally well screened; mitigation measures comprising enhancement would take significant planting and time.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would be expected to maintain and potentially increase employment in the local area. It has access to a bus stop however it does not have satisfactory access to a train station and it is relatively remote from the main area of Felbridge, but this is less of an issue as it is an employment site. The site is previously developed land and it is close to disused sewerage works and ponds used for recreational fishing. Given the site’s current industrial use its development may affect the quality of the ponds and other local water courses, and this would require further investigation. In addition its development would be expected to lead to the remediation of contaminated land as required.</p> <p>It is within the Wooded High Weald Landscape Character Area (LCA) and its development may provide the opportunity to improve the aesthetics of the site, which is in part open green space but care required to avoid adversely affecting the night sky given its rural location. The site has ready access to Hedgecourt SSSI via a footpath and is west of Wire Mill Lake and Wood SNCI, as well as containing Ancient Woodland however due to existing</p>

ENA 22 – Hobbs Industrial Estate

	<p>employment use increased recreational pressure on these sites is not anticipated. It is assumed the woodland would be retained, but it may be adversely affected by the site’s development. The site is Grade 3 (good to moderate quality) land as classified under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, SUDs would be required.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising management of the Ancient/s.41 woodland to restore to a more natural state, with removal of rhododendron recommended and incorporate integral or built-in roosting bricks into the new build to provide long-lasting opportunities for roosting bats.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

This site is one of only 3 large, well-performing industrial sites in the district with good access to the strategic road that, alongside Lambs Business Park and Westerham Road Industrial Estate, forms part of the main reservoir of industrial capacity in the district. In order to ensure that well-functioning sites are safeguarded and there is sufficient suitable land to meet future demand and support the local economy going forward, the evidence considers there is a need to protect the function of this site and enhance its attractiveness and competitiveness for industrial type activities through formal designation as a strategic employment location. Further, the evidence identifies significant capacity for expansion (3.88 ha), which provides opportunity to increase overall employment land supply and stem industrial decline across the district. The hatched areas on the plan above indicate areas for potential expansion/intensification. The spatial strategy for the district includes the intensification and expansion of existing sites and as such this site is strategy compliant. The site is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium/high capacity for employment development within the landscape, subject to mitigation measures. It is also located with good access to a bus stop.

Further, in terms of the Green Belt it has been identified that this site does not serve any of the Green Belt purposes and as such the loss of the site would not result in Green Belt harm; however it is acknowledged that its development could impact upon the wider Green Belt but that any impact could be reduced, through sensitive design and landscaping. It would also be necessary to secure robust and defensible boundaries to ensure harm to the wider Green Belt is minimised.

In addition it would also provide the opportunity to secure biodiversity enhancement opportunities and an opportunity to improve its aesthetic appearance.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

Is there an alternative boundary that would be suitable, permanent, endure in the long term and serve to meet the exceptional circumstances of this site?

ENA 22 – Hobbs Industrial Estate	
	The boundary is likely to follow the existing site boundary with potential to reinforce existing boundary features to ensure they are robust and defensible and endure.

ENA 26 – Systems House

ENA 26 – Systems House

EXTENT & LOCATION OF SITE

Blindley Heath

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Tandridge District Council Systems House, South Godstone

Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

The site is an existing, undesignated employment site, which accommodates a mix of business typologies with multi-functional units and uses on-site. It is located within the boundaries of the Defined Village of Blindley Heath, a Tier 3 settlement, which is considered as a potential Garden Community location. Should Blindley Heath come forward as preferred location for a Garden Village, the site would be included in the land to be inset. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 033 and through Part 2 as part of AFI 033. Part 1 considers that the Green Belt in this location helps to prevent urban sprawl from Blindley Heath, which is well contained, and safeguards the countryside from encroachment; however it recommended further investigation of Blindley Heath as it is a large concentration of development which encroaches on the countryside. Part 2 concludes that due to its layout, extent and the density of built form contained within the Defined Village boundaries it does not exhibit an open character, with development being more sporadic and less dense beyond the boundaries. It concludes by recommending that it is considered further as part of the Green Belt evidence in terms of whether or not it should be inset.

What is the nature and extent of the harm to the Green Belt if the site is developed?

