



Development Management Plan (Regulation 18 stage)

Urban Open Space Review

June 2016

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Executive Summary

This document has been prepared to support the Development Management Plan Regulation 18 consultation. It presents technical work undertaken by the Council to determine the criteria that should be used to assess the value of urban greenspaces, and to assess whether individual land and sites in the borough play a valuable role as Urban Open Space and should thus be considered for designation within the Development Management Plan (DMP).

The technical work involved two main strands of work:

- 1) Develop a set of robust criteria and decision-aiding principles which define the valuable characteristics and functions of Urban Open Space
- 2) Assess identified sites against the criteria and make conclusions as to their value and priorities for designation within the Development Management Plan.

The assessment process considered a total of 197 different sites across the borough. These were drawn from a number of sources including: sites currently designated as Urban Open Land in the Borough Local Plan 2005, sites identified through the PPG17 Open Space, Sport and Recreation Assessment, sites suggested through public consultation or by local interest groups and sites identified by officers using their local knowledge.

The conclusions and recommendations of the study are summarised as follows:

- 1) Given the development pressures within the borough, there remains strong rationale for designating and safeguarding important open spaces within the urban area
- 2) 164 sites recommended to be designated as Urban Open Space
- 3) 33 sites recommended not to be designated as Urban Open Space, including 25 sites currently identified as Urban Open Land in the Borough Local Plan 2005
- 4) Designations should be supported by a dedicated policy in the Development Management Plan. This policy should safeguard designated urban open spaces in all but exceptional circumstances, in line with the provisions of the National Planning Policy Framework
- 5) Separate complementary policies to promote the specific functions of open space (such as sports, biodiversity, etc.) should be included within the DMP.
- 6) Further work should be undertaken to clarify the future of open space designations set out in the Horley Master Plan.

1. Introduction and Background

Scope

- 1.1 The purpose of this review is to provide an up-to-date assessment of the role and value of local open spaces in Reigate & Banstead. The primary aim is to inform decisions about which sites should be formally designated and specifically safeguarded as urban open space as part of the emerging Development Management Plan (DMP).
- 1.2 The existing Urban Open Land designations in the Borough Local Plan 2005 were conceived in the early 1990s and need to be reviewed as part of the process of updating the Local Plan to ensure that future land designations are based on sound principles and evidence.

Process

- 1.3 The first stage of the review reconsiders the purpose of designating open spaces and in particular the characteristics and functions which define their contribution to local quality of life. From this, a set of key principles and decision-aiding criteria are developed which are consistent with both national and local policy and against which the value of sites can be assessed and determined.
- 1.4 The review then assesses a variety of sites against the criteria and principles. This includes:
 - reassessing existing Urban Open Land sites as designated in the Borough Local Plan 2005¹
 - assessing potential new sites identified through:
 - formal and informal public consultation
 - officers local knowledge
 - other evidence, including the Open Space, Sport and Recreation Assessment 2011²
- 1.5 For existing designated sites, the review also considers the appropriateness of site boundaries as shown in the Borough Local Plan 2005 in light of any physical or land use changes which may have occurred since original designation.
- 1.6 Using these assessments, conclusions are then drawn on the “open space value” of each site and their respective priority for protection as open space. This feeds through to recommendations regarding their designation or otherwise in the Development Management Plan.

¹ <https://localpl.reigate-banstead.gov.uk/>

² Available at: http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17_open_space_sport_and_recreation_assessment

2. Defining Principles for Local Designation

- 2.1 Although various methodologies exist for assessing and characterising the quality and quantity of open space, there is no clear guidance or criteria as to whether and which sites should be afforded special protection or designation through the Local Plan. This is understandable: the perceived importance and value of open space in delivering different functions will inevitably vary according to local circumstances. Criteria and principles for designation should thus be defined locally.
- 2.2 The first stage of the Council's review was therefore to establish the criteria that best capture the value of open space in the context of Reigate & Banstead. To support this, a review of the current Urban Open Land definition as well as criteria and principles adopted elsewhere is set out below.

Borough Local Plan Urban Open Land Definition

- 2.3 There are no detailed records of the methodology used in the selection of sites for the Urban Open Land designation in the Borough Local Plan (BLP). However, paragraph 3.18 of the 1994 Local Plan and paragraph 3.35 of the 2005 BLP defines Urban Open Land as follows:

“Areas of urban open land should normally be of sufficient size to *possess an identifiable and distinctive character* and a need for protection...” [emphasis added]

- 2.4 It goes on to list those types of open space that would normally be included in the designation:

“public and private recreation areas and allotments, cemeteries and gardens of remembrance, woodland areas, ponds and watercourses, schools with grounds, detached school playing fields, other social and community sites such as churches, hospitals and other establishments with grounds, *other amenity areas of significant character due to their landscape, wildlife, archaeological or historic interest*, together with areas which otherwise *contribute to the visual amenity of the area*.” [emphasis added]

- 2.5 It also includes a stipulation as to the size of designated spaces:

“Those areas which are too small to be readily identified on a 1/10,000 scale map, including highway land, incidental housing estate amenity areas, and manor waste are not shown on the Proposals Map. However, the development of such land will be considered against the policy.”

- 2.6 The Urban Open Land approach as adopted in the BLP focuses primarily on typologies of open space rather than an explicit appreciation of the relative merits and benefits provided by the sites, thus assuming that all open spaces of a specified type and size are worthy of protection. For example, all school sites were designated regardless of the quality or usefulness of the open space they provide. The approach

does however place emphasis on identifiable and distinctive character and makes reference to functions such as landscape, wildlife and historic interest.

National Planning Policy Framework (NPPF) and Planning Practice Guidance

- 2.7 The NPPF recognises the importance and value of open space as part of sustainable development. It includes specific provisions to protect existing open spaces (Paragraph 74)³, except in specific tightly defined circumstances.
- 2.8 National policy (Paragraph 114)⁴ also specifically encourages local planning authorities to plan positively for the creation, protection and enhancement of networks of green infrastructure. It makes clear that plans should focus allocations and development on land with least environmental and amenity value, giving further weight to the merit of protecting open spaces which have such attributes.
- 2.9 The national Planning Practice Guidance clarifies that open space includes all open space of public value and includes formal sports pitches, open areas within development, linear corridors and country parks. It reiterates the important contribution which open space makes to sustainable development and the multi-functional benefits it offers including health and recreation, ecology and its role as an important part of the landscape and setting of built development.
- 2.10 The NPPF (Paragraph 76) also includes specific provision for a Local Green Space designation to be applied to green areas of particular importance to local communities. These areas would be given special protection, akin to Green Belt. The NPPF makes clear that such a designation is only likely to be relevant in a small number of circumstance and sets out the circumstances in such a designation should be used:
- “The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to a centre of population or urban area
 - where the green area is *demonstrably special to a local community* and holds a particular local significance because of its *beauty, historic importance, recreational value, tranquillity or richness of its wildlife*
 - where the green area concerned is *local in character and is not an extensive tract of land*; and
 - if the designation does not overlap with Green Belt.”
- 2.11 There are some similarities between this, the Council’s own Urban Open Land approach (discussed above) and London’s Metropolitan Open Land designation (referred to in paragraphs 2.19-2.20 below). The references to beauty, historic

³ <http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/8-promoting-healthy-communities/>

⁴ <http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/11-conserving-and-enhancing-the-natural-environment/>

importance, recreational value and wildlife accord with the principles of the Metropolitan Open Land policy and there is further reference to the character of sites, in particular in relation to size and scale.

Local Appeal Decisions

- 2.12 Appeal decisions provide a useful source of information to help understand how policy emphasis and interpretation has been applied in practice. The Council has dealt with numerous applications and defended a number of relevant appeals which have at their heart the main principle of protecting designated urban open spaces. These are summarised below. Emphasis has been added to highlight key concepts:
- 2.13 Kingswood Warren, Kingswood (2118923) – an application for development involving the loss of Urban Open Land over and above that set out in the development brief was refused by the Council. In allowing the appeal, the Inspector noted that the site, given its *lack of value to the area in terms of recreation, amenity, ecology and sense of community* was a suitable candidate for exception to the protection against development provided by Policy Pc6. The proposed enhancements and improved access and management arrangements for the remaining undeveloped land were considered to be tantamount to a ‘land exchange’. The *visual amenity from residential back gardens was held to carry significantly less weight than if it had been from public vantage points*.
- 2.14 Amberley, Bolters Lane, Banstead (2108233) – a proposal for the expansion of a car park at the adjoining nursing home onto Urban Open Land was refused by the Council. In dismissing the appeal, the Inspector noted that *in spite of its private ownership* and the fact that it was not open to the road frontage, *the sense of spaciousness provided by the site within the built up area is readily appreciated by those passing by*. As such, the hard surfacing, formality of layout, presence of parked cars, and vehicular activity from comings and goings would all have an *urbanising effect which would diminish the contribution that the land makes to the quality of the environment*.
- 2.15 Amberley, Bolters Lane, Banstead (2058451) – an application to extend the adjoining nursing home onto the Urban Open Land at Amberley was refused by the Council. The appeal was dismissed with the Inspector observing that the site contributes to *distinguishing the area from more densely built up character of nearby urban areas and the 'separate identity' of the area*. He agreed with the view of the Inspector at a previous appeal that despite the presence of the wall to the road frontage, the *openness beyond was still appreciable to the public*. The Inspector also noted that the access and management arrangements to the retained strip of open land were unclear and appeared to have little support from the local community. For this reason, the proposal could not be considered equivalent to a ‘land exchange’.
- 2.16 Hamilton Place, Kingswood (201270/P2) – a proposal to develop eleven residential units on an area of designated Urban Open Land was refused by the Council. In allowing the appeal, the Inspector noted that the site was afforded a *high degree of seclusion* due to the maturity and density of the surrounding tree cover. In spite of its size, the *open nature of the site was therefore not readily apparent and thus offered*

little visual amenity or contribution to quality of life. The site was therefore a reasonable candidate for exception from the policy and would be unlikely to set precedent for further release.

- 2.17 Land adjacent to Wellesford Close, Banstead (2106564) – planning permission was refused by the Council for a development of eighteen residential units on a parcel of Urban Open Land. The appeal was dismissed by the Inspector who observed that, *in spite of the limited public access to the site and the fact that it had become overgrown*; the site makes a contribution to the character of the area and is an important asset which should be retained. The Inspector considered *the UOL designation on the site to be wholly appropriate given its contribution to visual amenity* and - *whilst there was no scarcity of other open space provision in the vicinity – it was this characteristic which made its loss unacceptable.*
- 2.18 Taken together, these appeal decisions clearly demonstrate that in interpreting the current Urban Open Land Policy Inspectors have afforded significant weight to matters of townscape and visual amenity when determining the value of sites. Secondly, there is recognition that lesser weight ought to be afforded to Urban Open Land which provides limited public amenity, either visually or functionally, and that its release should not be unduly stymied.

