Tandridge District Council

Housing & Employment Land Availability Assessment

June 2026

Contents

1. Introduction 1
Purpose of this report 1
Role and status of the HELAA 1
Structure of the report 2
2. Policy and legislative context 3
Plan-making legislation and regulations 3
National Planning Policy Framework 3
Planning Practice Guidance 4
Relationship with other statutory and evidence base requirements 5
3. Scope and methodology 6
The scope of this HELAA 8
Assessment area and types of sites considered 9
Sources of sites 10
Site assessment principles 11
Assessing suitability 11
Assessing availability (to be assessed fully in the next iteration of the HELAA) 12
Assessing achievability (to be assessed in the next iteration of the HELAA) 13
Suitability Assessment Categories 14
Site assessment 15
Indicative capacity 19
Deliverability and developability 19
Limitations of the assessment 19
4. Overview of sites submitted 21
Key planning matters arising from the HELAA 22
Scale of promoted land compared with likely development needs 22
Green Belt 22
Settlement sustainability and spatial distribution 23
Landscape, heritage and environmental constraints 23
Flood risk and drainage 23
Infrastructure, transport and utilities 24

Employment, mixed-use and specialist sites 25
5. Next steps 26
Appendix 1 – List of sites which were submitted without a site plan 27
Appendix 2 – Sites Assessed 29

1. Introduction

1.1 This Housing and Employment Land Availability Assessment (HELAA) has been prepared by Tandridge District Council as part of the evidence base for the emerging Tandridge District Local Plan. It identifies land that has been promoted as having potential for development and provides an initial strategic assessment of that land for housing, employment and other relevant land uses.

1.2 Tandridge is a constrained district. A substantial proportion of the District is affected by Green Belt designation and by other environmental, landscape, heritage, flood risk, infrastructure and settlement-sustainability considerations. The HELAA therefore performs an important role in distinguishing between land that has been promoted to the Council and land that could realistically form part of a sustainable, justified and deliverable spatial strategy.

Purpose of this report

1.3 The purpose of this report is to provide a transparent account of the land availability evidence that will inform the next stages of plan-making. It explains why the HELAA has been prepared, how it has been structured, how sites have been considered at this stage, and how the HELAA will be used alongside the wider evidence base.

Role and status of the HELAA

1.4 The HELAA is an evidence-gathering and assessment exercise. It is not a development plan document, does not allocate land, does not amend the Green Belt boundary, does not grant planning permission and does not establish the principle of development on any individual site. The inclusion of a site in the HELAA means only that the site has been identified and assessed at a strategic level as part of the evidence base for the preparation of a Local Plan.

1.5 The assessment is necessarily proportionate. It does not replace the detailed technical work required for a planning application or for a proposed allocation at a later stage. Where a site is assessed as suitable in the HELAA, that does not mean that it will be allocated. Where a site is assessed as unsuitable, that judgement reflects the information available at this stage and may be reviewed if material circumstances change or if further evidence is submitted.

1.6 The HELAA is one input into the Local Plan process. Site selection will require a separate judgement about the appropriate spatial strategy, the settlement

hierarchy, reasonable alternatives, the Sustainability Appraisal, Green Belt considerations, infrastructure capacity, flood risk, landscape and heritage impacts, ecology and biodiversity, viability, deliverability and consultation responses.

1.7 The Council is preparing this iteration of the HELAA to inform the current stage of the Local Plan. The Council has prioritised the strategic assessment of site suitability to inform spatial strategy development at this stage. Detailed assessment of availability, achievability, viability, windfalls and development trajectories will be completed as the evidence base continues to evolve prior to examination.

Structure of the report

1.8 The remainder of this report is structured as follows: Section 2 sets out the policy and legislative context; Section 3 explains the scope and methodology; Section 4 summarises the working HELAA dataset; Section 5 explains the spatial distribution of sites; Section 6 draws together the main planning matters arising; Section 7 explains the relationship with the spatial strategy and site selection; Section 8 explains the mapping and site schedule outputs; and Section 9 identifies the next steps. The Appendices at the end of the report display individual site assessments in more detail based on the methodology.

2. Policy and legislative context

2.1 The HELAA has been prepared within the wider statutory and national policy framework for plan-making. Local plans must be supported by proportionate, up-to-date and relevant evidence that enables the local planning authority to understand development needs, land availability, constraints and deliverability before deciding how growth should be planned.

Plan-making legislation and regulations

2.2 The Planning and Compulsory Purchase Act 2004, as amended, provides the statutory framework for local plan preparation. In preparing a local plan, a local planning authority must have regard to statutory matters including national policies and advice, the Local Development Scheme, sustainable development, resources, and other relevant plans and strategies.

2.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the procedural framework for the preparation, publication, submission and adoption of local plans under the legacy plan-making system. Regulation 18 requires the local planning authority to notify relevant bodies and persons of the subject of a local plan which it proposes to prepare and to invite representations on what the local plan ought to contain. Regulation 19 then relates to publication of the proposed submission plan, and Regulation 22 identifies the documents required to be submitted for examination, including consultation material and supporting documents.

2.4 In March 2026, the Government published the Town and Country Planning (Local Planning) (England) Regulations 2026 to implement the new plan-making system. The Government has confirmed that the new system operates alongside a dual-running period, with the legacy system remaining available for plans submitted no later than 31 December 2026. This report has therefore been drafted so that the HELAA can support the Council's ongoing Local Plan work under the relevant plan-making route, while remaining a standalone evidence document that can be updated as required.

National Planning Policy Framework

2.5 The National Planning Policy Framework (NPPF) requires strategic policies to be informed by a clear understanding of housing needs and by a clear understanding of the land available in the plan area. The NPPF identifies the need for planning policies to identify a sufficient supply and mix of sites, taking account of their availability, suitability and likely economic viability. It also expects plans to identify specific deliverable sites for the first five years

following adoption and specific developable sites or broad locations for later years of the plan period.

2.6 The NPPF also recognises the contribution of small and medium-sized sites and expects authorities to identify, through development plans and brownfield registers, land to accommodate at least 10% of the housing requirement on sites no larger than one hectare unless strong reasons exist. It also requires any windfall allowance to be supported by compelling evidence, including reference to the strategic housing land availability assessment, historic windfall rates and expected future trends.

2.7 Policies in the framework are of particular importance in Tandridge because many promoted sites are affected by policies that may restrict the overall scale, type or distribution of development, including Green Belt and other protected areas. The HELAA does not override those constraints; it records them and provides evidence for later plan-making judgements.

Planning Practice Guidance

2.8 The national Planning Practice Guidance (PPG) on Housing and Economic Land Availability Assessment sets out the method for assessing housing and economic land availability. It confirms that the assessment identifies a future supply of land that is suitable, available and achievable for housing and economic development uses over the plan period, and that the assessment is an important evidence source for plan-making and decision-taking.

2.9 The PPG is also clear that a land availability assessment does not itself determine whether a site should be allocated. Its role is to provide information on the range of sites available to meet requirements; the development plan determines which sites are most suitable to meet those requirements. The guidance also confirms that plan-making authorities may assess housing and economic development land as part of the same exercise.

2.10 The PPG identifies five broad stages: identifying sites and broad locations; assessing sites and broad locations; considering windfall development where justified; reviewing the assessment; and producing the final evidence base. This report follows that overall logic, while reflecting the information available to the Council at this stage of plan preparation.

Relationship with other statutory and evidence base requirements

2.11 The HELAA should be read alongside, and not in isolation from, the wider Local Plan evidence base. The assessment of land availability will inform the Sustainability Appraisal and the testing of reasonable alternatives, but the Sustainability Appraisal will provide a separate assessment of the likely significant environmental, social and economic effects of alternative spatial strategies and, where relevant, potential site options.

2.12 The HELAA will also be considered alongside evidence on Green Belt, transport and highways, infrastructure delivery, flood risk, landscape, heritage, ecology and biodiversity, viability, housing and employment needs, Gypsy and Traveller needs, open space, community infrastructure and utilities. Some of these evidence base documents may identify constraints or opportunities that alter the conclusions reached in the HELAA, particularly where technical information becomes more detailed.

3. Scope and methodology

3.1 This section explains the scope of the HELAA and the approach used to assess sites. The methodology is intended to be proportionate to the plan-making stage. It provides an initial strategic assessment of site potential, not a planning application-level judgement.

A five-stage process

3.2 The methodology is based on the requirements of the National Planning Policy Framework (NPPF) and follows the five-stage process set out in the national Planning Policy Guidance (PPG) (see **Error! Reference source not found.**).

3.3 The NPPF[1] requires '*strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From which planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

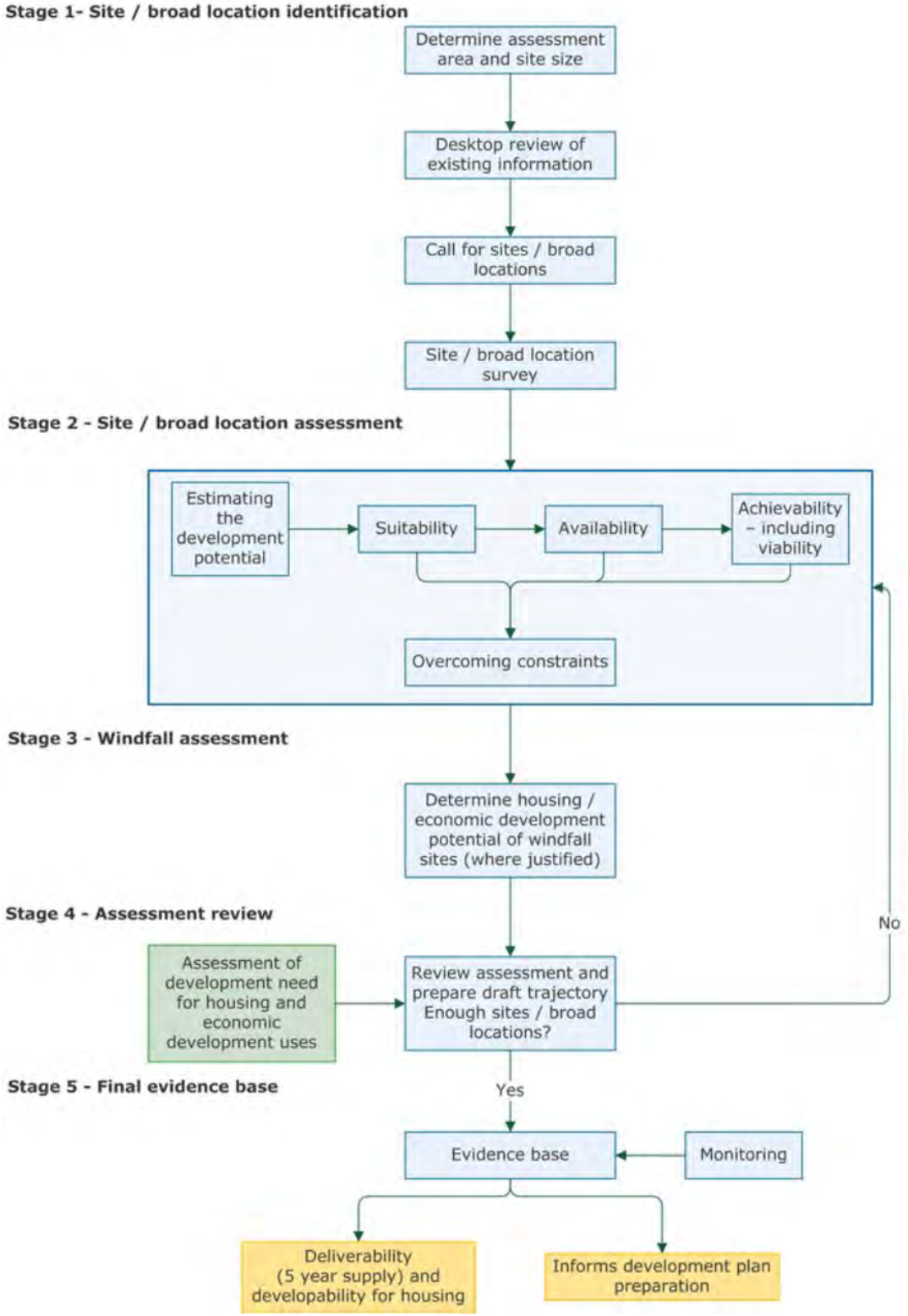
- *specific, deliverable sites for five years following the intended date of the development plan adoption.*
- *specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.*

3.4 To achieve this, the PPG sets out a five-stage process for undertaking a HELAA as illustrated in **Error! Reference source not found.**:

- Stage 1: Sites / broad locations identification
- Stage 2: Sites / broad locations assessment
- Stage 3: Windfall assessment (to be finalised in the next iteration of the HELAA)
- Stage 4: Assessment review (to be finalised in the next iteration of the HELAA)
- Stage 5: Final evidence base (to be finalised in the next iteration of the HELAA)

[1] National Planning Policy Framework, paragraph 69.

Figure 1: HELAA Assessment Methodology as set out in the PPG



3.5 This iteration of the HELAA focuses on stages 1 and 2. The next iteration of the HELAA will finalise the evidence base, and complete stages 2, 3, 4 and 5.