This is an existing employment site, comprising previously developed land located within the Defined Village boundaries and it has been identified as having no potential for intensification. Given these factors if developed the site would have a limited impact upon the Green Belt purposes, and its impact upon openness would also be limited. Its impact on the wider Green

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	Belt would also be negligible, in particular if the potential garden village at Blindley Heath comes forward.
To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is well contained by development but in order to reduce its impact on land beyond the Defined Village boundaries and the wider Green Belt appropriate mitigation measures including sensitive design, landscaping and buffer zones could be implemented. A robust and defensible boundary would also be necessary in order to limit harm to the wider Green Belt.
Other evidence base considerations	
Does the ecology evidence consider the site is ecologically suitable?	The site is ecologically suitable for employment development, subject to boundary hedgerows being retained and buffered.
Does the landscape evidence consider the site has capacity to accommodate development in the landscape?	The site is brownfield, with commercial buildings and hardstanding. It is tucked in among surrounding development and is part of the western edge of Blindley Heath. It is open to views. It has slight landscape sensitivity and landscape value, which combined result in a high capacity to accommodate employment development provided that the forms of new development proposals takes into account views towards the site and are in keeping with the existing scale of development and its prominent location on the A22 corridor. Mitigation measures include planting of west boundary; however this would require tall planting to be effective but it would be out of keeping. The design and appearance are critical to the residual impact.
Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?	Not applicable as the site is not existing open space.
Does the Sustainability Appraisal consider that the site is a sustainable location?	It considers that the site would be expected to maintain and potentially increase employment in the local area. However, it does not have satisfactory access to a train station or a bus service. It is operational and as such the change in trip rates is expected to be minimal but if developed, sustainable transport measures and electric charging points would need to be encouraged. The site is previously developed land and its development would be expected to lead to the remediation of contaminated land as required. It is within the Wooded High Weald Landscape Character Area (LCA) and its development may provide the opportunity to enhance its contribution to the local landscape. The site is Grade 3 (good to moderate quality) land as classified under the Agricultural Land Classification system.
Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?	The site is predominantly within Flood Zone 1, but it also contains Flood Zone 2. It has a low risk of surface water flooding and negligible risk of groundwater flooding. Therefore it is not sequentially preferred however a sequential approach within the site would be expected and given the extent of Flood Zone 2 it is considered that mitigation through design and layout would be possible. If not, the Exception Test would need to be passed. It poses minimal inherent risks to water quality. In order to mitigate its effects, SUDs would also be required. It poses minimal inherent risks to water quality.
Is the proposed development of the site	<ul style="list-style-type: none"> Opportunity for comprehensive development and strategic infrastructure delivery, if the Blindley Heath Garden Village comes forward.

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likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

This site is an existing employment site, which contributes to the employment provision in the district is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has high capacity for employment development within the landscape, subject to mitigation measures.

In terms of the Green Belt it has been identified that due to its location within the Defined Village boundaries, the Green Belt in this area does not serve the Green Belt purposes and it does not exhibit an open character. In order to prevent harm to the ability of the wider Green Belt to prevent sprawl and safeguard from encroachment, mitigation measures would be necessary. However, the site is quite intensively developed with limited potential for intensification, beyond the permission granted in December 2015 (2015/1564). As such there are no opportunities to intensify its use and this factor means that, were it to be released, it would not have a materially greater impact on the Green Belt than at present.

However, it also means that its release would not benefit the district by increasing employment opportunities; however as it contributes to the employment provision within the district, the Economic Needs Assessment recommends that it should be protected.

Its development could also secure biodiversity enhancements.

Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

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Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

The site is previously developed land in a semi-rural/semi-residential area, outside of Cophorne. It is an employment site comprising a small-scale office park, providing small scale space suitable for start-ups and Small and Medium-sized employers. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites in sustainable locations. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The site has been considered through the Green Belt Assessment Part 1 as part of GBA 041. This notes the importance of the Green Belt in restricting sprawl from East Grinstead, which is recommended for further investigation (AFI 041) due to the presence of development along Cophorne and London Roads. It notes that Felbridge and Domewood are separated by physical features but that Felbridge and East Grinstead have already merged, albeit this pre-dated the Green Belt. This wider parcel is also considered to poorly serve the purpose of safeguarding the countryside from encroachment, recommending further investigation due to the significant amounts of development in Domewood and Felbridge, the presence of a large industrial estate and a Travelling Showpeople site (AFI 041, 042, 043). This site, due to its close proximity to Domewood, was considered as part of AFI 038/042, sub-area AA2. This concluded that most of this area served the Green Belt purposes aside from the settlement of Domewood, which was recommended for further consideration in terms of insetting. This site was noted as abutting Domewood, which is considered well contained, surrounded by ribbon-development and fields and wooded areas, which constitute open countryside. Furthermore, the land around Domewood is considered to prevent settlements from merging.