Other Approaches

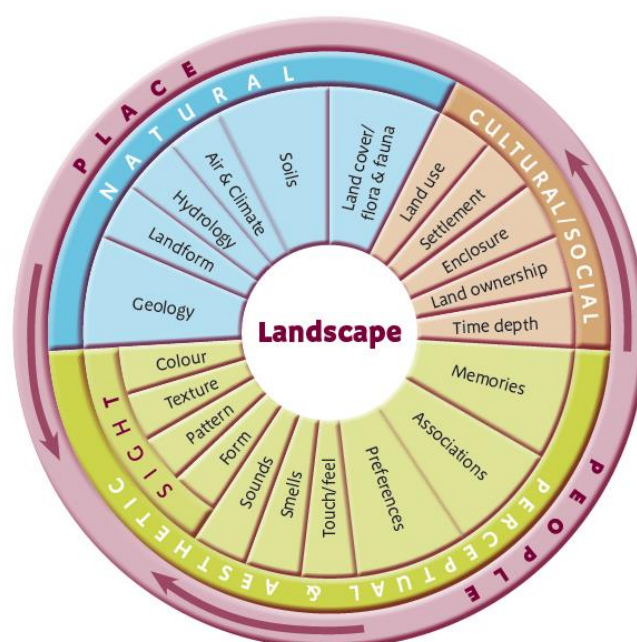
Metropolitan Open Land - London

- 2.19 The London Plan (March 2015 incorporating Further Amendments to the London Plan)⁵ provides guidance for London boroughs on the designation of open spaces as Metropolitan Open Land (MOL). Although Metropolitan Open Land operates within a generally denser urban context, the criteria used provide some useful pointers to the consideration of urban open space in Reigate & Banstead. Policy 7.17 states that:
- “To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:
- It *contributes to the physical structure* of London by being *clearly distinguishable from the built-up area*
 - It includes *open air facilities, especially for leisure, recreation, sport, arts and cultural activities*, which serve either the whole or significant parts of London
 - it *contains features or landscapes (historic, recreational, biodiversity)* of either national or metropolitan value
 - it *forms part of a Green Chain or a link in the network of green infrastructure* and meets one of the above criteria.” [emphasis added]
- 2.20 Similar to the Council’s current policy approach to Urban Open Land, the MOL also makes reference to the character of sites, in particular the extent to which they are distinguishable from the built-up area. There is specific reference to the value of sporting and recreational functions as well as nature conservation and historic features.

⁵ Available at: <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

Landscape Character Assessment Methodology

- 2.21 Some elements of the methodology used in Landscape Character Assessment were considered to be of use in informing the methodology for the open space review.
- 2.22 In particular, the breadth of factors associated with landscape character (as set out in *An approach to Landscape Character Assessment, 2014*)⁶ – perceptual and aesthetic, natural, and cultural/social (see below) – are considered to be of relevance in determining the nature, role and relative importance of urban green spaces. Many of these broad topics align with those which underpin designations such as Local Green Space and Metropolitan Open Land.



Source: Natural England, 2014

- 2.23 The concept and process of landscape characterisation was used to inform the approach taken by the Council in this open space assessment. This includes using desk study to create an initial assessment, which is then reinforced and enriched by field survey work. The Landscape Character Assessment guidance also influenced the Council's site assessment proforma, in particular the information, elements, features, characteristics and factors which were recorded for each open space during both the desk study and field survey stages.

Defining the Local Designation Principles

- 2.24 Using the main issues and concepts raised in the discussion above as a framework, a series of decision-aiding criteria were established. These provide a discrete set of principles against which each site was tested to identify value and priority for designation.

⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf

- 2.25 An initial Screening Principle was used to determine whether the site was capable of being considered “open space” and therefore whether it should be considered any further through the assessment.
- 2.26 Principles 1, 2 and 3 were then used to assess the value and contribution of sites to the local environment and quality of life. Whilst each site was assessed under all of the Principles, they were in effect applied sequentially with a site only needing to be considered a high priority for protection under one to be considered worthy of designation.
- 2.27 **Screening Principle: Local open spaces must be substantially undeveloped and possess a character which is distinguishable for the surrounding urban context in order to be considered for designation:** The discussion above suggests that the character of individual sites is an important consideration. The previous Borough Local Plan Urban Open Land designation, supported by appeal decisions, and more contemporary approaches to such sites indicate that the concepts of distinctiveness, particularly to the extent that this provides relief when set against the surrounding urban context, is central to the nature of such sites. Therefore, only those sites which are largely undeveloped or have a high degree of ‘openness’ should be considered for designation. In some instances, where part of a site is covered by dense built form, an assessment has been made as to whether the boundaries can be adjusted so as to include only those parts of the site which are undeveloped.
- 2.28 **Principle 1: Sites providing formal public access to natural green space or opportunities for the public to engage in outdoor sports, recreation, play or food growing should be considered a priority for protection:** The PPG17 Open Space, Sport and Recreation Assessment identifies current borough-wide and locality specific deficiencies in a number of typologies of open space. These deficiencies are projected to widen given the planned housing growth in the borough across the plan period, whilst competing demand for sites from higher value uses may generate pressure to relocate open space provision in more peripheral locations. Given the importance of accessibility as well as quantity, the study advocates the need to retain existing open spaces within urban areas to ensure that residents have access to sites close to their home. Therefore, sites which provide public access, either generally or on a specified basis (such as schools or clubs), to sport and recreation opportunities or land for food growing would be higher priority for protection. Similarly, sites which provide access to natural and semi-natural open space assets such as grassland, commons, wetlands and larger waterbodies or woodland areas – particularly where such opportunities are otherwise in short supply – would also be a higher priority for protection. Churchyards and graveyards are also considered a higher priority for protection in recognition of their specific public function.
- 2.29 **Principle 2: Open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection:** Allied somewhat to the Screening Principle, areas of open space within

the urban area can make a positive contribution to local identity and the visual amenity of the surrounding area. The Planning Practice Guidance specifically recognises the role of open spaces as “an important part of the landscape and setting of built development” and the NPPF “Local Green Space” designation recognises that protection would be legitimate for sites which hold a particular significance for their beauty. Local appeal decisions in relation to the current Borough Local Plan Urban Open Land designation have also focussed on, and recognised, contribution to townscape and visual amenity as a justification for protection. Additionally, the Core Strategy recognises that “in many of the borough’s built up areas, a strong sense of place exists due to the layout of the street scene, green space and trees” and the subsequent policy affords these features with appropriate protection. In support of this, any site where the physical openness of a site makes a significant and appreciable contribution to close range townscape or longer range landscape character and or the identity of an area would be a higher priority for designation on the basis that this complements the delivery of Core Strategy policy CS4.

- 2.30 **Principle 3: Open spaces playing a demonstrable nature conservation, geological or heritage function or forming an integral part of a coherent green chain should be considered for protection:** Increasingly, the value of open space is being recognised as extending further than simply recreation or sport provision, particularly given the concept of green infrastructure. The NPPF Local Green Space designation recognises that sites can hold importance for their “historic significance” or “richness of wildlife” as does the approach to Metropolitan Open Land, whilst the amplification to the current Borough Local Plan Urban Open Land policy states that “the existence of other protectionist policies...would be an additional presumption in favour of its continued protection”. Therefore, sites which make a demonstrable contribution either to one or cumulatively to several of these functions would be a higher priority for designation.

3. The Assessment Methodology

Identifying sites

- 3.1 The purpose of this review is to inform the designation of sites as Urban Open Space within the Development Management Plan which will replace the designations and policies within the current Borough Local Plan (BLP) 2005.
- 3.2 As previously discussed, the BLP 2005 designates a number of sites as Urban Open Land. To ensure that designations remain fit for purpose and robust, these are being reviewed against the new assessment principles to identify whether they continue to be suitable for designation.
- 3.3 Other potentially suitable sites were identified through the following sources:
- 1) The Council's PPG17 Open Space, Sport and Recreation Assessment (August 2012): A comprehensive borough-wide assessment was carried out to identify sites which contribute to open space provision within the borough. Whilst many were already designated, the study identified a number of additional sites which will be included within the review.
 - 2) The Development Management and Site Allocations Issues and Options Consultation: Through the public consultation, residents and local groups were invited to submit suggestions of sites which they would like to see considered for open space. Where these lie within the urban area, these have been included within the review
 - 3) Internal suggestions: A number of sites were identified by Officers in Planning Policy, Regeneration and Development Management based on their experience and knowledge of the borough. These have again been included within the assessment.
 - 4) Informal Consultation: Through the preparation of the Development Management Plan, discussions have been held with local community groups and elected members about their areas. A number of sites have been suggested through this process.
- 3.4 The identified sites were then grouped into specific survey areas and assigned to an Officer for assessment.

Assessment process

- 3.5 The assessment process was carried out in three stages:
- 1) Initial desk-based background search
 - 2) Comprehensive on-site characterisation survey
 - 3) Review panel

Desk-based background search

- 3.6 The initial desk-based background search was used to collate a range of site specific data from two main sources into a database in order to build up an initial picture of the situation and function of each site.
- 3.7 The Council's PPG17 Open Space, Sport and Recreation Assessment classified sites into a series of typologies depending upon their primary function (such as outdoor sport, amenity green space, children and young persons play). The degree of public access to each site was also researched through the PPG17 assessment and, where available, this was also entered into the database. Finally, the conclusions of the study in relation to borough-wide or locality specific deficiencies in the relevant open space typologies were noted.
- 3.8 Sites were also checked against a number of constraints using the Council's GIS system. Relevant constraints included the following:
- *Heritage*: statutory and locally listed buildings, conservation areas, ancient monuments, archaeological areas and historic parks and gardens
 - *Nature conservation*: sites of special scientific interest, sites of nature conservation importance, local nature reserves, ancient woodland, regionally important geological sites, protected trees
 - *Environmental*: areas at risk of flooding (Zones 2 and 3), areas subject to surface water flooding
- 3.9 Any detailed information or representations regarding current Urban Open Land sites received from local residents or residents groups were also included in the database and considered through the review process.