The scope of this HELAA

3.6 The HELAA identifies all promoted sites to provide an up-to-date audit of available land in the District, regardless of the amount of development needed. It provides information that will enable the identification of sites most suitable for the level of development required and consider whether the site could deliver housing and/or economic development. Therefore, the land uses the HELAA focuses on are:

Housing

- Market housing
- Affordable housing
- Specialist housing
- Self-build and custom housebuilding
- Pitches and plots for the travelling communities

Economic uses

- Employment (industrial, office and warehousing)
- Renewable energy
- Retail
- Cultural and leisure development such as restaurants and hotels.

3.7 Developments such as schools, doctor's surgeries, open spaces and community facilities are treated as infrastructure and are not included in the HELAA.

3.8 In line with the PPG, the Council will assess a range of different site sizes from small to large-scale development opportunities.

3.9 As the District is comprised of 94% Green Belt and 16% national landscapes (NL)[2], the HELAA includes assessments of sites with these designations in line with national policy and guidance. These constraints are set out clearly, including where they restrict development.

[2] Natural England is currently consulting on plans to designate additional areas as part of the Surrey Hills national landscape. The proposals include significant extensions within Tandridge.

Assessment area and types of sites considered

3.10 The PPG states that the geographical area selected for the assessment should be the plan-making area.[3] The geographical area for this HELAA covers the entire Tandridge District Council area (Figure2).

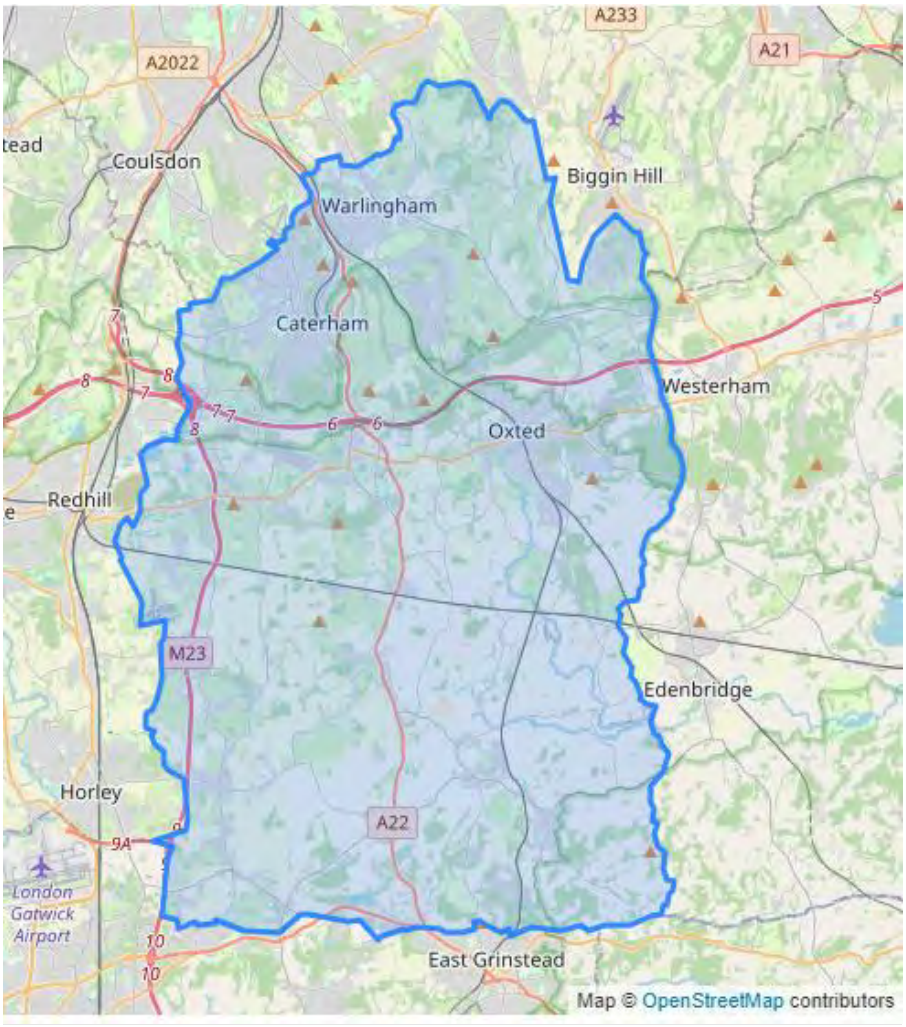


Figure 2: Tandridge District Council Administrative Boundary

3.11 The HELAA includes sites promoted for a range of potential uses, including housing, employment, mixed use, specialist accommodation, Gypsy and Traveller provision, community facilities, education, health, open space, leisure, biodiversity net gain and other forms of development.

3.12 The inclusion of non-residential and mixed-use opportunities is important because the Local Plan must plan positively not only for homes, but also for jobs, infrastructure, services and community needs. A site may not be

[3] https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment (Paragraph: 006 Reference ID: 3-006-20190722)

appropriate for housing but may still have potential for another use, or it may form part of a wider mixed-use strategy subject to further evidence.

Size thresholds

3.13 The HELAA will use the size thresholds as set out in the PPG[4]:

- All sites and broad locations capable of delivering 5 or more dwellings or
- Economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.

3.14 Site or broad locations that do not meet the prescribed size thresholds will not be taken forward for assessment as part of the HELAA. Sites that can accommodate less than 5 dwellings will be considered under the windfall assessment.

3.15 The Council will not apply thresholds for sites submitted with the intention to be developed for Gypsy and Traveller pitches or Travelling Showpeople plots. However, sites will be assessed for suitability based on their ability to provide adequate space for essential facilities (e.g., a mobile home, touring caravan, and utility building), in line with national planning guidance.

Sources of sites

3.16 The working HELAA dataset draws on sites submitted to the Council through plan-making work, including call for sites activity and representations made through earlier Local Plan engagement. It may also include sites identified through the Council's own evidence gathering, previous assessment work, planning history, brownfield land information, public sector land review and engagement with landowners, promoters and infrastructure providers.

3.17 The Council has carried out two call for sites exercises: a brownfield land call for sites from 05 December 2023 to 15 January 2024, in line with a brownfield first[5] approach, and a broader call for sites which ran from 05 February 2024 until 17 March 2024.

3.18 The site identification process is intended to be comprehensive. Many sites with clear constraints, including Green Belt, infrastructure or certain landscape constraints, have been recorded so that the Council and stakeholders can

[4] Housing and economic land availability assessment Planning Policy Guidance, Paragraph: 009 Reference ID: 3-009-20190722, https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-location

[5] https://www.gov.uk/guidance/national-planning-policy-framework/11-making-effective-use-of-land (paragraph 123)

understand the full pool of land promoted and the reasons why some sites may not be appropriate for allocation.

Site assessment principles

3.19 Sites have been considered against the three core land availability tests used in national guidance: suitability, availability and achievability. These tests are interrelated and require planning judgement.

Assessment test	Meaning in the HELAA	Examples of matters considered
Suitability	Whether the site is appropriate in principle for the type and scale of development proposed, having regard to policy, constraints, location and site characteristics.	Settlement relationship; access to services and public transport; Green Belt; landscape; flood risk; ecology; heritage; access; site character; neighbouring uses; infrastructure constraints.
Availability	Whether there is evidence that the site is available for development within the plan period and whether there are known legal, ownership or operational impediments.	Landowner/promoter intention; planning history; ownership constraints; ransom strips; tenancies; operational requirements; whether the site has been actively promoted.
Achievability	Whether there is a reasonable prospect that development could be viably and practically delivered at a particular point in time.	Market attractiveness; viability; infrastructure requirements; abnormal costs; lead-in times; build-out rates; site assembly; developer interest; phasing.

Table 1: Core HELAA assessment tests

Assessing suitability

3.20 The assessment of suitability includes a review of national policy, known constraints and the relationship of the site to existing settlements. Where a policy constraint exists, the assessment considers whether the constraint is likely to be fundamental or whether it may be capable of being addressed through design, mitigation, phasing, infrastructure provision or a future policy decision.

3.21 When assessing a site for suitability, the PPG advises that a site can be considered suitable if it provides '*an appropriate location for development when considered against relevant constraints and their potential to be mitigated*'. To identify the relevant constraints of a site, the Council has undertaken a desk-based assessment using GIS, supplemented by information gathered on site visits.

3.22 Sites with planning permission will generally be considered suitable for development, however, they may be reviewed to assess whether circumstances have changed which would alter their suitability. A decision to

review can be informed by market signals and suitability for different uses alongside other factors. The number of homes already approved on a site and the site capacity that is being promoted via the HELAA are in some cases not in alignment, and so sites with a greater capacity being promoted through the HELAA have not been automatically considered to be suitable, as the size of the development can yield different impacts.

3.23 Sites may be subject to physical, policy and / or legal constraints that will determine the nature and quantum of development that is likely to be acceptable. The constraints and their justification stem from the relevant sections of the NPPF and supporting guidance within the PPG.

3.24 Where the whole of the site is covered by a constraint affecting a site's suitability, a view will be taken on the level and detail of assessment that will be undertaken depending on the nature of the constraint. This will determine whether the site is carried forward. As such, an initial sifting of sites will be carried out before concluding whether or not to take sites forward for a more detailed assessment.

3.25 Where a site is partially covered by a constraint affecting suitability, the assessment will need to take account of this and assess the overall suitability of the site. The next iteration of the HELAA will calculate sites developable areas and the site capacity estimates will be adjusted where appropriate.

3.26 The assessment of suitability has relied on planning expertise and local knowledge, looking at a range of parameters before forming an initial conclusion on the suitability of a site. Individual site assessments have been reviewed a number of times to ensure the process has been thorough, however, conclusions at this stage are not final for all sites and more evidence is being gathered to help further inform the Council's assessments.

Assessing availability (to be assessed fully in the next iteration of the HELAA)

3.27 The assessment of availability is based on the best information available to the Council at the time of assessment. Sites actively promoted by landowners, developers or agents are generally treated as having some evidence of availability, subject to any known ownership, legal or operational constraints. The Council may seek updated availability information as the Local Plan progresses.

3.28 The PPG states that 'a site can be considered available for development, when, on the best information available (confirmed by the call for sites and

information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development'[6].

3.29 This assessment will look to consider whether there are any legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will draw on the information collated in the call for sites forms regarding ownership and site availability supplemented where necessary by additional research.

3.30 The assessment will also consider whether the site is available now or in the longer term. If there are factors that appear to be preventing the site from being available, it will need to be established if there is any action that could be taken to address barriers to development. This may include inviting site promoters / landowners to demonstrate how concerns can be effectively or appropriately overcome.

3.31 The assessment will consider if there is an extant planning permission for the site. Noting that this does not necessarily guarantee a site is available as any party can make a planning application regardless of site ownership. The PPG also advises that consideration should be given to the delivery records of developers or landowners promoting sites and whether the planning background of a site shows a history of unimplemented permissions.

Assessing achievability (to be assessed in the next iteration of the HELAA)

3.32 The Council will only carry out an achievability assessment on sites which have been found to be both suitable and available, and this will be carried out in the next iteration of the HELAA. The assessment of achievability will necessarily be high-level at this stage. It considers whether development appears realistic in principle, having regard to likely market conditions, infrastructure needs, abnormal costs, viability, site complexity and the scale of development proposed. More detailed viability and deliverability work may be required for sites that are shortlisted for potential allocation.

3.33 The PPG states that '*a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a*

[6] https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations (Paragraph: 019 Reference ID: 3-019-20190722)

judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.'[7]

3.34 Rather than undertake a full viability assessment for each HELAA site, a judgement about the economic viability will be made instead, in line with the approach described in the PPG. The judgement will consider whether any of the characteristics of the site could result in exceptional costs.

3.35 It should be noted that a separate study on viability will be carried out to determine viability at the plan making stage. The study will also include site specific viability assessments for sites which are being considered for allocation in the new Local Plan.

3.36 Part of the achievability assessment involves assessing the timescale within which each site is capable of development. '*This may include indicative lead-in times and build-out rates for the development of different scales of sites*.'[8] For a site to contribute to the supply of land for the new Local Plan, it must be capable of being completed within the 15-year plan period.

3.37 If the site has planning permission and does not involve a major development, the Council will consider it as achievable within the next five years, unless other information suggests that the site should be reassessed.

3.38 In making this assessment, the Council will draw on the information provided within the call for sites forms, considering developers and promoters inputs on site specific indicative trajectory. The Council will also consider other contextual factors such as typical lead-in times and build out rates, developer delivery records, type of development, potential phasing and any site-specific issues that may cause delay to delivery.

Suitability Assessment Categories

3.39 Each site has been assigned a working assessment outcome. These categories help to structure the evidence base, but they are not site allocation decisions.