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<p>What is the nature and extent of the harm to the Green Belt if the site is developed?</p>	<p>The location and scale of this site are such that it is considered to make a limited contribution to preventing sprawl from East Grinstead. These factors and its relationship with Domewood, close to dwellings to its north and west when coupled with the highway to its south, means that it makes a limited contribution towards preventing Domewood from merging with other settlements and safeguarding the countryside from encroachment.</p>
<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The site is well contained but there is potential to enhance boundaries, whilst the use of sensitive design, including ensuring new structures are in scale with the existing site structures, and the use of buffers would help minimise its impact on the Green Belt. However, no robust or defensible boundaries have been identified, which would also be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that the site is Majority Ecologically Suitable and that the site is suitable for continued use and allocation as an employment site. It contains s.41 deciduous woodland which should be retained as it connects with surrounding treelines and hedges.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site has slight landscape sensitivity and landscape value, which combined results in high landscape capacity for employment development. It is an existing brownfield site comprising hardstanding and commercial buildings, with the majority of boundaries being well vegetated. It is generally inward looking below higher wooded ground to the north but is not very visible from the surrounding landscape. It notes that the site is already well contained but there is potential to enhance boundaries, whilst the form of new development would need to be in keeping with the scale of existing site structures.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>Development of this site would provide the opportunity to maintain and increase the number of jobs at this site. It is previously developed land which is in commercial use. It is within the urban area of Domewood and is well screened by trees on all sides, and therefore development would be expected to have a negligible effect on the local townscape. It is unlikely to have a significant effect on sensitive ecological receptors. However, it notes the presence of four Grade II listed buildings in Copthorne village and that this site has the potential to adversely affect their setting; its development would be expected to conserve and enhance their setting. The site has nearby access to bus stops but the nearest and most accessible train station is in East Grinstead, which is up to 6km from this site and if developed, sustainable transport measures and electric charging points would need to be encouraged. It is classified as Grade 3 (good to moderate quality) land under the Agricultural Land Classification system. It is previously developed land and any contaminated land would need to be remediated if re-developed. Furthermore, remediation may minimise the risk of contamination to water bodies.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or</p>	<p>It is within Flood Zone 1, it has a very low risk of surface water flooding and negligible risk of groundwater flooding; as such it is sequentially preferred. In order to mitigate its effects, SUDs would also be required.</p>