On-site characterisation survey

- 3.10 Each of the identified sites was visited in order to carry out a detailed characterisation survey. These surveys were intended to clarify and supplement the desk-based work, which was felt to be particularly necessary with regards to more 'visual' concepts such as the extent to which a site forms an important part of townscape or contributes to local visual amenity.
- 3.11 A form was developed to enable officers to capture information about the features and characteristics of each site. An example assessment form is included at Appendix 2. Part 1 of the form was designed to provide a physical description of the site and Part 2 was designed to capture information on a range of open space functions and characteristics. Photographic records of each site, both externally and where possible internally, were also made.
- 3.12 For existing designated sites, it was also necessary to clarify the boundaries shown on the Local Plan Proposals Map. The purpose of this was to ascertain whether the boundary on the map reflected the boundary of the open space on the ground, whether there were any areas that had been developed and could no longer be described as open space and whether there were any additional areas which, if the

site was to be designated under the new criteria, should be included within the site boundary.

- 3.13 Based on this information, officers were then able to draw an initial recommendation as to the suitability of sites for designation.

Review panel

- 3.14 Following the detailed assessment and characterisation work, a panel of the officers involved in the survey work was convened to review each of the sites against the guiding principles. The findings of assessments for each individual site were presented, making reference to the site assessment sheets, site photographs and aerial photography from the Council's GIS system.
- 3.15 The panel considered the detailed information for each site as well as the initial recommendations of the surveying officer and assessed each site against the decision-aiding principles in order to form an initial recommendation. Once completed, the sites were grouped into similar typologies and considered in the round to standardise and ensure consistency of conclusions.
- 3.16 These preliminary recommendations were then reviewed by senior officers who had not previously been involved in the survey and assessment process. Following this, further work was carried out to clarify a small number of site specific queries arising from this review. Internal consultation was also conducted with colleagues across a number of departments including Development Management, Regeneration, Property and, Parks and Countryside to ensure that the detailed information and recommendations were consistent with wider corporate objectives.

4. Summary of Assessment Conclusions

Introduction

- 4.1 The results of the review, in the form of priority for existing designations to be carried forward, deleted or amended together with recommended new designations, are shown in the Schedules that accompany this report. This section provides a commentary on the results of the review.
- 4.2 In total, 196 sites were assessed. This is comprised:
- 162 existing Urban Open Land sites (as designated in the Borough Local Plan 2005)
 - 16 sites identified through the Open Space, Sport and Recreation Assessment
 - 18 sites identified by officers, local councillors or residents groups based on local knowledge.
- 4.3 The following paragraphs discuss in general terms the main outcomes from applying each of the key decision-aiding principles, drawing upon examples of individual sites to support the discussion. The assessment for each individual site is set out in Appendix 1.

Discussion

Screening Principle: Local open spaces must be substantially undeveloped and possess a character which is distinguishable for the surrounding urban context in order to be considered for designation

- 4.4 Of the 196 sites considered, 24 were “screened out” at the first stage due to their character and scale of existing development on the site. This included a number of school sites with limited or no outdoor space element and a number of predominantly indoor leisure/community sites (including churches). Also “screened out” were the built up parts of The Horseshoe area in Banstead in view of the limited degree of openness and high level of built form on these parts of the site.
- 4.5 As a result of the Screening Principle, the boundaries of a number of sites were also revised to encompass only those parts of the site which are undeveloped and thus distinguishable from the urban surroundings. This included several schools where a large proportion of the site was covered by built form. In addition, boundary amendments were also made to a number of sites to reflect development which had occurred since the original designation was made (such as Kingswood Warren).

Outcome of screening:	<ul style="list-style-type: none">• 24 sites “screened out”• 172 sites carried forward for assessment
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Principle 1: Sites providing formal public access to natural green space or opportunities for the public to engage in sports, recreation, play or food growing should be considered a priority for protection

- 4.6 Of the 172 sites carried forward for assessment, 95 were considered to be a high priority for protection under Principle 1.
- 4.7 Sites considered to be of high value under this principle include all of the borough's parks and recreation grounds (such as Memorial Park [site 80] and Nork Park [site 17]) which provide multi-functional open space.
- 4.8 Also considered high priority under this principle were a large number of school playing fields (e.g. Reigate School [site 134] and Oakwood School [site 149]), recognising their importance as a sporting and recreation resource (and their protection elsewhere through legislation⁷ and national policy). All allotment sites (such as Holly Lane East [site 3] and Park Lane East [site 126]) were considered a high priority for protection, recognising their value in providing opportunities for food growing but also the recognised scarcity of such sites in the borough⁸.
- 4.9 A further 64 sites were considered to partially meet this principle but not to the extent that alone this would warrant specific protection. Such sites include areas of amenity land in residential areas which can provide informal play and recreation space for residents (such as land at High Beeches [site 7] and Shale Green [site 73]) as well as sites providing sports or recreation opportunities on a restricted or club basis (such as Horley Cricket and Squash Club [site 163] and the Canon campus [sites 130/131]).
- 4.10 13 sites were considered to be a low priority for designation under Principle 1. This predominantly included land forming part of a privately owned curtilage (such as Amberley [site 20] and The Grove [site 68]) and other parcels of privately owned land not providing any particular sport, recreational or food growing opportunities (such as land at Wellesford Close [site 4]).

Outcome of principle 1 assessment:	<p><i>Overall assessment</i></p> <ul style="list-style-type: none"> • 95 sites considered to be a higher priority for protection • 64 sites considered to have some value • 13 sites considered to be lower priority for protection
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Principle 2: Open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection

- 4.11 Overall, 102 sites were considered to be a high priority for protection under Principle 2. This included 46 sites already considered to be of high value against Principle 1 but which also formed an integral part of local character such as All Saints Church/The Church Institute in Banstead [sites 10/11], Crossways Rest Garden [site 61] and Wray Common [site 113].

⁷ For example The School Standards and Framework Act 1998 (Section 77)

⁸ As identified in the PPG17 Open Space, Sport and Recreation Assessment 2012

- 4.12 Of those sites not considered to be a high priority for protection under Principle 1, 56 were considered to be of high priority under Principle 2 due to their demonstrable contribution to the identity and character of a particular area or street. This particularly included a number of areas of informal open space and small “greens” which were considered to be a defining and integral part of the identity of a particular residential street (such as land at High Beeches [site 7] and The Green at Chequers Lane [site 51]) and provide appreciable visual amenity. Also considered to be of high priority were a number of small ponds and water bodies assessed as forming an integral part of local character and townscape (such as The Ponds at Frenches Road [sites 77 and 78] or Marbles Pond [site 189]).
- 4.13 A number of larger sites not considered to be of high priority under Principle 1 were assessed as being a high priority under Principle 2. This includes sites making an important localised contribution to character and streetscene (such as Amberley [site 20] and Reigate Fire Station [site 111]) as well as sites with a wider townscape/landscape role and considered to form an established part of the urban fabric of an area (such as The Children’s Trust [site 48] and Dunottar School [site 125]).
- 4.14 14 of the sites which were assessed as either some value or low priority for protection under Principle 1 were considered to play a partial role and therefore have some value under Principle 2. This was principally because whilst they were assessed as making some contribution to character, the site was not so integral to townscape or streetscene that specific protection is warranted. This includes sites where the contribution to character is predominantly as a result of a verdant or tree lined frontage rather than openness per se (such as Star Lane Shaw [site 55] and Wellesford Close [site 4]).
- 4.15 7 sites not considered to be a high priority for protection under Principle 1 were considered to be a low priority for protection under Principle 2. This predominantly includes sites where the openness is not or barely appreciable or visible to the public such as Johnstone House [site 117] and The Grove at Wells Place [site 68].

Outcome of principle 2 assessment:	<i>Overall assessment</i>
	<ul style="list-style-type: none"> • 102 sites considered to be a higher priority for protection • 46 sites considered to have some value under Principle 2 • 24 sites considered to be a lower priority for protection
	<i>Of those sites not considered to be a high priority for protection (i.e. those considered to have some value or low priority) under Principle 1:</i> <ul style="list-style-type: none"> • 56 sites considered to be a higher priority for protection • 14 sites considered to have some value under Principle 2 • 7 sites considered to be lower priority for protection

Principle 3: Open spaces providing public access to features of nature conservation, geological or heritage value or forming an integral part of a coherent green chain should be considered for protection

- 4.16 In total, 23 sites were considered to be a high priority for protection under Principle 3. Included within this are several sites which offer public access to sites of nature conservation value – in particular those designated as Sites of Nature Conservation Importance or covered by large areas of Ancient Woodland (such as Lavender Sandpit [site 133]; Banstead Wildlife Field [site 31] and Pit Wood [site 34]).
- 4.17 A number of heritage sites were also considered to be high value against this principle, in particular those open spaces considered an integral part of the environment around, and setting of listed buildings or heritage assets (e.g. St Peter’s Churchyard and War Memorial [sites 43] and Castle Grounds [site 102]). Some sites were also assessed as having a “multi-functional” value under Principle 3, providing nature conservation function and forming an integral part of a wider green chain/network (such as Wray Common [site 113] and Redhill Common [site 105]).
- 4.18 Only two sites not previously assessed as being high priority for protection under one of the other two principles scored as high priority under this principle. These were the northern part of the Canon campus [site 131] which forms an integral part of the green chain which traverses the greensand ridge of Reigate and the land at the Lee Street Sewage Works [site 165] which forms part of the Riverside Green Chain around Horley.
- 4.19 55 sites were considered to have some value under Principle 3, largely in recognition that the site played some contribution to heritage, nature conservation or a green chain but not to such a level that protection for this reason alone would be warranted. The majority of sites (94) were considered to be of lesser priority for protection under Principle 3.

Outcome of principle 3:	<i>Overall assessment</i>
	<ul style="list-style-type: none"> • 23 sites considered to be a higher priority for protection • 55 sites considered to have some value under Principle 2 • 94 sites considered to be a lower priority for protection
	<i>Of those sites not considered to be a high priority for protection (i.e. some value or lower priority) under either of Principles 1 or 2:</i> <ul style="list-style-type: none"> • 2 sites considered to be a higher priority for protection • 14 sites considered to have some value under Principle 3 • 5 sites considered to be lower priority for protection

Overall Summary

- 4.20 In total, 153 of the 196 sites assessed (78%) are considered to be a high priority for protection under at least one of the assessment principles and therefore are concluded as being of high ongoing value as open space assets. These sites are considered to be a high priority for designation.
- 4.21 Nineteen sites (10%) were not assessed being as high priority for protection under any of the assessment principles. Of these, 13 did make a partial contribution to two

or more of the principles: on balance, they are therefore recognised as having some value as open space and to have some rationale for designation through the DMP.

- 4.22 The remaining six sites ranked as being low value against two or more of the principles. These sites, and the 24 which were screened out due to a lack of openness or prevalence of built development, are considered to have little or no ongoing value as open space assets and therefore are of low priority for designation through the DMP.