[7] https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations (Paragraph: 020 Reference ID: 3-020-20190722)
[8] https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#contents (022 Reference ID: 3-022-20190722)

Working HELAA category	Meaning
Suitable	The site appears, based on currently available evidence, to have no overriding strategic constraint to development for the assessed use, subject to detailed assessment and any necessary mitigation.
Under assessment	The site may have potential, but further evidence is required on one or more matters such as Green Belt, access, flood risk, infrastructure, landscape, ecology, heritage, capacity, deliverability or relationship with the spatial strategy.
Suitable – has PP	The site has planning permission and has been deemed suitable for development through the development management process.
Unsuitable	The site is currently considered unsuitable for the assessed use because of strategic constraints, poor settlement relationship, environmental or infrastructure impacts, lack of deliverability, incompatibility with surrounding uses or other fundamental issues.
Awaiting planning decision	The site has a live planning application and the Council will allow the development management process to conclude before concluding on the suitability of the site for development.
Duplicate / overlapping / other	The site record duplicates or overlaps with another submission, relates to a specialist category, lacks sufficient information, or requires separate treatment outside the main housing/employment assessment.

Table 2: Working HELAA assessment categories

Site assessment

3.40 In line with the PPG[9], the call for sites exercises was subject to an initial survey. As part of this, multiple tasks were carried out:

- Reconciliation of any inconsistent information gathered from the call for sites and desk assessment;
- Establish development progress where site and broad location has a planning permission, and
- Recording of key information about the site, in line with the PPG.

3.41 A proforma was used to record key information which includes basic data about the site's location, boundaries and size as well as more detailed data such as current land use, character and surrounding land uses, proximity to services, planning status and ownership. The call for sites forms asked respondents to provide much of this data. This information, in conjunction with that gathered through GIS analysis and other sources listed later in this report, was used to inform the subsequent assessments of development potential, suitability, availability and achievability.

[9] Paragraph: 013 Reference ID: 3-013-20190722

3.42 Sites went through an initial sifting process to ensure they meet the threshold for consideration via the HELAA. Sites which were too small (as per indicated thresholds) to be considered via the HELAA, were excluded from the process and recorded as such in the assessments.

3.43 The PPG states that for some sites it will not be appropriate to carry out more detailed assessments because it is clear that they will not be suitable for development when national policy and designations are taken into account[10]. Where this is the case, it is clearly indicated in the site proformas. Major policy constraints preclude any development and as such the area of any site covered by those constraints will be removed from the total developable area of the site. Where a significant enough proportion of the site is affected, the site as a whole will not go forward to being fully assessed. Constraints which the Council consider to be major policy constraints for the purposes of the HELAA are:

- Scheduled monuments and Registered Parks and Gardens as these are historical assets protected by law.
- Areas at significant risk of flooding
- Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR) and Ancient Woodland, as important biodiversity assets[11].
- National Landscape and proposed extensions to the National Landscape areas.

3.44 A number of other policy constraints have also been considered in the assessment of a site. These are sites which can have an impact on the acceptability of development or capacity of a site, either cumulatively or individually. Other constraints which the Council have considered in the assessments are:

- Conservation areas
- Listed Buildings
- Zones of influence for designations such as Ancient Woodland, Ashdown Forest SPA, SNCI's and SSSIs
- Areas of High Archaeological Priority
- Areas of Great Landscape Value

[10] https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations (Paragraph: 014 Reference ID: 3-014-20190722)
[11] Note: There are no international biodiversity protection areas within the District, i.e. land designated as Ramsar, Special Protection Area (SPA) or Special Area of Conservation (SAC).

3.45 As well as this, site specific issues were considered – issues that relate specifically to the land in question such as topography, access and landscape. Green Belt designation is identified as a major constraint but the detailed impact is subject to the separate Green Belt Assessment work.

3.46 Sites have also been assessed on whether they are sustainable locations for significant housing growth. The Council has used a combination of a sites location relative to surrounding settlements, its access to services and facilities, access to public transport and the Department for Transport's Connectivity Tool. This tool can be used to assess the sustainability of potential housing sites relative to other areas in the district by measuring access to key services, facilities and employment opportunities via different modes of transport. It provides evidence of how well connected a site is to essential destinations, helping to identify where future residents can access day-to-day needs without relying heavily on private cars. The Connectivity Tool is however a new tool and so it is being used alongside other evidence described above to inform decisions on the sustainability of a site.

3.47 Further iterations of the HELAA are anticipated before the new Local Plan is adopted. These iterations, along with broader work on the Local Plan, may refine the assessments, potentially leading to the reclassification of sites as new evidence become available.

3.48 Assessments will be reviewed over the lifetime of the Local Plan production period to account for changes or new opportunities, for example:

- New sites submitted for consideration.
- New planning permissions and / or sites which have been completed.
- Change of circumstances on existing sites, such as changes in ownership or constraints that may alter the outcome of assessments.

Suitability Assessment Process

3.49 Each site was initially reviewed by planning officers using GIS mapping, available evidence, information provided with site submissions and planning history. Officers considered the strategic planning merits of each site against the assessment criteria set out in this report.

3.50 Initial assessments were subsequently reviewed by other planning officers to ensure consistency across the District. Where differing professional opinions arose, sites were discussed collectively and a reasoned planning judgement reached. Planning judgement refers to the balanced professional assessment undertaken by qualified planning officers, taking account of national policy,

available evidence, site characteristics and relevant constraints. It recognises that many planning issues require qualitative judgement.

3.51 The Council sought to ensure consistency by applying the same assessment framework to all sites. Assessments were reviewed by multiple officers and discussed where necessary to ensure compatible treatment across settlements and site types.

3.52 Members were also invited to provide local knowledge regarding matters such as local infrastructure, access constraints and other site-specific considerations. This information was used to inform, but not determine, the Council's assessment.

3.53 The assessment therefore represents the Council's professional planning judgement, informed by available evidence and local knowledge.

3.54 The Council has deliberately not applied a weighted scoring system or rating system. The NPPG does not prescribe such an approach and many planning considerations can't be reduced to a score. Instead, sites have been assessed using professional planning judgement informed by available evidence, with the relative importance of different planning considerations considered on a site-by-site basis.

Evidence used

3.55 The assessment of sites has considered the following evidence:

- Information submitted as part of site submission
- Policy constraints
- Planning history
- Aerial photography
- OS mapping
- Settlement hierarchy
- Evidence to help assess the sustainability of a site, such as the DfT Connectivity Tool
- Site context
- Neighbouring land uses
- Officer knowledge
- Member comments (to identify local issues and local circumstances)
- Existing evidence base

Indicative capacity

3.56 Indicative capacity figures in the HELAA are working figures as provided by the site promoter. They may be based on promoter submissions, site area, density assumptions, known constraints, site configuration, access, landscape structure, infrastructure requirements or a combination of these factors. A promoter capacity should not be read as an accepted capacity unless the site assessment confirms that the figure is realistic.

3.57 For residential and mixed-use sites, capacity should be treated only as a broad indication of possible development yield rather than as a definitive housing supply figure. For employment sites, capacity may be expressed by land area, floorspace, qualitative employment potential or relationship to existing employment areas. Where capacity is uncertain, the HELAA records the uncertainty. Capacity figures will be refined further as the Local Plan progresses.

Deliverability and developability

3.58 The HELAA provides an initial view on whether sites may be capable of contributing to development needs over the plan period. At later stages, the Council will need to consider whether sites are deliverable within years 1-5 following adoption, developable in years 6-10, or capable of contributing in years 11-15 and beyond. This will require additional evidence on landowner intentions, planning constraints, infrastructure dependencies, lead-in times, build-out rates and market conditions.

3.59 Large sites can provide comprehensive infrastructure and place-making opportunities, but they may also have longer lead-in times, multiple dependencies, higher infrastructure costs and greater delivery risk. Smaller sites may be capable of delivery more quickly but may make only a limited contribution to overall need and may still be constrained by access, design, amenity or local infrastructure issues.

Limitations of the assessment

3.60 The HELAA is based on the information available at the time of preparation. It is not a substitute for detailed technical assessments, planning applications, site allocations, viability appraisals or legal due diligence. Constraints mapping and desk-based evidence can identify key issues, but further work may be required before any site can be taken forward. The Council is still awaiting the finalisation of key evidence at this stage, including the

Infrastructure Delivery Plan and Green Belt Assessment, so the assessment of sites at this stage in the process is not final.

3.61 The assessment should therefore be treated as a live evidence base. It will need to be updated as further technical evidence is completed, as consultation responses are received, as site promoters provide new information, as planning permissions are granted or expire, and as the Council refines the spatial strategy.

4. Overview of sites submitted

4.1 The working HELAA dataset includes a wide range of sites across the District. These include land within existing built-up areas, land adjoining settlements, previously developed land, greenfield land, public sector land, rural sites, employment sites, strategic-scale submissions and smaller sites.

4.2 Over 280 sites have been assessed as part of this process. This shows that a significant number of sites have been promoted across the District. Many of those sites are affected by constraints or uncertainty and many sites continue to be under assessment as more evidence is gathered.

4.3 A site assessed as suitable in the HELAA is not automatically suitable for allocation. It remains subject to further assessment through the Local Plan process. Equally, a site assessed as unsuitable in the HELAA does not prevent the Council from keeping the evidence base under review where circumstances change or where further information is submitted.

4.4 Appendix 1 lists sites which were submitted without a site plan and therefore they were not able to be assessed. For these sites, an opportunity exists for those with an interest in the land to resubmit those sites with the relevant information if they believe the sites meet the thresholds for consideration through the HELAA process.

4.5 Detailed assessments of the sites submitted are attached as Appendix 2 to this report. The individual site proformas have been categorised by the Parish that they fall within.

4.6 Also available on the Council's website is an interactive map where all of the sites assessed as part of the HELAA are available to view. Each site has been colour coded to represent the Council's initial assessment of the site. The assessments and colour codes are:

- Suitable – green
- Suitable and has planning permission – white
- Unsuitable – grey
- Under assessment – blue
- Awaiting planning decision - yellow

Key planning matters arising from the HELAA

4.7 The HELAA identifies a number of important planning matters that will need to be considered as the Council prepares the Local Plan. These matters should be treated as strategic issues arising from the evidence base rather than as final conclusions on individual sites.

Scale of promoted land compared with likely development needs

4.8 The promoted capacity in the working HELAA dataset is substantially higher than the level of development that is likely to be required or capable of being delivered through the Local Plan. This is common in plan-making. A land availability assessment is intended to identify a comprehensive pool of land for consideration; it is not intended to conclude that all promoted land should be developed.

4.9 The next stage of work will need to identify which sites, locations and broad patterns of growth perform best against the Local Plan objectives, national policy, statutory requirements and technical evidence. This will require the Council to move from land availability to site selection and spatial strategy testing.

Green Belt

4.10 A significant proportion of the Tandridge District is within the Green Belt. As a result, many of the sites promoted through the HELAA are located within the Green Belt or are affected by Green Belt considerations. The HELAA does not determine whether Green Belt boundaries should be amended and does not in itself establish exceptional circumstances for Green Belt release.

4.11 Green Belt sites will need to be considered through the Green Belt Assessment and the wider Local Plan process. The Council will need to consider the contribution of land to Green Belt purposes, the likely impact of development on openness and Green Belt function, whether development would form a sustainable pattern of growth, and whether any proposed release could be justified through exceptional circumstances.

4.12 The presence of Green Belt does not automatically prevent a site from being considered through the Local Plan. However, it means that any decision to take land forward must be clearly justified by evidence and considered against the overall spatial strategy, reasonable alternatives and the need to promote sustainable development.

Settlement sustainability and spatial distribution

4.13 The HELAA shows that land availability is not evenly distributed across the settlement hierarchy. Some promoted sites are located in lower-tier or more rural locations. This creates an important distinction between theoretical land capacity and sustainable development capacity.

4.14 The Council will need to consider whether sites are well related to existing settlements, whether residents would have reasonable access to services and facilities, whether development would support or undermine the role of the settlement hierarchy, and whether the scale of growth would be proportionate to the role and capacity of the settlement.

Landscape, heritage and environmental constraints

4.15 Many sites are affected by landscape, heritage, ecological or environmental constraints. These include proximity to the Surrey Hills National Landscape or High Weald National Landscape, proposed extensions to the National Landscape areas, Areas of Great Landscape Value, ancient woodland, Sites of Nature Conservation Importance, Sites of Special Scientific Interest, heritage assets, conservation areas, listed buildings, tree preservation orders and other sensitive receptors.

4.16 The presence of a constraint does not always mean that development is impossible. Some constraints may be capable of being avoided, mitigated or addressed through design, layout, buffers, reduced capacity, landscape structure, biodiversity enhancement or phasing. In other cases, constraints may be fundamental and may render development inappropriate. Major constraints can also affect only part of the site and the rest of the site is developable, or they can affect so much of the site that the site as a whole becomes unsuitable for development.

Flood risk and drainage

4.17 Flood risk is a key consideration for a number of promoted sites. Sites affected by fluvial flood risk, surface water flood risk, groundwater risk, ordinary watercourse constraints or climate change impacts will need to be assessed through the Strategic Flood Risk Assessment and, where relevant, through the sequential and exception tests.