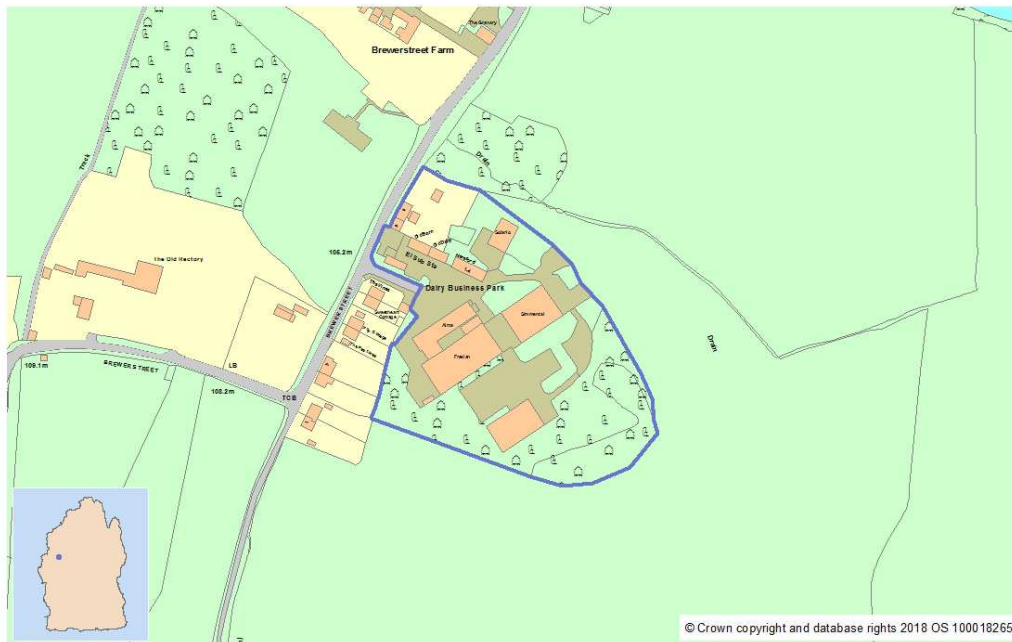
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impact on water quality? Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?	<ul style="list-style-type: none">• Biodiversity enhancement opportunities comprising woodland management to encourage diversity of understorey and ground flora.
<p>Discussion</p> <p>Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?</p> <p>This site is an existing employment site, which contributes to the employment provision in the district and it is recommended for protection. It is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures whilst it also has high capacity for employment development within the landscape, subject to mitigation measures.</p> <p>In terms of the wider Green Belt it has been identified that the Green Belt in this area serves to safeguard from encroachment on the countryside and it serves to prevent sprawl and coalescence. In terms of this site, due to its location, scale and relationship with Domewood, its contribution towards meeting those purposes is considered limited. Furthermore, the site is well occupied, with limited development opportunities. The impact of any intensification could be minimised through sensitive design, buffers and landscaping and this coupled with identifying and securing robust and defensible boundaries, would help minimise the impact on the wider Green Belt. However, no such boundaries have been identified.</p> <p>Furthermore, given the limited scope for intensification, it also means that its release would provide limited benefits in terms of increasing employment opportunities; however as it contributes to the employment provision within the district, the Economic Needs Assessment recommends that it should be protected.</p> <p>Furthermore, whilst sited on the B2037 and close to the A264, it has limited accessibility to public transport.</p> <p>Its development would also provide the opportunity to secure biodiversity enhancement opportunities.</p> <p>Having considered all of the factors set out in section 3 of the paper “Green Belt Assessment Part 3: Exceptional Circumstances and Insetting” it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.</p>	

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EXTENT & LOCATION OF SITE



Brewer Street

Proposed Development: Employment

Spatial Strategy

Is the site strategy compliant?

This site is previously developed land which is located remotely from Bletchingley, Tier 3 settlement. It is a former farm site which has been converted to provide a range of small scale office and industrial units and is partially located within the Place Farm and Brewer Street Conservation Area. The spatial strategy for the Local Plan seeks to meet needs for employment development over the plan period through the expansion/intensification of existing employment sites and allocation of new sites. Accordingly, the Council consider that the site is strategy compliant.

Green Belt Assessment

Does the Green Belt Assessment recommend that the GB in this location should be retained/or further considered in terms of exceptional circumstances?

The Green Belt Assessment Part 1 considers this site as part of GBA 014 and through Part 2 as part of AFI 016. Part 1 concludes that this parcel is moderately effective at preventing sprawl from Bletchingley, in conjunction with GBA 015 it has a strong role in preventing Godstone and Bletchingley from merging, generally a strong contribution to safeguarding the countryside from encroachment due to its open character, and makes a critical contribution to preserving the setting and special character of Pendell and Place Farm and Brewer Street Conservation Areas, and a strong contribution with regards to the Bletchingley Conservation Area. It recommends further investigation with respect to the Pendell and Place Farm and Brewer Street Conservation Areas. Part 2 concludes that it does not serve to prevent sprawl nor does it serve to prevent settlements from merging. It notes that there has been some development but it is largely contained and reflects the historic use of the site and it retains a predominantly open and undeveloped appearance and has successfully preserved the setting and special character of the conservation area. It recommended that it should not be considered further.