Overall Outcome:	<p><i>Overall assessment</i></p> <ul style="list-style-type: none"> • 24 sites “screened out” • 153 sites considered to be a higher priority for protection • 13 sites considered to have some rationale for protection • 6 sites considered to be lower priority for protection
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- 4.23 In terms of the approach to designation, the overarching recommendation of this review is that those sites considered to be higher priority for protection should be designated as Urban Open Space within the emerging Development Management Plan and afforded continued protection in all but exceptional circumstances. For these sites, the public and planning value of the site as an open space asset is considered to outweigh benefit which could accrue from alternative use; particularly given the scarcity of urban green spaces.

- 4.24 At the other end of the spectrum, to ensure the robustness and clarity of the Urban Open Space designation, those sites which were either screened out or assessed as being lower priority for protection overall should not be designated as Urban Open Space within the emerging plan.

- 4.25 For those sites concluded as having some rationale for protection, further work has been carried out to enable a judgement to be reached about whether the site should continue to be designated. In line with the Core Strategy, this entailed a review of the suitability and availability of the particular site for development – including housing, employment or other forms of social and community uses – to understand whether greater public and planning benefit could be achieved by releasing the site to deliver and contribute to other priorities in the Core Strategy.

- 4.26 Detailed assessments of the potential for alternative uses are set out in Appendix 2. Two of those sites assessed are considered to have potential for a more beneficial alternative use and therefore recommended not to be carried forward as Urban Open Space. These sites are listed below:

- Former Oakley Centre, Radstock Way, Merstham [site 65]
- Hutchins Farm, Horley [site 164]

- 4.27 Taking account of the above, the sections below briefly summarise the recommendations of the assessment for both existing Urban Open Land sites and potential new sites.

Existing Urban Open Land designations

4.28 The outcomes of the assessment in relation to existing Urban Open Land sites designated in the Borough Local Plan 2005 are as follows:

- 17 sites “screened out” at the screening stage and therefore not recommended for continued designation
- 126 sites considered to be a higher priority for protection and therefore recommended for continued designation
- 11 sites considered to have some rationale for protection but limited potential for a more beneficial alternative use and are therefore recommended for continued designation
- 2 sites considered to have some rationale for protection and realistic potential for a more beneficial alternative use and therefore not recommended for designation.
- 5 sites considered to be a lower priority for protection and therefore not recommended for continued designation

Newly identified open space sites

4.29 The outcomes of the assessment in relation to new sites identified for consideration through the PPG17 study, consultation with local residents/resident groups or through officers local knowledge is as follows:

- 7 sites “screened out” at the screening stage and therefore not recommended for designation
- 27 sites considered to be a higher priority for protection and therefore recommended as a new designation
- 1 site considered to be low priority for protection and therefore not recommended as a new designation

5. Recommendations for Policy

- 5.1 The principle of designating areas of valuable open space remains both relevant and necessary, both in the context of the National Planning Policy Framework and also the specific development pressures facing Reigate & Banstead.
- 5.2 The value of open space, and the relative importance applied to the many different functions it provides, is inevitably specific to local circumstances and situation. The approach taken in this study recognises that open space can provide many and multiple benefits and establishes a set of mutually important principles which ensures that the value of sites is recognised where they are considered to provide one or more of these benefits.
- 5.3 The previous section summarised the key findings and outcomes of the assessment process. In terms of outcomes, the study concludes that:
- The 153 sites identified as high priority for protection in [Appendix 2](#) are designated as Urban Open Space in the Development Management Plan and on the Policies Map; taking account of any proposed boundary adjustments. In addition, the 10 medium priority sites assessed as having little or no realistic potential for development or alternative use should be designated as Urban Open Space.
 - The 30 sites “screened out” and those considered to be lower priority for protection are not designated as Urban Open Space in the Development Management Plan. In addition, the 2 medium priority sites identified as having realistic potential for a more beneficial alternative use should not be designated.
- 5.4 The study also raises some matters to be considered in the development of policy:
- The DMP should include a dedicated policy to manage development affecting designated *Urban Open Space*;
 - Any policy will need to have reference to the National Planning Policy Framework in relation to protecting existing open spaces and should ideally seek to reflect any locally specific matters such as townscape or visual amenity;
 - Separate policies should be included in the DMP to promote specific functions such as outdoor sport and recreation or sites of nature conservation importance;
 - The impact of development on non-designated areas of open space, amenity land or landscaping should be recognised in design policies rather than trying to capture the issue in an Urban Open Space policy
- 5.5 The review has also highlighted the need to carry out further work in relation to other designations and allocations currently in the Local Plan which fall outside the scope of the study:
- Review and clarify new public open space allocations; particularly those in the Horley area and those proposed as part of the New Neighbourhoods.

- Review the relationship between the Riverside Green Chain and other open space, particularly where the designation overlaps with sites recommended as Urban Open Space.

Supporting Documents

National Planning Policy Framework, Department for Communities and Local Government, March 2012: <http://planningguidance.communities.gov.uk/>

Planning Practice Guidance, Department for Communities and Local Government, live web resource: <http://planningguidance.communities.gov.uk/>

Reigate and Banstead Borough Local Plan 2005, <https://localpl.reigate-banstead.gov.uk/>

Reigate & Banstead Local Plan: Core Strategy, adopted July 2014, http://www.reigate-banstead.gov.uk/info/20088/planning_policy/24/core_strategy

Open Space, Sport and Recreation Assessment Revised Report, Reigate and Banstead Borough Council, August 2011, http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17_open_space_sport_and_recreation_assessment

Draft Redhill Town Centre Area Action Plan Consultation Draft, Reigate and Banstead Council, January 2012, http://www.reigate-banstead.gov.uk/info/20088/planning_policy/37/redhill_town_centre_area_action_plan

The London Plan Spatial Development Strategy for Greater London, Greater London Authority, 2015, <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

Green Infrastructure Guidance, Natural England, 2009, <http://publications.naturalengland.org.uk/publication/35033>

An approach to Landscape Character Assessment, 2014, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	1	Greenacre School	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	2	Lambert Road Allotments	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	3	Holly Lane East Allotments	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	4	Land Parcel at Wellesford Close	PROGRESS	LOW	MEDIUM	LOW	LOW	Do not retain as UOS	N/A
UOL	5	Parsonsfield Road Allotments	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	6	Land Between 25 And 27 High Beeches	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	7	Amenity Land High Beeches Banstead	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	8	Land at Great Burgh Yew Tree Bottom Road	PROGRESS	LOW	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	Minor change – mapping accuracy
UOL	9	Shawley Community Primary School	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	10	All Saints Church	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	11	Church institute - High Street, Banstead	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	12	Banstead Community Hall Park	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	13	Lady Neville Recreation Ground	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	14	Tattenham Way Recreation Ground	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	15	The Beacon School	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	16	Allotment Gardens Tattenham Way	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	17	Nork Park	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	18	Allotment Gardens adj Warren Mead School	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	Change to include amenity space on The Driftway
UOL	19	Warren Mead Junior and Infant School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to include adjoining woodland
UOL	20	Amberley Bolters Lane	PROGRESS	LOW	HIGH	MEDIUM	HIGH	Retain as UOS	Minor change – mapping accuracy
UOL	21	Banstead Hall Fields Bolters Lane Banstead	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	22	Small areas around the Horseshoe, Banstead	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	23	Banstead Infant School	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	Change to exclude dense buildings

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	24	Recreation Ground Garratts Lane	PROGRESS	HIGH	LOW	MEDIUM	HIGH	Retain as UOS	No change
Identified	25	Tangier Way, Burgh Heath	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
Suggested	26	Corridor along Fir Tree Road, Banstead	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Designate as new UOS	N/A
Identified	27	Park Wood Close, Banstead	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
Identified	28	Partridge Mead Banstead	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
Identified	29	Shawley Crescent, Epsom Downs	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
Identified	30	Talisman Way, Epsom Downs	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
UOL	31	Banstead Wildlife Field	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	32	Playing Fields Headley Drive	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude residential dev't
UOL	33	Allotment Gardens Merland Rise Epsom Downs	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	34	Pit Wood Waterfield	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	35	Preston Hawe	PROGRESS	MEDIUM	HIGH	HIGH	HIGH	Retain as UOS	Minor change – mapping accuracy
UOL	36	Kingswood Warren	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	Change to reflect open space retained post development
UOL	37	St Andrews Church	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	38	Kingswood Court, Warren Lodge Drive	PROGRESS	LOW	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	39	Jubilee Wood, The Lye	PROGRESS	HIGH	LOW	HIGH	HIGH	Retain as UOS	No change
UOL	40	Lothian Wood Land Parcel	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	41	Chinthurst School	PROGRESS	MEDIUM	MEDIUM	LOW	MEDIUM	Retain as UOS (see Appendix 3)	Minor change – mapping accuracy
UOL	42	Walton On The Hill County Primary School	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	43	St. Peter's Churchyard and War Memorial	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	Change to include additional churchyard
UOL	44	Allotment Gardens Smithy Close (Smithy Lane)	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	45	Land Parcel At Preston Lane	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change