4.18 For the purposes of the HELAA, flood risk has been assessed as an initial strategic screening matter using the Environment Agency's Flood Map for Planning as the primary national dataset for fluvial flood risk, alongside the

available national surface water flood risk mapping. The Council's Strategic Flood Risk Assessment remains in preparation and will provide a more detailed and plan-specific assessment of flood risk in due course.

4.19 At this HELAA stage, however, a precautionary and proportionate approach has been applied. For fluvial flood risk, any site with any overlap with Flood Zone 2 or Flood Zone 3 has been recorded as being affected by flood risk on a binary "yes/no" basis, irrespective of the proportion of the site affected. This reflects the role of the HELAA as an initial site assessment tool and ensures that any potential fluvial flood risk is identified for further consideration through the SFRA, sequential testing and any subsequent site allocation work.

4.20 For surface water flood risk, the assessment has also been undertaken on a binary basis, but where less than 10% of the site is affected, this has been recorded as "yes – minor" to distinguish limited areas of surface water risk from more extensive site coverage. Surface water risk has been assessed having regard to climate change because national policy requires development to be safe for its lifetime, and surface water flooding is particularly sensitive to future changes in rainfall intensity.

4.21 The same climate change adjustment has not been applied as the primary HELAA screening basis for fluvial Flood Zones 2 and 3 because the purpose of this stage is to identify whether nationally defined fluvial flood risk is present at all, while the more detailed implications of fluvial flood risk, including climate change, flood extent, depth, hazard, developable area and mitigation, will be assessed through the emerging SFRA and subsequent stages of the Local Plan process. This approach avoids overstating the precision of the HELAA assessment while ensuring that flood risk is identified transparently and carried forward for more detailed assessment where relevant.

4.22 The HELAA should not be read as confirming that a site affected by flood risk is suitable for development. Where flood risk constraints are present, the developable area and capacity may reduce substantially, and further technical work may be required to demonstrate safe access and egress, surface water management, flood risk mitigation and compliance with national policy.

Infrastructure, transport and utilities

4.23 Infrastructure capacity will be central to determining whether promoted sites can form part of the Local Plan. Land availability alone does not demonstrate that development is deliverable or sustainable. The Council will need to

consider transport impacts, access constraints, education, health, utilities, wastewater, water supply, open space, community facilities, digital infrastructure and the cumulative impacts of growth.

4.24 Strategic-scale sites may require substantial upfront infrastructure and phasing arrangements. Smaller sites may have more limited site-specific infrastructure requirements but can still contribute to cumulative pressure on services and networks. The HELAA will therefore need to be read alongside the Infrastructure Delivery Plan, transport evidence and engagement with infrastructure providers.

Employment, mixed-use and specialist sites

4.25 The HELAA includes sites promoted for employment and other non-residential uses as well as housing. These sites should be assessed in relation to employment land needs, existing employment areas, accessibility, market attractiveness, compatibility with surrounding uses and the potential to support the local economy.

4.26 Specialist housing, older persons' accommodation, care provision, Gypsy and Traveller sites, education, health, leisure, community facilities, open space and biodiversity net gain may require separate evidence and site-specific criteria. The HELAA can identify land that may be available for these uses, but the appropriateness of any site will need to be tested against the relevant needs assessment and policy requirements.

5. Next steps

5.1 The HELAA will be updated and refined as the Local Plan progresses. This will include reviewing consultation responses, factual corrections, new information submitted by site promoters, updated planning permissions, new technical evidence and comments from statutory consultees, infrastructure providers, local communities and other stakeholders. The next stages of work are expected to include:

- checking the working dataset against the live site schedule and removing or rationalising duplicate records;
- reviewing site boundaries, ownership and availability information where clarification is required;
- updating capacity assumptions where new technical evidence indicates a different developable area or realistic yield;
- testing sites and broad locations through the Sustainability Appraisal and other evidence base work;
- considering Green Belt, flood risk, landscape, heritage, ecology, transport, infrastructure and viability evidence;
- using the HELAA to inform reasonable spatial strategy options and, later, potential site allocations;
- identifying where further information is required from site promoters or infrastructure providers;
- continuing engagement with neighbouring authorities and prescribed bodies on strategic matters where relevant; and
- publishing updated evidence as part of future stages of Local Plan preparation.

5.2 The Council will continue to distinguish clearly between land that has been promoted through the HELAA and land that is proposed for allocation. No site is allocated through this HELAA report. Decisions about allocations will be made through the Local Plan process and will be subject to further consultation.

Appendix 1 – List of sites which were submitted without a site plan

HELAA Refrence	Site Name/address	Parish
CAV006	SY85651 Harestone Lane The land is situated approximately 1.2 km to the south-west of Caterham-in-the-Valley town centre, within the District of Tandridge in Surrey. The property lies to the north of an area known as Beech Hanger, between Beech Grove to the west and Harestone Lane to the east. Both roads are unclassified minor tracks with limited vehicle access. The site is accessible from the east and west only.	Caterham Valley
FEL010	Land on the North-East side of Mill Lane, Felbridge, Surrey	Felbridge
GDS001	Latham lodge farm Plot no. NLA2 Title. Sy743565	Godstone
GDS002	Plot NLD 17 South side of railway running from Edinbridge to Reigate, south Godstone, tandridge Surrey	Godstone
GDS033	Brooklands Farm, Lower South Park Rd South Godstone	Godstone
GDS036	lagham manor farm eastbourne road south godstone	Godstone
GDS051	Land to rear of the Hare and Hounds Godstone TQ 34887 51820	Godstone
GDS057	Plot Nla35 Lying To The North West Of Lagham Lodge Farm, Tandridge Lane,	Godstone
GDS058	Plot NLB34 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield	Godstone
TAN001	Land at Lagham farm Tandridge Lane	Tandridge
TAN002	Plot NLC16 forming part of land to south side of the railway running from Edenbridge to Reigate, South Godstone, Tandridge, Surrey	Tandridge
TAN004	Plot no 20 Lagham Lodge Farm , Tandridge lane Lingfield	Tandridge
TAN005	Plot Nlb75, Lagham Lodge Farm, Tandridge Lane, Lingfield,	Tandridge
TAN006	SY736763 plot NLB33 Lagham Lodge Farm, Tanbridge Lane, Lingfield	Tandridge
TAN008	Plot NLB56 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield	Tandridge
TAN009	Plot Nlf15, Lagham Lodge Farm, Tandridge Lane, Lingfield, RH7 6LW SY744287	Tandridge
TAN010	Title no : SY736798 Langhan farm	Tandridge

TAN011	Lagham North Farm	Tandridge

Appendix 2 – Sites Assessed

BLE001
The Old Allotment Field Stychens Allotments Stychens Lane, Bletchingley, Redhill, RH1 4LN

SITE DETAILS	
HELAA Reference	BLE001
Site Address	The Old Allotment Field Stychens Allotments Stychens Lane, Bletchingley, Redhill, RH1 4LN
Parish	Bletchingley
Site Area	1.28
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site was used for grazing. The north and immediate east of the sites are grasslands. To the immediate south and west of the site are pockets of residential buildings.
Site Specific Issues	The site is in the Green Belt and it also has an AGLV designation. There may be potential site access from Stychens Lane but this would need to be confirmed.

SITE DETAILS	
	The site is within a biodiversity opportunity area and adjacent to the Bletchingley Conservation Area.
Existing Use	Grazing field
Proposed Use	Residential
Promoted Site Capacity	8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

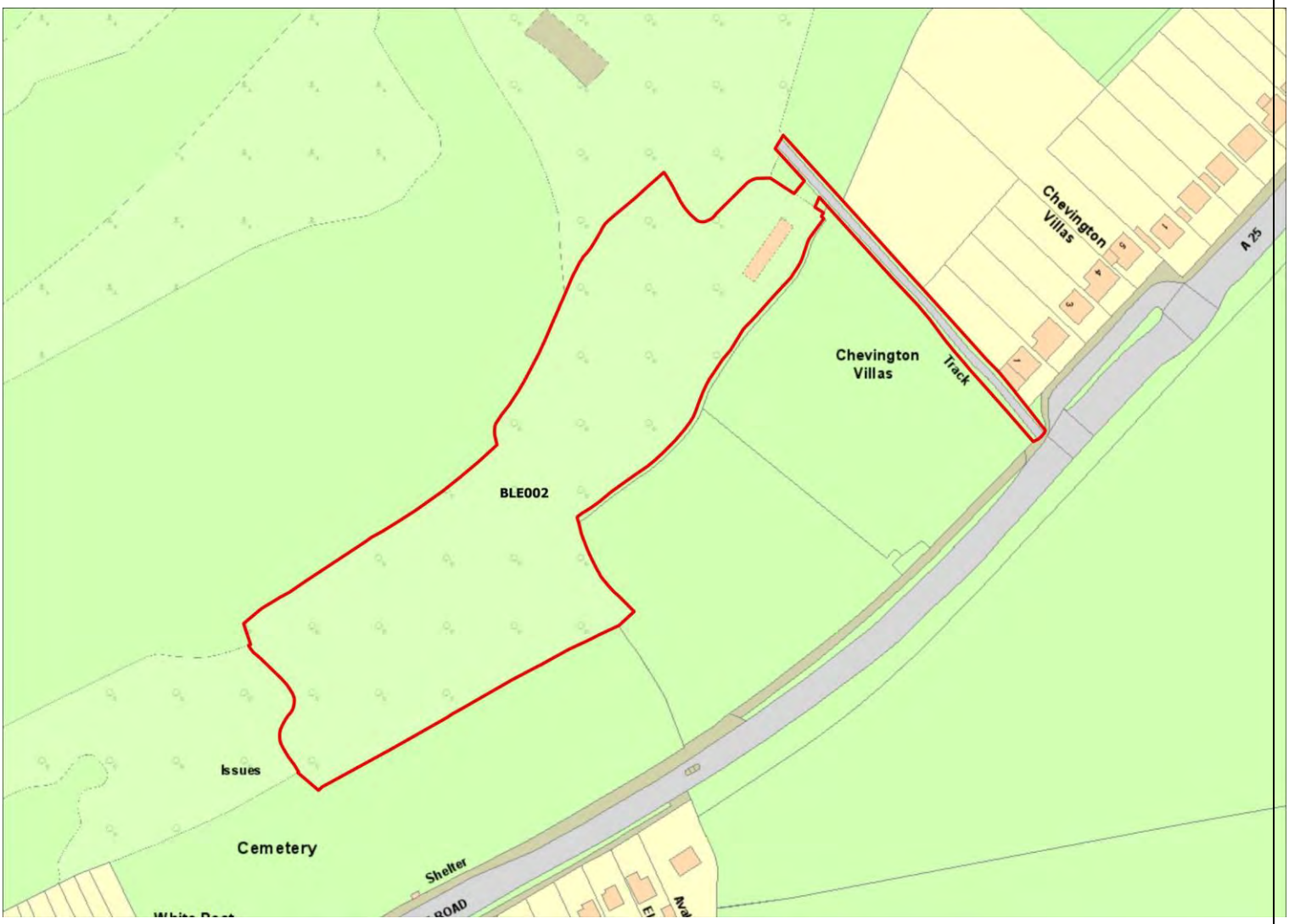
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	50

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is adjacent to the settlement of Bletchingley and would have access to limited services and facilities. The capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The southern section of the site is adjacent to the settlement boundary. The site then extends signifcantly beyond the settlement boundary adjacent to Stytchens Lane, which raises significant concern over the ability to achieve a congruent development. There is also not a direct access to the site and the south west area contains an allotment (about 1/5 of the site area), both of which signifcantly constraint the development potential of the site. For these reasons the site is unlikely to be suitable for development subject to completion of further technical work relating to Green Belt, transport / access and landscape.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BLE002
land lying to the north west of Godstone Road, Bletchingley, RH1 4LT



SITE DETAILS	
HELAA Reference	BLE002
Site Address	land lying to the north west of Godstone Road, Bletchingley, RH1 4LT
Parish	Bletchingley
Site Area	1.39
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is in the GB and AGLV and entirely covered in mature trees. To the north and south is grassland. Further south is the Bletchingley cemetery.
Site Specific Issues	The site is in the Green Belt and it also has an AGLV designation. The site also forms part of an SNCI and within a biodiversity opportunity area.
Existing Use	Farm land
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – within setting of Bletchingley CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes – 100% coverage
Areas of Great Landscape Value (AGLV)	yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