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<p>What is the nature and extent of the harm to the Green Belt if the site is developed?</p>	<p>The Green Belt in this location serves to preserve the character of the y conservation area, as well as safeguarding the countryside from encroachment. It is considered that intensified employment development in this location would extend encroachment on the countryside, with potential to give rise to harm to the conservation area. It could also compromise the ability of the wider Green Belt to continue to serve these purposes, particularly if no robust and defensible boundaries are identified.</p>
<p>To what extent can the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The rear of the site is screened through mature tree cover and when coupled with sensitive design, buffers, landscaping and appropriate boundary screening, it could ensure harm does not arise to the conservation areas, whilst limiting its impact on the countryside. However, no robust and defensible boundaries have been identified, which would be necessary to limit its impact on the wider Green Belt.</p>
<p>Other evidence base considerations</p>	
<p>Does the ecology evidence consider the site is ecologically suitable?</p>	<p>The ecology evidence has determined that this site is Majority Ecologically Suitable (1.48ha) for employment development. If developed, the semi-natural broadleaf woodland should be retained as it forms a useful wildlife “stepping stone” within the broader landscape, with development in the ecologically suitable parts of the site, woodland and mature trees on-site retained, with root protection zones as a minimum and unlit corridors maintained. Should this site be allocated, the developable area is likely to be amended to reflect the constraints.</p>
<p>Does the landscape evidence consider the site has capacity to accommodate development in the landscape?</p>	<p>The site contains hardstanding, commercial buildings and a domestic garden. It is detached from the settlement and forms part a limited part of the wider valley between the AONB and the Greensand Hills, and is part of the AONB setting as well as being located in the AGLV and a conservation area. It has moderate landscape sensitivity and landscape value, which combined result in medium landscape capacity. The site would potentially be suitable for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, including the conservation area. Mitigation measures including enhancement of boundaries, particularly in relation to the conservation area.</p>
<p>Does the Open Space, Sport and Recreation Facilities Assessment consider that the site is surplus provision or can facilities be re-provided elsewhere?</p>	<p>Not applicable as the site is not existing open space.</p>
<p>Does the Sustainability Appraisal consider that the site is a sustainable location?</p>	<p>It considers that the site would be expected to maintain and potentially increase employment in the local area. However, it does not have satisfactory access to a train station or a bus service. It is operational and as such the change in trip rates is expected to be minimal; if developed, sustainable transport measures and electric charging points would need to be encouraged. The site is previously developed land and its development would be expected to lead to the remediation of contaminated land as required. The site is located within the Place Farm and Brewer Street Conservation Area and is also immediately south of the Brewer Street Farm House, a Grade I listed building and its development would be</p>

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	<p>expected to conserve and enhance their setting. It is within the Greensand Valley Landscape Character Area and the Surrey Landscape Character Assessment states in its guidelines that development should seek to avoid urban coalescence and maintain the sparse settlement of farmsteads. This site is currently light industrial and as such is likely to be subject to only minor alteration. The site is Grade 3 (good to moderate quality) land as classified under the Agricultural Land Classification system.</p>
<p>Is the site sequentially preferred? Would development of this site increase flood risk or impact on water quality?</p>	<p>The site is within Flood Zone 1, it has a low risk of surface water flooding but a risk of groundwater flooding to surface and subsurface assets; as such it is not sequentially preferred. It is within Groundwater Protection Zone 2 and the 'Major Aquifer Intermediate' Groundwater Vulnerability Zone. In order to mitigate its effects, it would be necessary to regulate and monitor water quality and secure SUDs.</p>
<p>Is the proposed development of the site likely to result in harm that would be difficult to mitigate and/or provide opportunities for community benefit?</p>	<ul style="list-style-type: none"> • Biodiversity enhancement opportunities comprising enhancement of woodland habitats through sensitive management and diversifying stock and ground flora.

Discussion

Are there exceptional circumstances that would outweigh the harm to the Green Belt and justify Green Belt release?

This site is an existing employment site, which contributes to the employment provision in the district and it has scope for intensification and as such accords with the Council's spatial strategy. It is considered, in principle, suitable for development from an ecology perspective subject to mitigation measures. It also has medium capacity for employment development within the landscape, subject to mitigation measures.

In terms of the Green Belt it has been identified that the wider Green Belt serves to safeguard the countryside from encroachment, prevents sprawl, prevents settlements from merging and preserves conservation areas. However, given this site's location its development of this site would result in encroachment on the countryside and has potential to result in harm to the character of the conservation area. Its impact could be reduced through sensitive design, buffers and landscaping/boundary screening. However, no robust and defensible boundaries have been identified, which would be necessary to minimise the impact on the wider Green Belt.

Further, it does not have satisfactory access to trains or bus services, whilst the ENA notes that site's accessibility is limited, being via a residential and country road, which is inappropriate for large scale traffic or HGVs.

However, its development would provide the opportunity to secure biodiversity enhancement opportunities.

Having considered all of the factors set out in section 3 of the paper "Green Belt Assessment Part 3: Exceptional Circumstances and Insetting" it is considered, as a matter of planning judgement, that this site does not justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary.