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Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	46	Merland Rise Recreation Ground	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude new leisure centre and residential dev't
UOL	47	Banstead Athletic Football Club	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	48	The Children's Trust	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to exclude built complex
UOL	49	Tadworth Primary School	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	Change to exclude dense school buildings
UOL	50	Land Parcel Off Tadworth Park	PROGRESS	LOW	HIGH	HIGH	HIGH	Retain as UOS	No change
Suggested	51	The Green, Chequers Lane, Walton on the Hill	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Designate as new UOS	N/A
Suggested	52	Playing Field, Breech Lane, Walton on the Hill	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Designate as new UOS	N/A
Identified	53	Ballards Green Burgh Heath	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
UOL	54	Amenity Land Church Lane	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	55	Star Lane Shaw	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	N/A
UOL	56	How Green How Lane	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	57	Lakers Rise Allotments	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	58	Lakers Rise Recreation	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
Identified	59	Bell Crescent, Hooley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
PPG17	60	Play Area, St Margarets Road Hooley	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Designate as new UOS	N/A
UOL	61	Crossways Rest Garden, The Crossways	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	62	Land Parcel Adjacent To Newton Hazel Hall	PROGRESS	LOW	LOW	LOW	LOW	Do not retain as UOS	N/A
UOL	63	Land at Battlebridge Lane/Subrosa Drive	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	64	Brook Road Open Space, Malmstone Avenue	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	65	The Oakley Outdoor Centre	PROGRESS	MEDIUM	LOW	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	66	Furzefield Primary Community School	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	67	Merstham Primary School	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	68	The Grove Wells Place Merstham	PROGRESS	LOW	LOW	MEDIUM	LOW	Do not retain as UOS	N/A
UOL	69	Hildenly Close, Merstham	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS	No change
PPG17	70	Land Parcel Dundrey Crescent Merstham	DO NOT PROGRESS					Do not designate as new UOS	Site subject to planning consent for dev't
PPG17	71	Land Parcel At Mansfield Drive Merstham	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
PPG17	72	Land at Bletchingley Road and Worsted Green	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Designate as new UOS	N/A
PPG17	73	Shale Green Bletchingley Road Merstham	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
UOL	74	Colesmead Recreation Ground	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	75	Amenity Land North Mead Redhill	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	76	Redhill Lawn Tennis Club	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	77	North Pond The Frenches	PROGRESS	MEDIUM	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	78	South Pond Frenches Road	PROGRESS	MEDIUM	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	79	Pond Foxboro Road Redhill	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to reflect actual extent of dev't
UOL	80	Memorial Park	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	81	St Matthews Church Of England Primary School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings
UOL	82	Part of Redhill Common	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	83	Land off Redstone Hollow Redhill	PROGRESS	MEDIUM	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	84	Allotment Gardens Brambletye Park Road Redhill	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	Minor change – mapping accuracy
UOL	85	Playground/Recreation ground Ifold Road Redhill	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	86	East Surrey College	PROGRESS	MEDIUM	LOW	LOW	LOW	Do not retain as UOS	N/A
UOL	87	Allotments, Gatton Park Road	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	88	St Bedes School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	89	Allotment Gardens St Annes Drive (Wiggie Lane)	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	90	The Redhill Bowling Club	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	91	Colebrook Day Centre	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	92	The Warwick School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings
UOL	93	Ponds Noke Drive	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to include adjacent amenity land
Identified	94	Redhill Common and Bowls, Woodlands Road	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Designate as new UOS	N/A
PPG17	95	Playground Green Way Redhill	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Designate as new UOS	N/A
PPG17	96	Playground Keats Avenue Redhill	PROGRESS	HIGH	HIGH	LOW	HIGH	Designate as new UOS	N/A
UOL	97	Pond Brokes Crescent	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to include adjoining amenity land
UOL	98	Recreation Ground St Albans Road	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	99	Allotment Gardens Batts Hill Redhill	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	100	St Josephs Catholic Primary School	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings
UOL	101	Playground Fairfax Avenue Redhill	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	102	Castle Grounds, Reigate	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	Minor change – mapping accuracy
UOL	103	Reigate Priory Cricket Club	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	104	Reigate Lawn Tennis Club Manor Road	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	105	Redhill Common	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	Change to exclude single building
UOL	106	Reigate College	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	107	School - Reigate Grammar School	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	108	St Mary Magdalenes Church	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	109	Reigate Grammar School Annexe	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	110	Reigate Parish Church School	DO NOT PROGRESS					Do not retain as UOS	No change
UOL	111	Reigate Fire Station	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to exclude part of built complex and include woodland
UOL	112	Colman Redland Centre	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	113	Wray Common	PROGRESS	HIGH	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	114	Wray Common Primary School	PROGRESS	HIGH	LOW	MEDIUM	HIGH	Retain as UOS	No change
UOL	115	Former Madeira Quarry	PROGRESS	LOW	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	116	Hatchlands Allotments	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	117	Johnstone House, Hatchlands Road	PROGRESS	LOW	LOW	MEDIUM	LOW	Do not retain as UOS	N/A
UOL	118	Gardens Of Remembrance	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	186	The Orchard, Bell Street	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	119	Churchfields Recreation Ground	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	120	St Marys Church Hall Chart Lane Reigate	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	No change
UOL	121	Reigate St Marys School	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
Identified	122	Reigate College Grounds, Castlefield Road	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Designate as new UOS	N/A
UOL	123	Dovers Green First School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude dwelling
UOL	124	Land at Box Tree Walk And Willow Road, Redhill	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	125	Dunottar School	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	126	Park Lane East Allotments	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	127	Sandcross Infants School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	128	Riding School Allotment Gardens Prices Lane	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	129	Playground Brandsland Reigate	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	130	Canon UK (south), Hornbeam Road, Reigate	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to include land around car park

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	131	Canon UK (north), Hornbeam Road, Reigate	PROGRESS	MEDIUM	MEDIUM	HIGH	HIGH	Retain as UOS	Change to exclude residential dev't
UOL	132	Land Parcel Rear Of Juniper Close	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	133	Lavender Sand Pit Cockshot Hill	PROGRESS	MEDIUM	HIGH	HIGH	HIGH	Retain as UOS	No change
UOL	134	Reigate School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings
UOL	135	Pendleton Road	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
Suggested	136	Land at Lonesome Lane and Ashdown Road	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	N/A
UOL	137	Hartwood Play Area Woodhatch	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
UOL	138	Pond Ivydene Close Redhill	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	No change
UOL	139	Salfords Primary School, Copsleigh Avenue	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	Change to exclude dense buildings
UOL	140	Recreation Ground Mead Avenue Salfords	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	No change
UOL	141	Pond Perrywood Business Park	PROGRESS	MEDIUM	MEDIUM	MEDIUM	MEDIUM	Retain as UOS (see Appendix 3)	Minor change – mapping accuracy
UOL	142	Pond Harwood Park Salfords	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	143	Tanyard Pond Langshott Horley	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to include additional woodland
UOL	144	Pond, Wheatfield Way, Langshott, Horley	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	145	Langshot Manor , Langshot Lane	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	146	Land Parcel The Fieldings	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	147	Play Area Oakside Lane Langshott Horley	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	148	Pond Carlton Tye Langshott	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	149	Oakwood School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS	Change to exclude dense school buildings
UOL	150	Land Parcel Wheatfield Way Langshott Horley	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	151	Trinity Oaks School, North East Sector	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Retain as UOS	Change to reflect

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
		Horley						actual extent of school as built	
UOL	152	Allotment Gardens North East Sector Horley	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS No change	
UOL	153	Land Parcel Rear Of 2 - 10 Furze Close Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS Change to include additional amenity land	
UOL	154	Land Parcel Cloverfields Langshott Horley	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	155	Land at Furze Close And Jennings Way Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS No change	
Identified	156	Land at Harvestfield, Horley	PROGRESS	MEDIUM	HIGH	MEDIUM	HIGH	Designate as new UOS N/A	
UOL	157	Land at Kingsley Close Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	158	Land adjacent To 18 Greenfields Road Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	159	Land adjacent To 33 Greenfields Road Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	160	Meath Green Infant School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS No change	
UOL	161	Meath Green Junior School	PROGRESS	HIGH	MEDIUM	LOW	HIGH	Retain as UOS No change	
UOL	162	Land Parcel At Waterside Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS Change to include additional amenity land	
UOL	163	Horley Cricket Hockey & Squash Club	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	164	Hutchins Farm	PROGRESS	LOW	MEDIUM	MEDIUM	MEDIUM	Do not retain as UOS (see Appendix 3) N/A	
UOL	165	Sewage Treatment works	PROGRESS	LOW	LOW	HIGH	HIGH	Retain as UOS No change	
UOL	166	Yattendon School, Horley	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	167	Land Parcel Norfolk Close Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS Change to include adjoining amenity land	
UOL	168	Riverside Garden Park	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS No change	
UOL	169	1st Horley Scout Group Hall	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	171	5th Horley Scout Group Scout Hall	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	172	Former Court Lodge Infants School	DO NOT PROGRESS					Do not retain as UOS N/A	
UOL	173	Land Parcel Court Lodge Road Horley	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Retain as UOS No change	
UOL	174	St Bartholomews Church	PROGRESS	HIGH	MEDIUM	HIGH	HIGH	Retain as UOS No change	

Appendix 1: Summary conclusions for individual sites

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	175	Sangers Drive Allotments (Church Road)	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	No change
UOL	176	Cemetery Church Road Horley	PROGRESS	HIGH	HIGH	MEDIUM	HIGH	Retain as UOS	No change
UOL	177	Former Horley Anderson Centre and Playing Fields	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	Exclude school buildings and include additional amenity land
UOL	178	New Horley Leisure Centre	DO NOT PROGRESS					Do not retain as UOS	N/A
UOL	179	Horley Town Football Club	PROGRESS	HIGH	MEDIUM	MEDIUM	HIGH	Retain as UOS	No change
UOL	180	A23 Recreation Ground, Horley	PROGRESS	HIGH	HIGH	LOW	HIGH	Retain as UOS	No change
UOL	181	Catholic Church, Vicarage Lane, Horley	DO NOT PROGRESS					Do not retain as UOS	N/A
Identified	182	Land adj Benhams Drive (northern section)	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	No change
UOL	183	Recreation Ground Yattendon Road Horley	PROGRESS	HIGH	LOW	LOW	HIGH	Retain as UOS	No change
PPG17	184	Land at Arbutus Close Redhill	PROGRESS	MEDIUM	HIGH	LOW	HIGH	Designate as new UOS	No change
Identified	185	Land at Hazel Road/Hornbeam Road	PROGRESS	HIGH	HIGH	HIGH	HIGH	Designate as new UOS	No change
Suggested	187	Land at Downland Way	PROGRESS	HIGH	HIGH	LOW	HIGH	Designate as new UOS	No change
Suggested	188	Amenity areas at Tattenham Corner Local Centre	PROGRESS	LOW	HIGH	LOW	HIGH	Designate as new UOS	No change
Identified	189	Marbles Pond, Marbles Way	PROGRESS	LOW	HIGH	MEDIUM	HIGH	Designate as new UOS	No change
PPG17	N/A	Donyngs Indoor Bowls Club	DO NOT PROGRESS					Do not designate as UOS	N/A
PPG17	N/A	Donyngs Recreation Centre	DO NOT PROGRESS					Do not designate as UOS	N/A
PPG17	N/A	Church Hall, St Pauls Church, Warren Road	PROGRESS	MEDIUM	LOW	LOW	LOW	Do not designate as UOS	N/A
PPG17	N/A	Breech Lane Walton On The Hill	DO NOT PROGRESS					Do not designate as UOS	N/A
PPG17	N/A	Holy Trinity Church Hall Carlton Road Redhill	DO NOT PROGRESS					Do not designate as UOS	N/A
PPG17	N/A	Kingswood Tennis Club, The Glade, Kingswood	DO NOT PROGRESS					Do not designate as UOS	N/A
PPG17	N/A	Downswood Lawn Tennis Club Epsom Downs	DO NOT PROGRESS					Do not designate as UOS	N/A