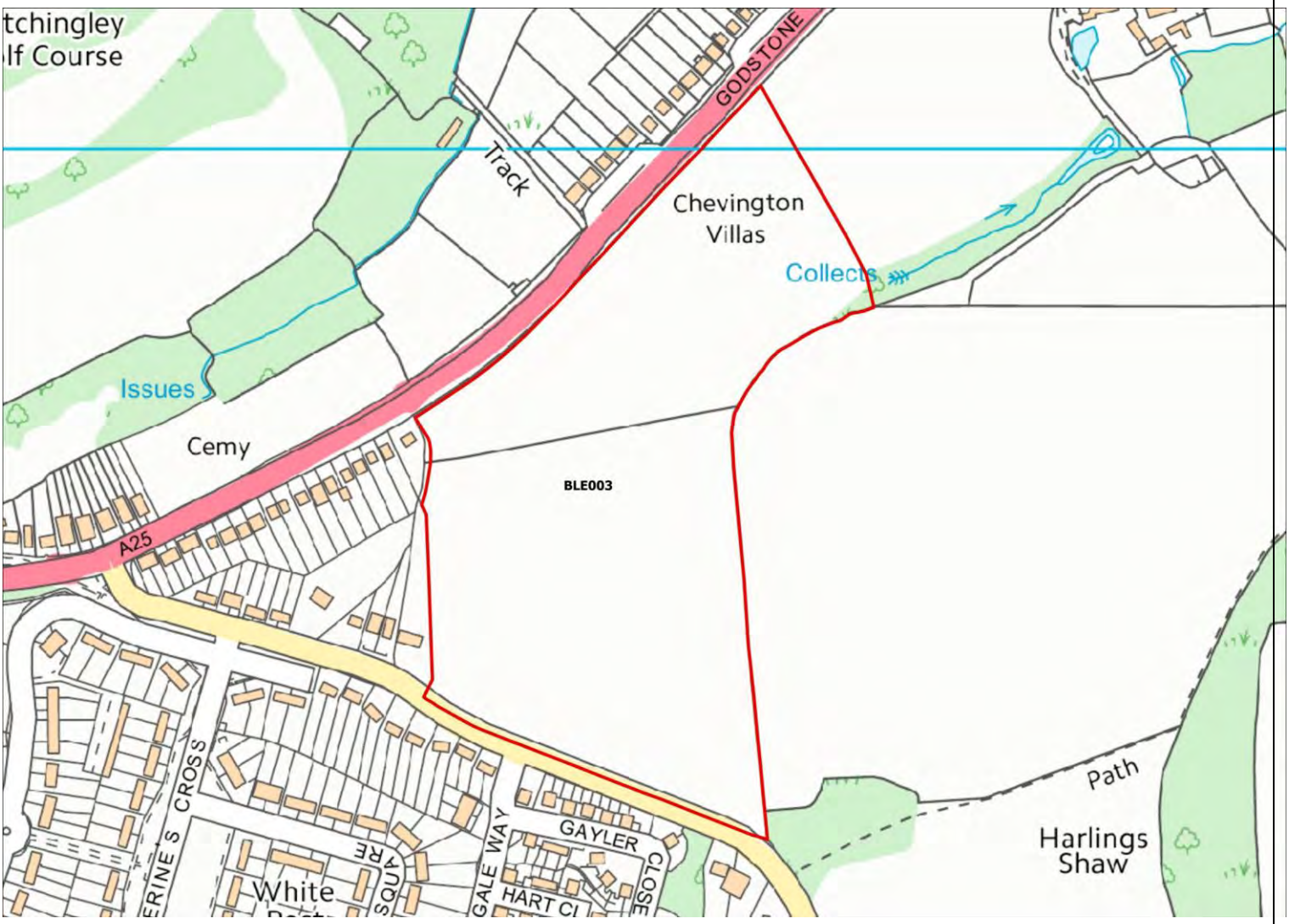
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is relatively near but seperated from the settlement boundary of Bletchingley and would have access to limited services and facilities. The

ASSESSMENT OF SITE SUSTAINABILITY	
	capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is entirely covered in mature tress and there is no direct access to the site. The site is in close proximity to Bletchingley cemetery and is subject to surface water flooding in the north east and middle south areas of the site. The site is also entirely located in the AGLV and an SNCI. The site is seperated from the settlement boundary and is not congruent with the built-up area; development would unaturally extend the built form of the village. The extent of tree cover and ecological designations is a significant constraint to development of the site. For these reasons the site is unsuitable and discounted from the process.
Initial conclusion on suitability	**Unsuitable**

BLE003
Land at Godstone Road, Bletchingley, RH1 4LY



SITE DETAILS	
HELAA Reference	BLE003
Site Address	Land at Godstone Road, Bletchingley, RH1 4LY
Parish	Bletchingley
Site Area	7.75
Brownfield / Greenfield	GF
Relevant Planning History	2024/907 - Refused - 100 dwellings. No appeal
Site Description	The site is within the AGLV and a mineral safeguarding area. There is possibility of surface water flooding across the middle section of the site. To the north, are pockets of residential dwellings and Bletchingley cementery, to the east open land and mineral consultation area, to the south and west built up residential area.
Site Specific Issues	The site is in the Green Belt, AGLV and a biodiversity opportunity area. TPO trees on the site.

SITE DETAILS	
Existing Use	Farmland
Proposed Use	Residential
Promoted Site Capacity	120
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 128/TAN
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

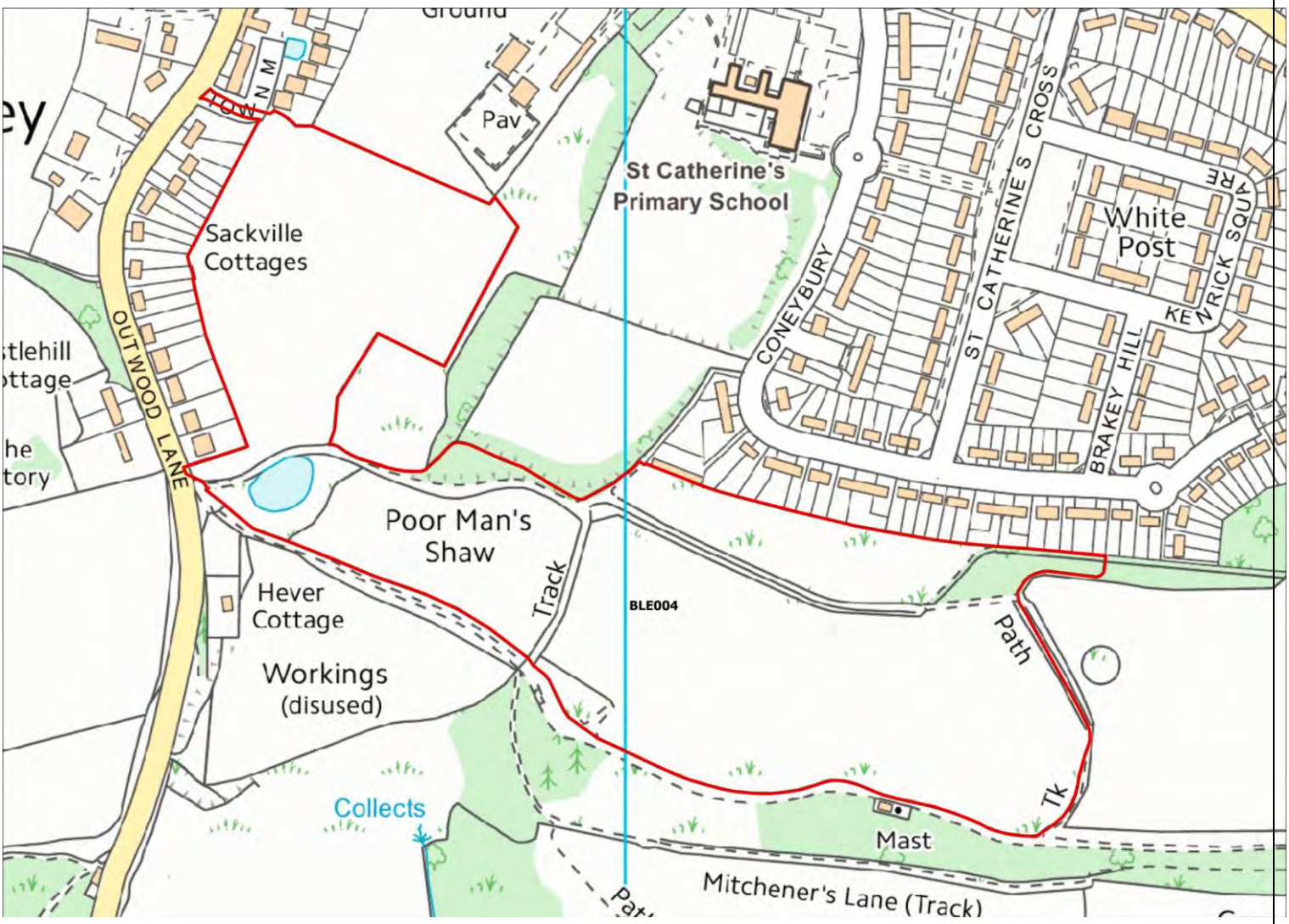
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is near the settlement of Bletchingley and would have access to limited services and facilities.

ASSESSMENT OF SITE SUSTAINABILITY	
	The capacity of the settlement to accommodate additional housing will need to assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is within the Green Belt and AGLV. The middle of the site is subject to surface water flooding. The site's access to services and facilities is limited when considering the scale of development proposed. A planning application (2024/907) for development on the site was refused for a wide range of reasons and not subject to an appeal. There is no evidence before the Council that demonstrates the reasons for refusal can be overcome (which included impact on Green Belt, countryside character, unsustainable location, protected species and wetlands, loss of agricultural land and irreplaceable habitat). Accordingly, the site is considered to be unsuitable for developent and discounted from the process.
Initial conclusion on suitability	**Unsuitable**

BLE004
Land to the east and south east of Sackville Cottages, Outwood Lane, RH1 4LR



SITE DETAILS	
HELAA Reference	BLE004
Site Address	Land to the east and south east of Sackville Cottages, Outwood Lane, RH1 4LR
Parish	Bletchingley
Site Area	10.70
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises open fields. The southern section of the site is former escavated/landfill land,
Site Specific Issues	The site is in the Green Belt and it also has an AGLV designation. The middle portion of the site is part of the Surrey Hills NL proposed extension area.
Existing Use	Agricultural
Proposed Use	Residential

Promoted Site Capacity	150
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – part of the site
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – setting of Bletchingley Conservation Area
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Substantial value = Negligible/Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	47
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is adjacent to the settlement of Bletchingley and would have access to limited services and facilities. The capacity of the settlement to

	accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is entirely covered in the AGLV and in the Green Belt. It is also a former landfill site with the potential for land contamination. Part of the site is within the proposed area for extension of the NL boundary, which would extend through the middle section creating a signifcant constraint as to the available developable area. The remainder of the site would then fall within the setting of the National Landscape, which would would be a further constraint to future developable potential. An area of surface water flooding is present in small portions on the eastern and southern borders of the site. For these reasons the site is deemed unsuitable for the quantum of development proposed. However, further technical work could be undertaken to assess whether a reduced developable area that reflects the signficant constraints identified could be considered. The site will remain under consideration at this stage while this work is undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BLE005
Land rear of Clerks Croft, Bletchingley, RH1 4LP

SITE DETAILS	
HELAA Reference	BLE005
Site Address	Land rear of Clerks Croft, Bletchingley, RH1 4LP
Parish	Bletchingley
Site Area	2.91
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is within the Green Belt and the AGLV. To the north open field with tree covers, to the east and south, built up residential area and to the west Stychens lane allotments field.
Site Specific Issues	The site is in the Green Belt and it also has an AGLV designation. The site is adjacent to the Bletchingley Conservation Area. It is unclear whether safe access

SITE DETAILS	
	can be achieved to the site to support the level of development proposed.
Existing Use	Grassland with woodland area
Proposed Use	Residential
Promoted Site Capacity	40
Could site form part of larger site?	yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – setting of Bletchingley Conservation Area
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Substantial value = Negligible/Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	51
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is adjacent to the settlement of Bletchingley and would have access to limited services and facilities. The capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the defined settlement boundary. However, the site does not benefit from a suitable or direct point of vehicular access to support the level of development proposed. The ability to achieve safe and appropriate access is therefore uncertain and likely to require third-party land or result in suboptimal design solutions. This represents a fundamental constraint to development. In addition, the site is identified as having high landscape sensitivity and contributing positively to the character and setting of the settlement. This includes the site's contribution to the setting of the adjacent Conservation Area designation. The site is also in the Green Belt where the is a strong policy presumption against inappropriate development. Development in this location would therefore be likely to result in heritage and landscape harm and would not represent a well-integrated extension to the village. The site is subject to a number of significant constraints which raise substantial concerns regarding its suitability and deliverability. The site will remain under assessment pending review further evidence but as it stands it is unlikely to be a suitable site for development.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BLE006
Court Lodge Farm, Church Lane, Bletchingley, RH1 4LP

SITE DETAILS	
HELAA Reference	BLE006
Site Address	Court Lodge Farm, Church Lane, Bletchingley, RH1 4LP
Parish	Bletchingley
Site Area	2.66
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	One house and surplus empty grassland (formerly agricultural fields) surrounded by wooded boundaries. To the north and east of the site is Bletchingley Golf Club, to the south Grange Meadow playing field and to the west residential dwellings.
Site Specific Issues	The site is in the Green Belt and it also has an AGLV designation. The site is predominantly subject to extensive tree coverage.

SITE DETAILS	
Existing Use	Vacant land
Proposed Use	Residential
Promoted Site Capacity	40 - 60
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Court Lodge Farm House and The Timber Barn
Conservation Area	Yes – setting of Bletchingley CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

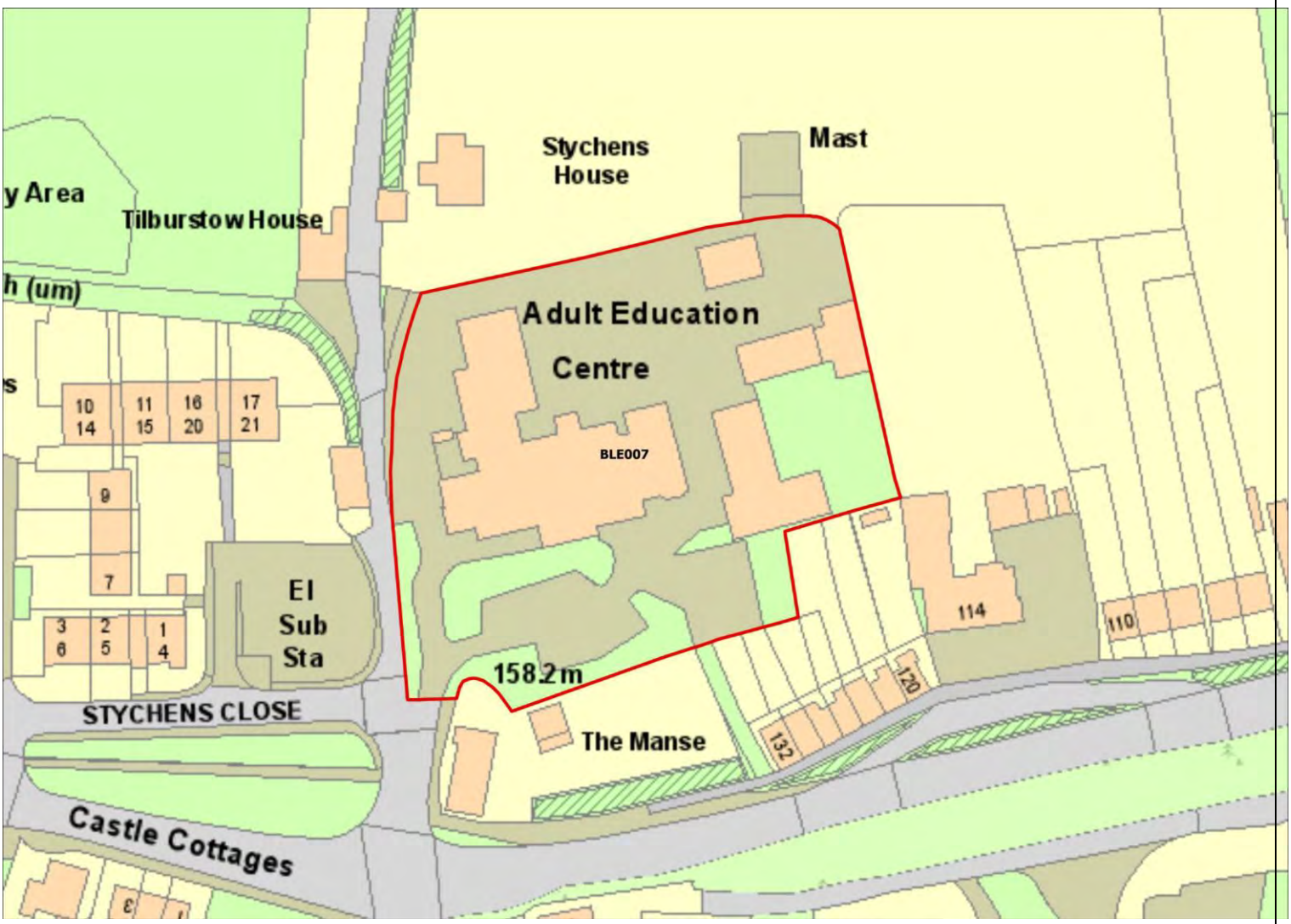
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	52

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is adjacent the edge of the settlement of Bletchingley and would have access to limited services and facilities. The capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Extensive areas of mature trees are present across the site, which are likely to influence the overall developable area and will require careful consideration as part of any layout and design strategy. The site benefits from potential access points via Church Lane and Godstone Road (A25), providing a reasonable basis for achieving suitable vehicular access, subject to detailed design, visibility requirements and any necessary highways improvements. The site is also relatively well located in terms of accessibility to local services and public transport, with the nearest bus stop (The White Hart) located approximately 213m from Church Lane, within a comfortable walking distance. However, the site is subject to a number of important planning constraints. It lies within the Metropolitan Green Belt, where development is subject to strict policy controls. The site is also located within an Area of Great Landscape Value, indicating a heightened sensitivity to landscape impacts. In addition, it falls within the setting of the Bletchingley Conservation Area and is in proximity to two Grade II listed buildings, which will require careful consideration of heritage impacts, views, and design approach. The site remains under assessment while these aspects are reviewed further.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BLE007
Bletchingley Centre Stychens Lane, Bletchingley, Surrey, RH1 4LL



SITE DETAILS	
HELAA Reference	BLE007
Site Address	Bletchingley Centre Stychens Lane, Bletchingley, Surrey, RH1 4LL
Parish	Bletchingley
Site Area	0.50
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is previously developed land comprising a number of buildings that are understood to be vacant. To the north of the site is a number of dwellings and open land including the Stychen allotments, to the east and south residential dwellings, to the west open field and a leisure centre
Site Specific Issues	The site is in the Green Belt and located within an AGLV area. The site has an existing access from the

SITE DETAILS	
	highway. The site is understood to be in an area of archeological importance that would require further investigation. The site is within the Bletchingley Conservation Area. The site is also in the setting of the Grade II Listed building The Manse.
Existing Use	Community use
Proposed Use	Residential
Promoted Site Capacity	15-20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

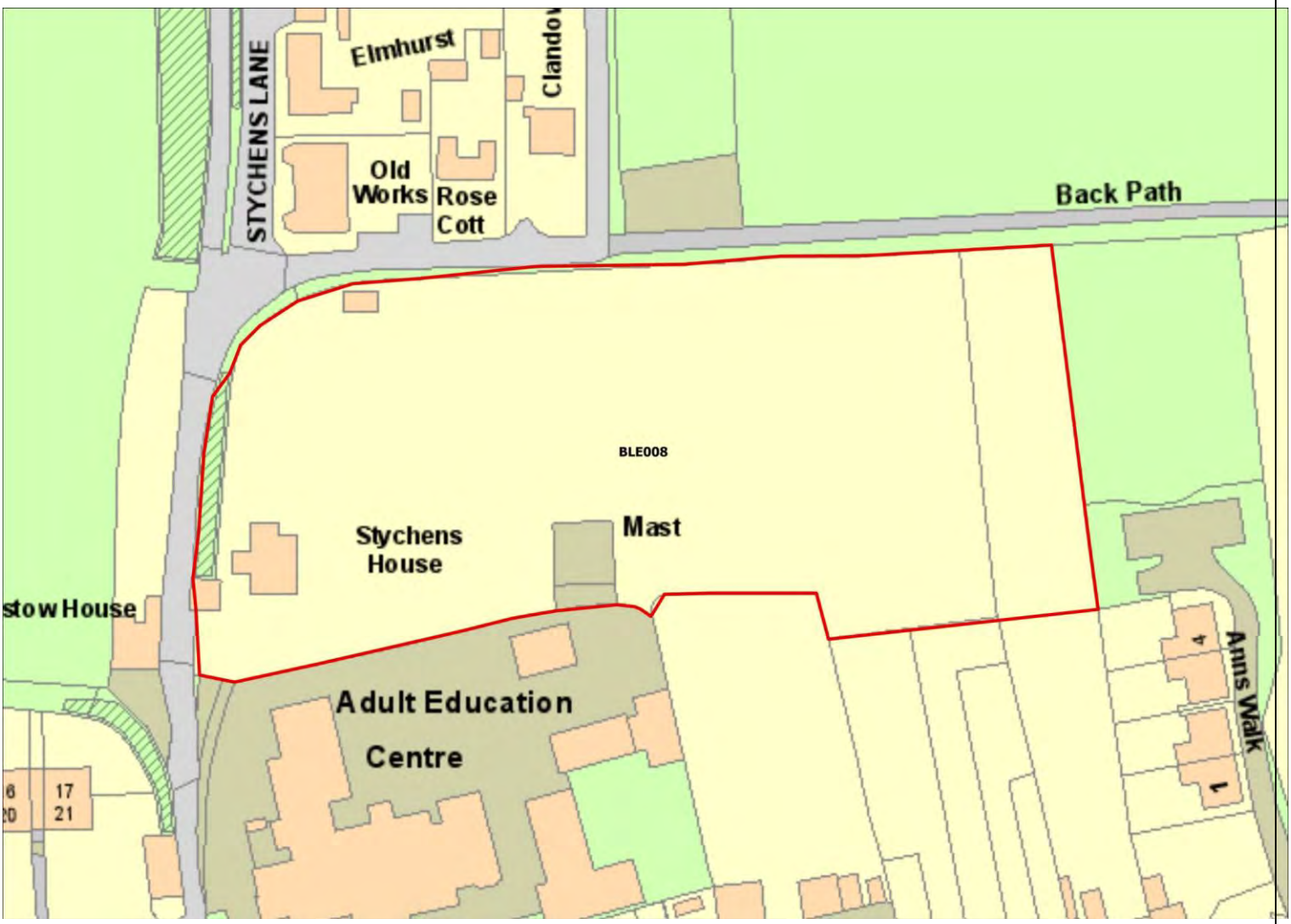
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed building The Manse
Conservation Area	Yes – within boundary of Bletchingley CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	52
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is within the settlement boundary of Bletchingley and would have access to limited services and facilities. The capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Public land owning body
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and Area of Great Landscape Value (AGLV). The site is also within a Conservation Area. It is also, however, it benefits from existing built form and within the settlement boundary. As such the site comprises previously developed land, which provides an opportunity for redevelopment that could align with national policy objectives to make effective use of brownfield land. The presence of existing development also means that the impact on the openness of the Green Belt and the wider landscape is likely to be more limited than for comparable greenfield sites. Vehicular access can likley be achieved using the exisitng access via Stychens Lane albeit this wouldrequire further assessment to confirm. Overall, taking into account its previously developed status, relationship with the existing settlement, and accessibility to local services and transport, the site is considered to represent a potentially suitable and sustainable location for small-scale residential development, subject to further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BLE008
Stychens House, Stychens Lane, Bletchingley, RH1 4LL



SITE DETAILS	
HELAA Reference	BLE008
Site Address	Stychens House, Stychens Lane, Bletchingley, RH1 4LL
Parish	Bletchingley
Site Area	0.82
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site comprises an existing dwelling and assoocated land. To the north of the site is the stychen allotments, to the east is open land / gardens the west open aldn and to the south the settlement extent of the village and built form within.
Site Specific Issues	The site is in the Green Belt, AGLV designation and Bletchingley Conservation Area.
Existing Use	House and associated land

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	10
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of the Grade II Listed The Marse and Poplar House
Conservation Area	Yes – Within Bletchingley Conservation Area
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Slight sensitivity x Moderate value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	51
Tier of Nearest Settlements	Tier 3

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is adjacent to the settlement of Bletchingley and would have access to limited services and facilities. The capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the defined settlement boundary. Vehicular access may be achievable via Stychens Lane using the existing access point, although the suitability of this arrangement for the scale of development proposed will require further assessment. The site is subject to a number of policy designations, including its location within the Green Belt, Area of Great Landscape Value (AGLV), and the Conservation Area. These designations introduce constraints that are likely to influence the scale, form and design of development. In particular, any proposals would need to preserve the character and appearance of the Conservation Area and address potential impacts on openness and landscape character. The site will remain under assessment while these matters are considered in further detail.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BLE009
Castle Hill, Castle Street, Bletchingley, RH1 4LA

SITE DETAILS	
HELAA Reference	BLE009
Site Address	Castle Hill, Castle Street, Bletchingley, RH1 4LA
Parish	Bletchingley
Site Area	2.83
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is an open field to the south of Castle Street. It has mature trees on its boundaries. To the south is Bletchingley Castle, which is a sheduled monument. There are some areas of ancient woodland to the south.
Site Specific Issues	The site is in the Green Belt and AGLV. To the south are the scheule monument and an area that has been identified as having potential to be an SNCI. The Bletchingley Conservation Area is adjacent to

SITE DETAILS	
	the site's eastern boundary. The site also is in the setting of the Grade II Listed building The Manse.
Existing Use	Vacant land
Proposed Use	Mixed use
Promoted Site Capacity	30 - 60 employment floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed The Manse
Conservation Area	Yes – setting of Bletchingley CA
Ancient Monuments	Yes - Bletchingley Castle
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