Appendix 2: Site assessment form

UOL Site No	
Site Name / Address	
Part 1: General Description	
Type and nature of open space	
Predominant land uses in surrounding area	
Describe the nature of boundary treatments – open / enclosed?	
Describe the nature and character of the open space - e.g. informal grass, manicured landscaping, hard landscaped, woodland.	
Describe the topography of the open space	
Does the open space feel safe / inviting – e.g. presence or absence of security, lighting, natural surveillance and level of use/activity when surveyed.	
General appearance and maintenance of the open space	
Is the site in close proximity to homes and residential areas? Is it within walking distance to population centres?	
Is the open space accessible to the public? Is it accessible at all times, restricted times or via membership/club only?	
Are there any other open spaces in the immediate area?	
Part 2: Open Space Functions and Characteristics	Comments
Allotments use and food production	
Is the site in use as an allotment?	
Does the site have the potential for use as an allotment or community garden?	
Children's Play or Young Persons Facilities	
Is the site a playground, or is there play equipment or other facilities for children / young persons? E.g. skate park / youth shelter	
Is there the potential to provide play / youth facilities on this site?	
Sport	
Does the site comprise one or more sports pitches or other sport related facilities? E.g. pavilions / changing facilities	
Is the site used by a local sports club (e.g. football teams)? If so, how frequently?	
Is there any potential to provide sports facilities or additional pitches within the site?	
Amenity and Informal Recreation	

Appendix 2: Site assessment form

General description of the availability of private open space and gardens in surrounding area - e.g. good sized gardens / small gardens / no gardens / other informal amenity areas in neighbourhood?	
Does the open space provide an amenity function either formal or informal for nearby places of work / educational facilities / visitors to town centre etc.?	
Does the open space provide an area of tranquillity in noisy surroundings?	
Are there any seating areas for use by visitors to the open space?	
Community Use	
Is the open space attached to a community building such as a school, community centre, church, village hall, scout hut etc.?	
Does the open space provide a venue for community functions e.g. fêtes etc?	
Does the site have potential for educational use?	
Ecology, Biodiversity and Nature Conservation	
Is the site designated for nature conservation? E.g. SSSI, SNCI, LNR, Ancient Woodland etc.? Or adjacent / near to such a site?	
Does the site contain features or habitats of value for biodiversity - e.g. mature trees / fallen trees/ woodland / undergrowth / ponds / water courses / heath / meadow?	
Natural Green Space	
Does the open space contain areas of unmown grass / meadow / woodland, heath which is accessible from nearby residential areas?	
Historic Interest	
Does the open space provide the setting to historic buildings or contribute to the character of a conservation area?	
Is the site designated as a Historic Park or Garden?	
Geological Interest	
Is the site a designated RIGS?	
Does the site contain features of geological interest – rocks, caves, mineral workings?	
Flood Risk and Climate Change Management	
Is the site located in Flood Zone 2 / 3 or an area at risk of Surface Water Flooding	

Appendix 2: Site assessment form

Is the site close to any water course - e.g. rivers / streams / ditches / canals	
Are there any ponds, or larger water bodies on the site?	
If within area at risk of flooding as identified above, does the site have the potential to provide additional flood storage?	
Does the site provide natural shade / cooling? E.g. tree cover	
Green Infrastructure and Connectivity	
Does the site have existing footpaths, cycleways or bridleways passing through it?	
Is there potential to link up existing footpaths, cycleways or bridleways via the site?	
Does the site provide a link between other areas of open space, links to residential areas, shops, schools or other facilities?	
Could the site be described as a wildlife corridor, providing a link between habitats?	
Townscape and Local Character	
Describe the general character of surrounding area - e.g. urban / suburban / village / rural	
Describe the density and type of development in surrounding area - e.g. high / medium / low / houses / flats / detached/ semi / terraced	
Describe presence of soft landscaping and vegetation in surrounding area - e.g. high / some / little or none	
How does the open space sit within and/or contrast with its surroundings - e.g. open space provides relief from built up environment, open space contributes to pleasant character of area, open space integrated within in well landscaped area or countryside, open space detracts from character of surrounding area.	
Does the open space have any specific distinctive features or characteristics which contribute to – or form an important part of – the character and identity of the area - e.g. buildings, structures, monuments, memorials, natural landscape features, mature trees, formal planting or hard landscaping, water features, artwork or sculpture.	
Does the open space make a contribution to the visual appearance of the area when viewed from public vantage points?	
Part 3: Summary of open space functions and characteristics	