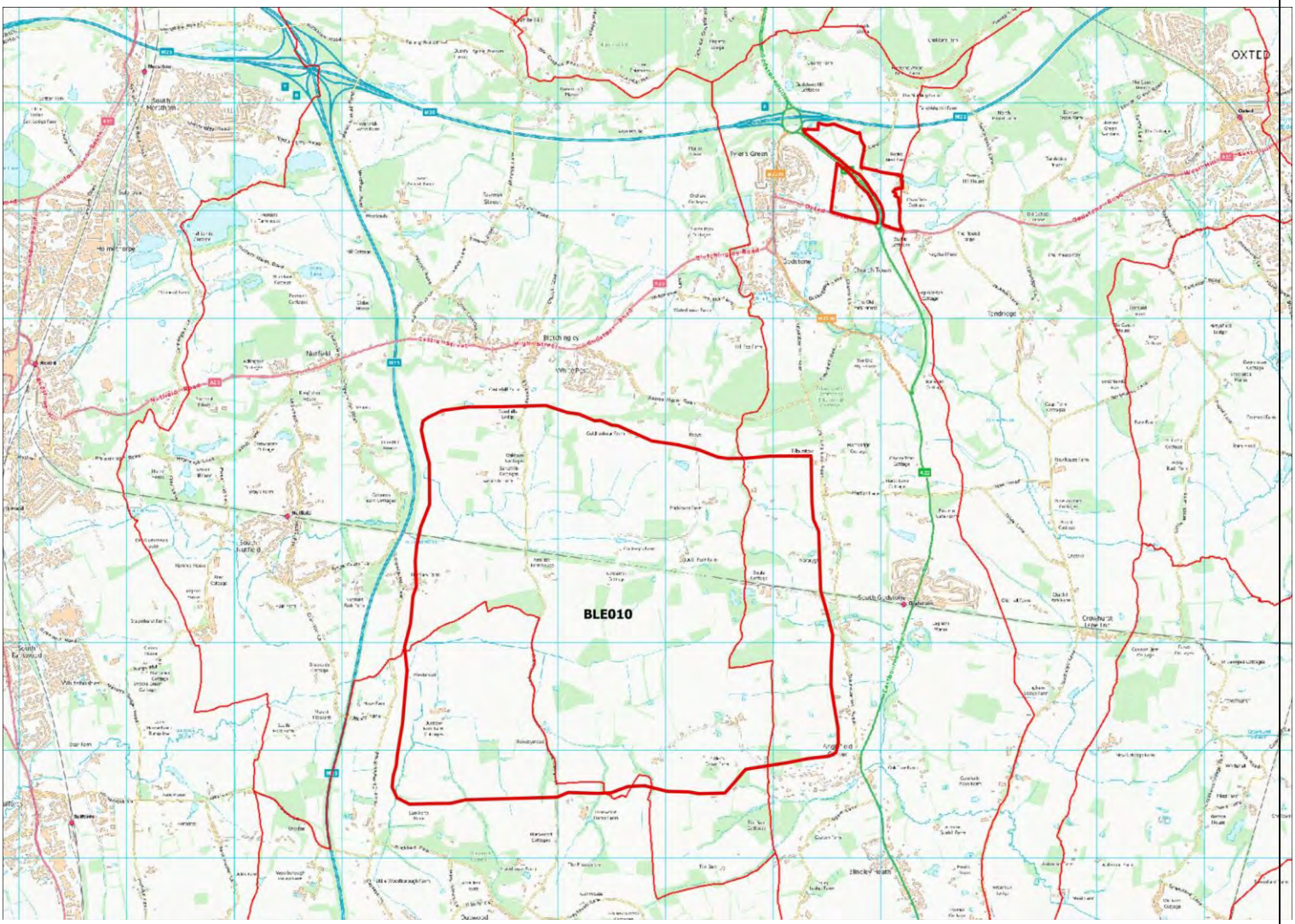
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is near to but outside of the settlement of Bletchingley and would have some access to limited services and facilities. The capacity of the settlement to accommodate additional housing will need to assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt, where national and local policy place restrictions on development. The site is also located within the Area of Great Landscape Value (AGLV) and is well contained by dense trees on the site's boundaries. A small area of surface water flood risk is identified within the south-eastern part of the site. This is limited in extent and would need to be taken into account through appropriate layout and drainage measures. The site lies adjacent to Bletchiingley Castle, a Scheduled Ancient Monument to the south, which represents a key constraint. In addition, it is situated within the setting of the Conservation Area and is directly adjacent to a Grade II listed building along its eastern boundary. These heritage designations will require careful consideration before concluding on the suitability of the site. Suitable vehicular access may be achievable via Castle Street (A25), although this would need to be confirmed through further assessment. It is noted that the site is also served by nearby bus stops at Botery's Cross and Little Common Lane, which are located within walking distance albeit these provide limited services to higher tier areas. Overall, the site is subject to a range of policy and environmental constraints, including Green Belt, landscape and heritage designations, as well as

	surface water flood risk. These factors will need to be considered in detail in the context of any future proposals.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA



SITE DETAILS	
HELAA Reference	BLE010
Site Address	Land including Southwark Diocese Resource and Retreat Centre Wychcroft, South Park Lane, Bletchingley, Redhill, RH1 4NE
Parish	Bletchingley (primarily – also cross into Tandridge and Burstow)
Site Area	1307.63
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is within GB and AGLV. It is surrounded by agricultural land.
Site Specific Issues	The site is a very large site that comprises a significant number of site-specific issues such as

SITE DETAILS	
	flood risk, biodiversity, listed buildings, Conservation Areas, ancient woodland, Green Belt and AGLV.
Existing Use	Residential and agricultural
Proposed Use	Mixed use
Promoted Site Capacity	20000 employment floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – Setting of proposed extension area
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 42/GOD
Listed Buildings	Yes – Various within site area
Conservation Area	Yes – Two witin site area
Ancient Monuments	Yes - Medieval moated site with associated fishponds Flower Lane
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

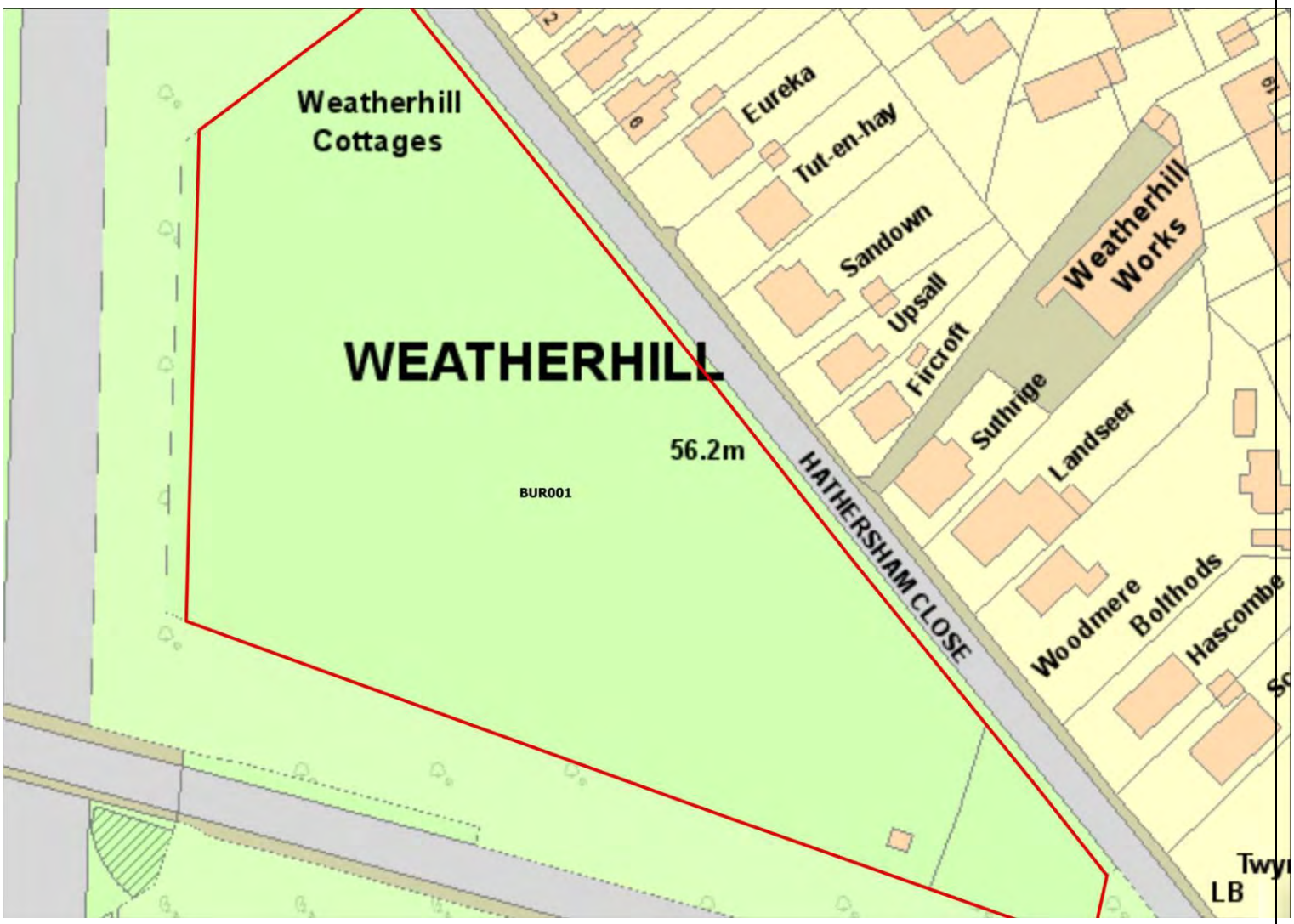
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site boundary is unusually large and covers a broad area of land comprising multiple fields and land parcels with differing characteristics and constraints. This scale and lack of focus prevents a robust assessment of suitability, availability and achievability at this stage. The submission does not identify a clear or coherent developable area, and refinement of the site boundary would be necessary to allow a proportionate and evidence-based assessment.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is not adjacent to, or well related to, any defined settlement and is therefore poorly located in terms of access to services and facilities. The site also lacks a clear relationship with existing built form and would represent development that is physically separate from established settlement patterns. The site lies within the Area of Great Landscape Value (AGLV) and is subject to a range of environmental and policy constraints. These include areas of ancient woodland, Sites of Importance for Nature Conservation (SINC), and the potential presence of protected species. The site is also located within the Green Belt, where national and local policy place restrictions on development. In addition, the site falls within the setting of a proposed extension to the Surrey Hills National Landscape, indicating a heightened degree of landscape sensitivity. The north-eastern part of the site is further identified within an area of potential Nature Recovery / Local Nature (LN) boundary extension. The site is also affected by a number of other constraints, including areas of flood risk and the presence of heritage assets within the site. These factors would need to be considered in the context

	of any future proposals, particularly in relation to layout, developable area, and the protection of key features and their settings. Taken together, the extent of environmental, landscape, Green Belt and heritage constraints, along with the site's location relative to settlements, raise significant concerns regarding its suitability for development. On this basis, the site is considered unsuitable for development. Furthermore, the site was submitted without evidence of landowner support and is therefore not considered to be available. The absence of a clear development concept, together with the scale of the site and the range of constraints identified, also raises concerns regarding its deliverability and viability. Overall, the site is considered unsuitable, unavailable and unachievable, and is not appropriate for allocation.
Initial conclusion on suitability	**Unsuitable**

BUR001
Triangle Field, Hathersham Close, Smallfield, RH6 9JE



SITE DETAILS	
HELAA Reference	BUR001
Site Address	Triangle Field, Hathersham Close, Smallfield, RH6 9JE
Parish	Burstow
Site Area	1.07
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site is a triangle shape of land which was been used for grazing. It is bounded by the M23 motorway to the west, mature woodland along weatherhill road to the south and built up residential area to the east.
Site Specific Issues	The site is in the Green Belt and subject to flood risk. To the east is Grade II Listed Twyners Croft.
Existing Use	Grazing
Proposed Use	Mixed use

SITE DETAILS	
Promoted Site Capacity	25 employment floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Twyners Croft
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