Appendix 2: Site assessment form

Part 4: Supplementary Information	
Site Boundaries	Comments
Is the site boundary appropriate?	
Has the whole site or part of it been developed to the extent that it no longer fulfils an open space function?	
Have any changes to the boundary been identified?	
Open Space, Sport and Recreation Review Findings	
Typology	
Quality Rating: Good / Reasonable / Poor	
Value Rating: Good / Reasonable / Poor	
Quality Score: Numerical score	
Value Score: Numerical score	
Local Feedback	Comments
Has the value or role of the site been referred to or identified in the DMP Issues and Options Consultation? If so summarise comments	
Has the value or role of the site been referred to through informal consultation with local resident and community groups? If so summarise comments	
Has the value or role of the site been referred to through consultation with local ward members? If so summarise comments.	
Any Other relevant information	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Land at Great Burgh, Yew Tree Bottom Road
Existing use	Mostly grounds serving commercial building Tudor Capital UK LLP
Total site area (ha)	2.8
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Nork and therefore in a location contemplated for housing development in the Core Strategy (Policy CS4). • The site incorporates part of an existing building, which is Grade II Listed, whilst the central front part of the building (not within the site area), is Grade I Listed. • Much of the site is designated part of the Great Burgh, Burgh Heath Historic Park and Gardens. Only a smaller area of the site, adjacent to the car park situated to the west, does not lie within this designation. This area has a size of 0.8 ha. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services. • Area Tree Preservation Order no. RE842 covers a number of residential dwellings and lies immediately to the south west of the site, and on the southern side of the car park. <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering family homes, with conversion of the Listed Building.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site is situated adjacent to residential development on the south east side, and a car park on the western side. • A commercial building (Toyota GB) lies further to the north west, beyond the Listed Building. • Access is constrained and is via a road from the east side of the site, which runs past the Toyota GB building, and leads to Yew Tree Bottom Road further to the north west. • The site contains many mature trees, particularly on the boundaries. The site also contains a tennis court in the south east corner, as well as formalised gardens in the central area. These are part of the heritage designation. • Area Tree Preservation Order no. RE842 covers a number of residential dwellings and lies immediately to the south west of the site, and on the southern side of the car park. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development would result in the harm and/or loss of heritage assets, as well as mature trees, and is highly unlikely to be acceptable. The Listed Building would need to be retained and sympathetically converted to residential use (potential estimate of 6 units achievable within building). • Development may result in the loss of business/employment use relating to the Grade II Listed Building. • Development would result in the loss of open space. • There may be harmful impacts (e.g. noise) from the neighbouring commercial development and car park on future occupants of any proposed development of the site. • Access to those parts of the site not covered by the heritage designations is constrained. <p>The site is not considered to be suitable for development.</p>	
Availability	
<p>The site is in private ownership with a single landowner.</p> <p>The commercial premises, which included the listed buildings, are currently vacant following the relocation of the previous tenants. They are currently being marketed for purchase or rent. Agreements with adjoining landowners or potentially acquisition of adjoining land interests may be necessary to achieve an appropriate residential access to the site.</p> <p>The site is considered to be available for development.</p>	
Summary	
<p>The site is highly constrained by the various heritage designations which affect it. Even those parts of the site not within the Historic Garden are constrained both in terms of access and their role in the setting of the adjoining historic assets.</p> <p>Whilst the existing buildings may have potential for re-use, overall the open areas of the site are not considered to have realistic potential for additional development.</p> <p>Overcoming constraints: Heritage designation; access</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Kingswood Court, Warren Lodge Drive
Existing use	Residential care home
Total site area (ha)	1.5
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Kingswood and therefore in a location contemplated for housing development in the Core Strategy. • The main building is Grade II Listed. • The site is designated as Historic Parks and Gardens – 1912 rhododendron gardens designed by architect Ernest Newton. • The site is covered by Tree Preservation Order no. RE770, and contains a large number of mature trees. • A small area of the site in the south eastern quarter lies in Surface water flood model – 1 in 30 years. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services. <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to potential conversion of the Listed Building.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site is surrounded by residential development, comprising detached dwellings. • Access is via a road from the northern side of the site. There are no other accesses into the site, although Grove Shaw is situated adjacent to part of the side western site boundary, from which an additional access could be formed. • In addition to the Listed Building, the site contains many mature trees which are all protected, by the TPO as well as the heritage designation. • A small area of the site lies in the surface water flood area and would need to be addressed as part of any development proposal, in terms of the location of development. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development would result in the harm and/or loss of heritage assets, as well as protected mature trees, and is highly unlikely to be acceptable. The Listed Building would need to be retained and sympathetically converted to residential flats, however, the protected gardens could not be retained if a residential scheme was introduced. • Development would result in the loss of open space. • Development would result in the loss of the residential care home use. • Development could harmfully impact on the surface water flood area. <p>The site is not considered to be suitable for development.</p>	
Availability	
<p>The site is in private ownership (Balcombe Care Homes) and in active use as a residential care home.</p> <p>There is currently no known intent from the currently landowner to cease the current use of the site and dispose for residential development.</p> <p>If more than one access into the site was considered necessary, land interests external to the site may also need to be acquired, although an additional access could be formed from Grove Shaw to the south/south west.</p> <p>The site is not considered to be available for alternative use at this point.</p>	
Summary	
<p>The site is highly constrained by the various heritage designations which affect it as well as protected trees. Even those parts of the site not within the Historic Garden are constrained both in terms of access and their role in the setting of the adjoining historic assets.</p> <p>Whilst the existing buildings may have potential for re-use, overall the open areas of the site are not considered to have realistic potential for additional development.</p> <p>Overcoming constraints: Heritage designation and Tree Preservation Order.</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Lothian Wood, The Avenue
Existing use	Ancient Woodland
Total site area (ha)	0.5
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Tadworth and therefore in a location contemplated for housing development in the Core Strategy. • The site is designated as ancient woodland and covered by Tree Preservation Order no. RE632. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services (Tadworth rail station is located a short distance to the north east of the site). <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering family homes, although there are also two blocks of flats located on the southern side of the site.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site is surrounded by residential development, comprising mostly detached dwellings, and flats. • There is no access road into the site, although one could be formed from the existing access serving the flats on the southern side of the site. • The site comprises dense ancient woodland, all of which is also protected by an area TPO. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development would result in the loss of dense ancient woodland, also protected by TPO no. RE632. • Development would result in the loss of open space. <p>The site is not considered to be suitable for development.</p>	
Availability	
<p>The site is in private ownership and designated as ancient woodland. There is also evidence that the use of the site for open space/woodland is protected by historic covenants/agreements.</p> <p>Land interests may therefore need to be acquired to enable development, particularly for forming an access into the site.</p> <p>The site is not considered to be available for development at this point.</p>	
Summary	
<p>The site is constrained by the ancient woodland designation, as well as the area Tree Preservation Order which cover the entire site. Availability of the site for development is also unknown.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Ancient woodland designation and Tree Preservation Order.</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Chinthurst School, The Avenue/Tadworth Street
Existing use	Independent School
Total site area (ha)	1.2
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Tadworth and therefore in a location contemplated for housing development in the Core Strategy. • Half the site (diagonally – the western half) lies within a Residential Area of Special Character (The Avenue, Tadworth). • The main Chinthurst School building (52 Tadworth Street), is a Locally Listed building. • The south western corner of the site lies in surface water flood models 1 in 30 years, 1 in 100 years, and 1 in 1000 years. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services (Tadworth rail station is situated further to the north east of the site). <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering a mix of housing, in terms of both types and tenures (including flats through conversion of the Locally Listed Building with family homes in the grounds, thus meeting a range of marketing requirements).</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site is neighboured by residential development, comprising detached dwellings mainly to the north, and flats to the side boundaries. • An existing access leads from Tadworth Street on the front southern boundary. • There are mature trees on the frontage with Tadworth Street, as well as trees along the side boundaries (in particular the side western boundary). • The site contains a locally listed building which would need to be retained for any scheme. • Part of the site is prone to surface water flooding. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development could result in the harm and/or loss of the locally listed building. This would need to be retained and any new development carefully designed to respect the character and setting of the building. It could be converted to flats, and be incorporated into a residential scheme. • Redevelopment would need to take account of the small area affected by surface water flooding – it is likely that any new development would not be able to be positioned in the surface water flood area. • Any redevelopment would need to be carefully designed to the respect the RASC. • Development would result in the loss of the independent school, however, this would not necessarily be unacceptable, particularly if it was demonstrated that the use was no longer viable. • Redevelopment may result in the loss of some trees, although these are not protected. <p>The site is considered to be suitable for development, potentially for additional educational or housing development.</p>	
Availability	
<p>The site is in private ownership and in active use as an independent school: there is currently no known intent from the current landowner to cease the existing use of the site and dispose alternative development although there are aspirations to improve the school facilities.</p> <p>The Council owns a narrow strip of land at the front of the site, and extending across the full width of the site, which encompasses Tadworth Street. Additional access rights across the land may be required if residential development was proposed.</p> <p>The site is not considered to be available for alternative use at this point.</p>	
Summary	
<p>The site is subject to heritage and townscape constraints which would need to be carefully considered as part of any development. Loss of existing community/educational facilities would also be a consideration. The site is in use as an independent school and is not known to be available for alternative development; however, improved or replacement educational facilities is a realistic prospect.</p> <p>The site is therefore considered to have realistic potential for education development; however, this could be consistent with an Urban Open Space designation.</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Star Lane Shaw, Star Lane
Existing use	Ancient Woodland
Total site area (ha)	0.5
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Hooley and therefore in a location contemplated for housing development in the Core Strategy. • The site is designated as ancient semi-natural woodland. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services. • The site is within an advert controls area. • An area of archaeological potential lies adjacent to the site (on the north side). <p><i>Market Considerations:</i> Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • Semi-detached residential dwellings lie adjacent to the north boundary, and on the southern side of Star Lane. • There is no access road into the site, although access could be formed from Star Lane bordering the southern side of the site. • The site comprises dense ancient woodland. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development would result in the loss of dense ancient woodland. • Development would result in the loss of open space. <p>The site is not considered to be suitable for development.</p>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>Although there is no express intention from the landowner to bring the site forward for development at this point, there is considered to be a reasonable prospect that the Housing Association would be open to potential development on its land assets.</p> <p>There is a reasonable prospect that the site would be made available for development during the plan period.</p>	
Summary	
<p>The site is constrained by the ancient woodland designation, as well as the area Tree Preservation Order which cover the entire site.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Ancient woodland designation</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Former Oakley Outdoor Centre, Radstock Way, Merstham
Existing use	Vacant building in large grounds with semi-natural open space
Total site area (ha)	1.97 (gross)
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area, and within the Merstham regeneration area, and is therefore a priority location for housing development in the Core Strategy (Policy CS4). • The building is Grade II Listed. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services. • The site lies in an advert control area. <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering a mix of housing, in terms of both types and tenures, including flats through conversion of the Listed Building, with family homes in the grounds, thus meeting a range of marketing requirements.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site is bordered by semi-detached residential dwellings on the southern and side western boundaries, whilst land in the green belt lies to the north and east. • The site is identified as being potentially contaminated. • The site comprises a Grade II Listed building – this would need to be retained as part of any development proposal, but could be converted to residential use. There is also a detached building to the east of this. • There are mature trees around the boundaries of the site, although these are not protected. • Access is via a road from the west side, which leads from Radstock Way between nearby residential plots. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development could potentially contribute to the regeneration of Merstham, both physically and through financially supporting other projects within the regeneration area. • Development could potentially impact upon the integrity and setting of the Listed Building currently on the site. Loss of the Listed Building would not be acceptable, and therefore the Listed Building would need to be retained and incorporated into a carefully designed development that respected its setting and character. The building could be converted to residential use. • Development could result in the loss of open space. • Development could result in the loss of trees on the site, although these are not protected. • Proximity to the motorway could give rise to residential amenity concerns. 	
The site is considered to be suitable for development.	
Availability	
<p>The site is owned by Surrey County Council, and has been actively promoted for housing development as part of the wider Merstham regeneration project. A planning application for residential development has been submitted.</p> <p>The site is currently vacant and there are no other ownership constraints to development.</p>	
The site is available for development within the short term.	
Summary	
<p>The site is subject to heritage constraints, it is considered that a scheme could be advanced overcome these issues through sensitive design. Development could also contribute to the Merstham regeneration project, both physically and financially. The site is in public ownership and is actively promoted for development.</p> <p>The site is therefore considered to have realistic potential for residential development. This could potentially be achieved in a way which is consistent with – or does not require development on – land with an Urban Open Space designation.</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Reigate Grammar School, Reigate Road
Existing use	Independent School
Total site area (ha)	1.2
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Reigate and therefore in a location contemplated for housing development in the Core Strategy. • Part of the school building is Locally Listed (Reigate stone house attached to school), and the eastern boundary abuts a Locally Listed building (Society of Quakers building). • The site lies in the Conservation Area. • The side southern boundary abuts a Grade II Listed curtilage (Church yard to St Mary Magdalenes Church). • The western part of the site lies in an Area of Archaeological Potential, whilst the eastern boundary abuts an area with the same designation. • There are two Tree Preservation Orders in the western part of the site, near the western boundary. • Accessibility to many local services and facilities is good and the site has a good level of access to public transport services, with Reigate town centre in close proximity, and Redhill a short distance away. <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering a mix of housing, in terms of both types and tenures (including flats through whole/partial conversion of the existing building with potential family homes in the grounds, thus meeting a range of marketing requirements).</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site contains a locally listed building which would need to be retained for any scheme. • The site contains protected trees which would need to be retained. There are also mature trees on some boundaries of the site, particularly to the frontage – these are protected by Conservation Area status, and would most likely need to be retained, unless in poor condition. • The site abuts heritage designations – any redevelopment would need to take these into account, as well as the character of the Conservation Area. • An existing access from Reigate Road is situated on the front northern boundary. • A footpath runs along the southern boundary. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development could result in the harm and/or loss of the locally listed building. This would need to be retained and any new development carefully designed to respect the character and setting of the building, as well as neighbouring heritage designations. The locally listed building may be suitable for residential conversion, and should be incorporated into any residential scheme. • Redevelopment could harmfully impact on the Conservation Area. • Redevelopment could result in the loss of trees on the site, which would be unacceptable, due to the Tree Preservation Order and Conservation Area status. These would need to be retained, which is possible, given their positioning. • Redevelopment would result in the loss of the school, although this would be acceptable, if the use was no longer viable. <p>The site is considered to be suitable for development, potentially for additional educational or housing development.</p>	
Availability	
<p>The site is in private ownership and in active use as an independent school. There is currently no known intent from the currently landowner to cease the current use of the site and dispose for residential development. There is however ongoing interest in improving educational and school facilities on the site.</p> <p>The site is not considered to be available for alternative use at this point.</p>	
Summary	
<p>The site is subject to heritage and townscape constraints which would need to be carefully considered as part of any development. Loss of existing community/educational facilities would also be a consideration. The site is in use as an independent school and is not known to be available for alternative development; however, improved or replacement educational facilities is a realistic prospect.</p> <p>The site is therefore considered to have realistic potential for education development; however, this could be consistent with an Urban Open Space designation.</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Madeira Sandpit, Highlands Road, Reigate
Existing use	Semi-natural open space
Total site area (ha)	1.67 (gross) / 1 developable
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area of Reigate and therefore in a location contemplated for housing development through Policy CS4 Core Strategy. • Accessibility to many local services and facilities is reasonable and the site has reasonable access to public transport services, with Reigate and Redhill town centres a short distance away. • Adjacent to part of the southern boundary is an area of archaeological potential, whilst the Lodge, a detached dwelling bordering part of the eastern boundary (south east corner of the site) is a Locally Listed building. • Small parts of the site lie in surface water flood areas (1 in 1000 years and 1 in 100 years). <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • There is currently no road access to the site – this would need to be created to support residential development. • Land around the site is steeply banked and parts are quite heavily wooded which may impinge upon development capacity and potential. • There are potential contamination issues owing to previous landfilling activities on the site. • Redevelopment would need to address the neighbouring locally listed building. • Areas within surface water flood areas would need to be addressed when determining the location of development. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Proximity to the railway line could give rise to residential amenity concerns. • Development could impact upon the area of archaeological potential and neighbouring Locally Listed Building. • Development could impact on the surface water flood area. • Development would result in the loss of open space. <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Reigate and Banstead Borough Council and has been promoted for housing development.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Summary	
<p>Whilst the site is in public ownership and there is a reasonable likelihood that it would be made available for development, it is subject to topographical and access constraints which mean that suitability for development is limited. There are also potential contamination issues and extensive woodland which may restrict development.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Access, contamination, neighbouring Locally Listed Building and Area of High Archaeological Potential, Surface water flood area.</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	The Orchard, Bell Street
Existing use	Informal semi-natural open space
Total site area (ha)	0.7
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is located in the Conservation Area and is considered to form part of its setting and character (this has been confirmed through appeal decisions – 06/00733/CU, APP/L3625/A/06/0202886 and APP/L3625/C/10/2137676). • The site is within the urban area, adjacent to Reigate Town Centre, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4). • The site is neighboured by a Grade II Listed building (Linden Court) on the southern boundary. • Almost the whole western part of the site lies in Surface Water flood zones 1 in 100 years and 1 in 30 years • Accessibility to many local services and facilities is excellent and the site has excellent access to public transport services. <p><i>Market Considerations:</i></p> <ul style="list-style-type: none"> • Given the type of site and location, the site would most likely be suited to delivering higher density development (predominantly flats) and could also provide older persons accommodation. <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • Almost the whole western part of the site lies in Surface Water flood zones 1 in 100 years and 1 in 30 years, and this would need to be addressed as part of any development proposal, particularly when assessing the location of development. • Access to the site via Bell Street / Lesbourne Road is severely constrained and unlikely to be capable of supporting development on any significant scale • The site is neighboured by a Grade II Listed building (Linden Court) on the southern boundary, as well as buildings on the western side forming the frontage to Bell Street. • There are a number of trees on the site, particularly on the boundaries, which are all protected by Conservation Area status. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Improved public access could be secured as a result of development to any remaining open space (i.e. the memorial garden to the north and east). • Development could adversely impact on the setting and character of the Conservation Area • Development could adversely impact on the neighbouring Listed Building. • Development could result in the loss of trees on the site, which are all protected by Conservation Area status. • Development could result in the loss of open space. 	
<p>The site is not considered to be suitable for development.</p>	
Availability	
<p>The site is owned by Reigate Grammar School. It has been promoted to the Council for housing and/or educational development and is understood to be surplus to their requirements as open space.</p>	
<p>There is a reasonable prospect that the site would be made available for development.</p>	
Summary	
<p>Whilst the site has been actively promoted for housing or educational development, it is subject to heritage and access constraints and therefore suitability and capacity for development is very limited. It is considered unlikely that these constraints could be overcome.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Access, heritage conservation</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Land at Pendleton Road / Woodhatch Road
Existing use	Open Grass area adjacent to road and to side/rear of commercial development incorporating local recycling bin area
Total site area (ha)	0.13
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is designated part of the Earlswood Common Local Nature Reserve. • Much of the site is the surface flood water area (1 in 1000, 1 in 100, and 1 in 30 years) • The site is within the urban area in Woodhatch, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4). • There is a neighbouring Grade II Listed Building to the west (No. 6 Woodhatch Road). <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would most likely be suited to delivering higher density development, which could comprise either semi-detached dwellings of the scale situated on Whitebeam Drive to the east, or a small development of flats.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • Most of the site lies in the Surface Water flood zones, and this would need to be addressed as part of any development proposal. • The site includes the local recycling bin area – this would need to be relocated. • Access to the site could be either from the north side (the access serving the parade of shops), or from Woodhatch / Pendleton Road, provided this met highway requirements. • The site lies adjacent to a local parade of shops / commercial premises to the north. • The site is neighboured by a Grade II Listed building to the west. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development could impact on the surface water flood area. • Development would adversely impact on the Local Nature Reserve – development on this designation is unacceptable, unless this piece of land could be removed from this designation, provided that it could be demonstrated that the benefits of the proposed scheme would outweigh the importance of retaining the designation, and that its removal would not harm the remainder of the designated area. It is feasible that the designation could be removed given the overall quality and nature of the site itself. • Given the proximity of commercial development to the north of the site, issues of noise from this may be considered to impact on future occupants of any development. • Development could adversely impact on the neighbouring Listed Building. • Development could result in the loss of open space. <p>The site is not considered to be suitable for development.</p>	
Availability	
The site is owned by Reigate and Banstead Borough Council. The site is subject to Common Land protection.	
The site is not considered to be available for development.	
Summary	
<p>The site is not considered to be suitable for development, due to the Local Nature Reserve Designation, and surface water flood issues. The site is also subject to Common Land protection and therefore not available for development.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Surface water flood area, availability – common land</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Pond at Ivydene Close
Existing use	Pond surrounded by mature trees
Total site area (ha)	0.2
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site lies in the surface flood water area (1 in 1000, 1 in 100, and 1 in 30 years). • The site lies adjacent to the Green Belt – on the southern side. • The site lies adjacent to a Potential Site of Nature Conservation Importance. • The site is within the urban area in Earlswood, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4). <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would most likely be suited to delivering higher density development, which could comprise semi-detached dwellings of the scale in the surrounding area.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site lies in the Surface Water flood zones, and is a pond, making this unsuitable for development. • The pond is surrounded by mature trees. • There is no access into the site, although one could be formed from Ivydene Close on the east side. • The site is surrounded by residential gardens on all boundaries, except for the southern boundary which is situated adjacent to fields. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development would impact on the surface water flood area. • Development could adversely impact on the neighbouring Potential Site of Nature Conservation Importance and on the Green Belt. • Development would result in the loss of trees on the site, although these are not protected. • Development would result in the loss of open space and the amenity value provided by the pond. <p>The site is not considered suitable for development.</p>	
Availability	
<p>Ownership and availability of the site is unknown. The landowner has not indicated any intention or appetite to bring the site forward for development.</p> <p>The site is not considered to be available for development at this point.</p>	
Summary	
<p>Given the physical characteristics of the site – notably that it is a pond - it is not considered to be suitable for development. Availability is also unknown.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Surface water flood area, neighbouring Potential Site of Nature Conservation Importance</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Pond at Perrywood Business Park
Existing use	Pond surrounded by mature trees and some grassed areas
Total site area (ha)	0.3
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site lies in the surface flood water area (1 in 30 years). • The site is situated in an employment area (Perrywood Business Park) surrounded by the Green Belt. • The site is within the urban area in Salfords, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4). • Within Article IV Directions area for caravans and airport car parking. • Within Advert Controls area. <p><i>Market Considerations:</i></p> <p>Given the type of site and location, the site would most likely be suited to delivering higher density development, which could comprise semi-detached dwellings of the scale in the neighbouring Dunraven Avenue.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The site lies in the Surface Water flood zones, and is a pond, making this unsuitable for development. • The pond is surrounded by mature trees. • The site is situated within an employment site, adjacent to commercial units. • There is no access into the site, although one could be formed from Dunraven Avenue on the east side. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development would impact on the surface water flood area. • Development could adversely impact on the employment area. • Development would result in the loss of trees on the site, although these are not protected. • Development would result in the loss of open space and the amenity value provided by the pond. • There may be potential impacts from the adjacent commercial units and parking areas to future occupants of any development. <p>The site is not considered suitable for development.</p>	
Availability	
<p>Ownership and availability of the site is unknown. The landowner has not indicated any intention or appetite to bring the site forward for development.</p> <p>It is possible that third party land interests would need to be acquired in order to provide suitable access.</p> <p>The site is not considered to be available for development at this point.</p>	
Summary	
<p>Given the physical characteristics of the site – notably that it is a pond - it is not considered to be suitable for development. Availability is also unknown.</p> <p>The site is not therefore considered to have realistic potential for development.</p> <p>Overcoming constraints: Surface water flood area, Employment Area</p>	

Appendix 3: Assessment of alternative use potential for medium priority/”some value” sites

Site details	
Site name	Hutchins Farm, Horley Row
Existing use	Farm buildings and grounds
Total site area (ha)	0.87
Suitability	
<p><i>Policy Considerations:</i></p> <ul style="list-style-type: none"> • The site is designated as Urban Open Land. • The site is within the urban area, in Horley, and therefore within a location contemplated for housing development in the Core Strategy (Policy CS4). • Accessibility to many local services and facilities is good and the site has good access to public transport services, with Horley town centre a short distance to the south east. • Hutchins Farm is Grade II Listed Building, with a dairy building to the south west and an outbuilding to the south east, both of which fall within the Grade II Listed curtilage of the main farm house. • The south west quarter of the site is mostly covered by tree preservation order no. RE 1091, and also contains a pond. • Some of the site lies within surface water flood areas 1 in 1000 years, 1 in 100 years, and 1 in 30 years. The area to the south of the farm house is the worst affected. • The site is covered by Article IV Directions – caravans and airport car parking. <p><i>Market Considerations:</i></p> <p>Given the nature of the site and location, the site would likely be suited to delivering family homes, of a similar scale to those in the surrounding area on Kidworth Close and Wellington Way.</p> <p><i>Physical Limitations:</i></p> <ul style="list-style-type: none"> • The main farmhouse is Grade II Listed, whilst the dairy and other outbuilding, to the south west and south east, fall within the Listed curtilage – these would all need to be retained as part of any development proposal. • There is also another L-shaped converted barn building (in residential use) in the grounds of the house – to the south east and on the eastern site boundary. This does not appear to be protected by any heritage status. • The south west quarter of the site is covered mostly by mature trees (protected by Tree Preservation Order No. RE 1091) and also contains a pond – the majority of these trees would need to be retained, and would limit the amount of housing achievable on the site. • Some of the site lies within surface water flood areas 1 in 1000 years, 1 in 100 years, and 1 in 30 years. The area to the south of the farm house is the worst affected – this would need to be addressed as part of any development proposal, particularly when assessing the location of development. • Access to the site via Horley Row is constrained and would need to be carefully designed to support residential development. An access could also be created from Kidworth Close to the north. • The site is neighboured mostly by residential development on the east and west boundaries. <p><i>Potential Impacts:</i></p> <ul style="list-style-type: none"> • Development could impact on the surface water flood area. • Development could adversely impact on the Listed Building and its curtilage. • Development could result in the loss of trees on the site, which are all protected by TPO. • Development could result in the loss of open space. <p>The site is considered to be suitable for small-scale development, most likely housing.</p>	
Availability	
<p>The site is in private ownership, and comprises a farm house, with two other detached buildings (being the dairy and L-shaped barn conversion on the eastern boundary) which are in residential use.</p> <p>The landowner has previously approached the Council with respect to residential development of some areas of the open land within the site.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Summary	
<p>The site is subject to heritage, access and tree preservation constraints; however, it is considered that these could be overcome through an appropriately small-scale and sensitively designed scheme. The landowner has also promoted the site as being available for development.</p> <p>The site is therefore considered to have potential for small-scale residential development, which would deliver positive public benefits in terms contributing to housing supply.</p>	