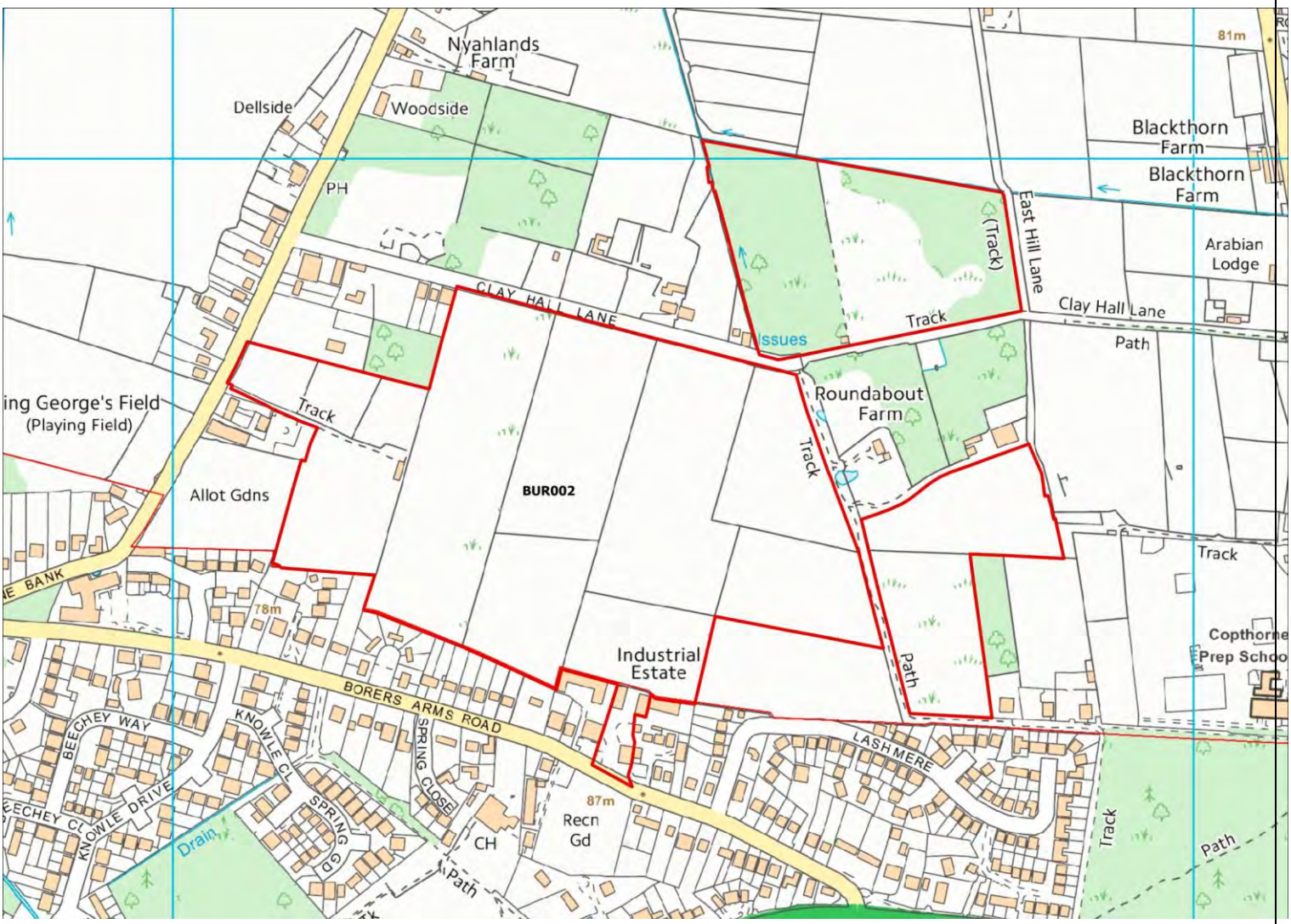
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is adjacent to the settlement edge of Smallfield. The capacity of the settlement to

ASSESSMENT OF SITE SUSTAINABILITY	
	accommodate additional housing and access to services and facilities will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site has a very high probability of surface water flooding and noise risk due to close proximity to M23. The entire site also falls within Flood Zone 3 which is a constraint that cannot likely be adequately mitigated against.
Initial conclusion on suitability	**Unsuitable**

BUR002
Land at Roundabouts Farm, Copthorne Bank, Copthorne



SITE DETAILS	
HELAA Reference	BUR002
Site Address	Land at Roundabouts Farm, Copthorne Bank, Copthorne
Parish	Burstow
Site Area	23.69
Brownfield / Greenfield	GF
Relevant Planning History	2025/1376 - 260 dwellings, 1700 employment – Pending on part of the site
Site Description	The site is made up of a number of parcels of land that are largely flat and open, with some scrubland and bounded by rows of mature trees. The The site is located just within the district boundary and is positioned on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council. To the north and east

SITE DETAILS	
	of the site, agricultural land, the south and west are existing development.
Site Specific Issues	The site is in the Green Belt and a large part of the site is covered by a SNCI designation.
Existing Use	Agricultural
Proposed Use	Mixed use
Promoted Site Capacity	235 employment floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 80%
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	47
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is in close proximity to Copthorne settlement, and it would have access to local services and facilities. The infrastructure capacity of Copthorne to accommodate further development on its borders would need to be assessed through consultation with Mid Sussex.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	A large part of the site is subject to a SNCI designation, which is a significant constraint to development along with its Green Belt status. There is currently a live planning application on this site, which will determine its overall suitability once that process has concluded.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR003
Land at Greenleas House, Redehall Road, Smallfield, RH6 9QL

SITE DETAILS	
HELAA Reference	BUR003
Site Address	Land at Greenleas House, Redehall Road, Smallfield, RH6 9QL
Parish	Burstow
Site Area	5.66
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is part residential and part equestrian. The site is bordered by shrubs and trees. To the north are further mature trees and grassland, to the east built up residential, to the south an open field and to the west woodland.
Site Specific Issues	Access to the site looks like it could be affected FZ3, FZ2 and areas of high surface water flood risk issues. Adjacent to the site's western boundary is

SITE DETAILS	
	Bridgeham Wood, which is identified as an area with potential to become a SNCI as well as being ancient woodland.
Existing Use	Part residential, part equestrian
Proposed Use	Residential
Promoted Site Capacity	100
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – directly adjacent to site's western boundary
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	45
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is near to the settlement edge of Smallfield. Smallfield has had a significant number of dwellings approved in recent year and the capacity of the settlement to accommodate additional housing will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the west of Redehall Road and is separated in part from the defined settlement boundary by an area of open land. It is also situated within the Green Belt, where national and local policy place strong emphasis on preventing inappropriate development and maintaining openness. In addition, the site lies adjacent to an area of ancient woodland, which is an irreplaceable habitat afforded significant protection, and this relationship will require careful consideration in terms of potential impacts and appropriate buffers. There is an identified risk of surface water flooding affecting the northern part of the site, as well as a potential risk associated with the access. The site should therefore remain under assessment, subject to further consideration of access, flood risk, Green Belt harm, infrastructure capacity, and impacts on the adjacent ancient woodland.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR004
51 Redehall Road, Smallfield, Surrey, RH6 9QA

SITE DETAILS	
HELAA Reference	BUR004
Site Address	51 Redehall Road, Smallfield, Surrey, RH6 9QA
Parish	Burstow
Site Area	4.99
Brownfield / Greenfield	GF
Relevant Planning History	2024/1389 - 85 dwellings approved pending s106 for the southern part of the site.
Site Description	Site contains a single residential dwelling, out buildings and dilapidated barn. To the north built up area, to the east built up area and to the south and west agricultural land
Site Specific Issues	Potential site access issues albeit these have been resolved for the southern section by way of the resolution to grant for 85 dwellings. Access to the site from the north looks like it could be affected by

SITE DETAILS	
	flooding issues. Grade II Listed Green Farm House to the east of the site.
Existing Use	Single Residential Dwelling, out buildings and dilapidated barn circa 250sqm
Proposed Use	Residential
Promoted Site Capacity	15-18
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

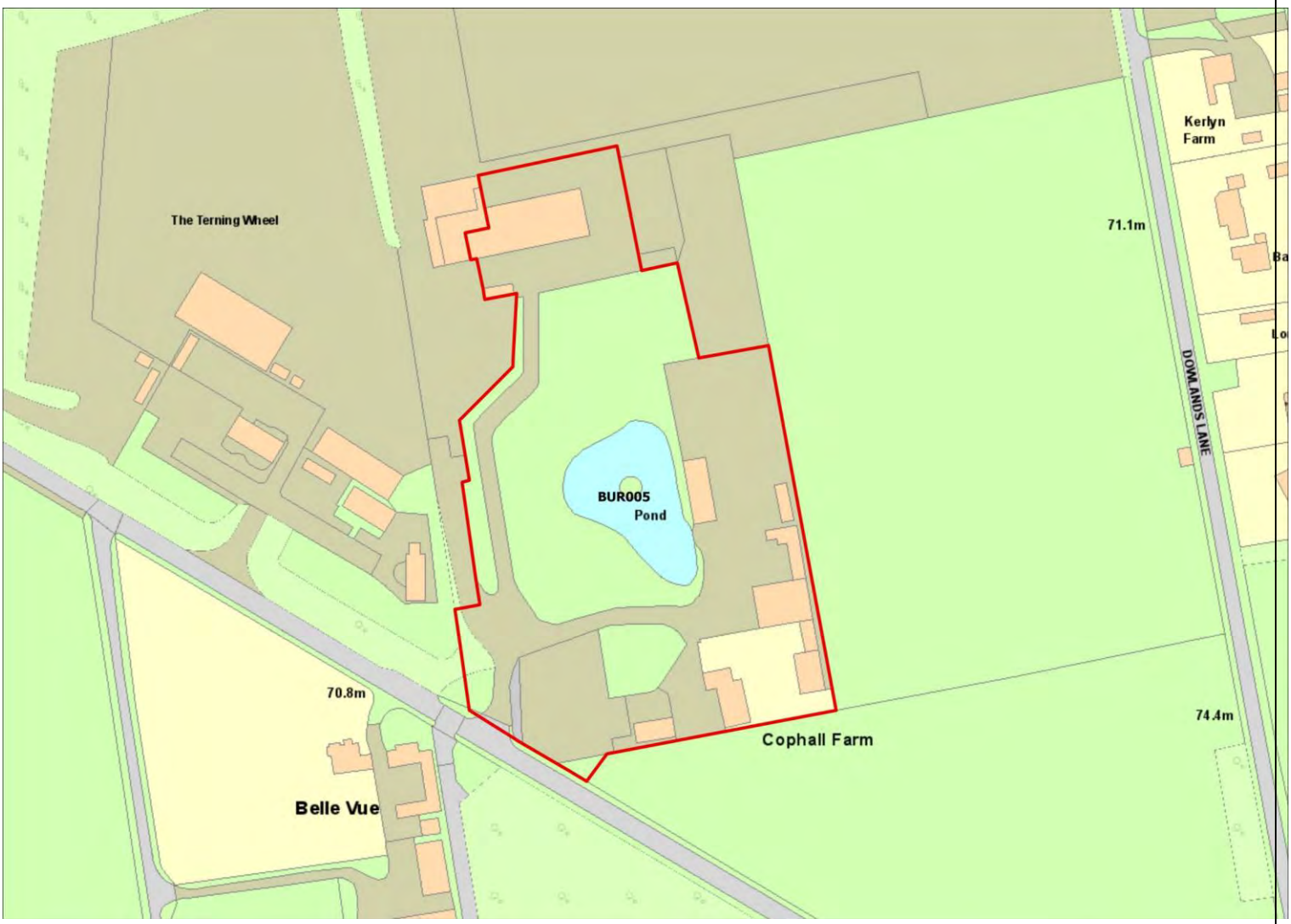
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Green Farm House
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is near the settlement of Smallfield with the northern section adjacent to the settlement boundary. The capacity of the settlement to accommodate additional housing and sustainable access to services and facilities will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent and Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is close to Woodside Cottages bus stop, with access on Redehall Road already established. The northern part of the site and a strip on the middle part of the site are subject to Surface Water Flooding. The suitability of the site has also been confirmed with the grant of planning permission for 85 dwellings.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR005
Cophall Farm, Effingham Road, Copthorne, West Sussex, RH10 3HZ



SITE DETAILS	
HELAA Reference	BUR005
Site Address	Cophall Farm, Effingham Road, Copthorne, West Sussex, RH10 3HZ
Parish	Burstow
Site Area	1.71
Brownfield / Greenfield	BF
Relevant Planning History	2024/348 – Planning permission granted for replacement commercial buildings on southern part of the site.
Site Description	The site is previously developed and located in an existing industrial area. To the north and west is land used for car storage and parking. To the east is hard surfaced areas and open grassland. The site is bordered to the south by tree cover.

SITE DETAILS	
Site Specific Issues	The site within the Green Belt. There are also a number of Article 4 directions on the site.
Existing Use	Various commercial (vehicle repairs, storage, recovery, scaffolding, offices, foul waste disposal).
Proposed Use	Employment
Promoted Site Capacity	20,000m2
Could site form part of larger site?	yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Would need further investigation
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	35
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is remote from defined settlements, with limited access to a range of day-to-day services and facilities, resulting in a degree of reliance on private vehicle use. In isolation, this would weigh against the site in sustainability terms. However, the site is already in established employment use. Overall, while the site's location limits its accessibility to services and is not well-related to nearby settlements, its established employment use may be considered suitably sustainable for employment purposes, subject to any further assessment of accessibility, infrastructure, and transport impacts.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is previously developed land and in active commercial usage. There is a small area on the south of the site that has a probability of Surface Water flooding. It is noted that planning permission was granted in June 2024 for the demolition of 7 buildings and erection of replacement commercial buildings on the southern section of the site. The proposal in the HELAA is to consider further land to the north of that permission. Given the planning history, the site remains under assessment to consider whether a further intensification could take place cognisant of the site's relative isolation and being within the Green Belt.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR006
Land at Effingham Road, Copthorne, Crawley

SITE DETAILS	
HELAA Reference	BUR006
Site Address	Land at Effingham Road, Copthorne, Crawley
Parish	Burstow
Site Area	2.18
Brownfield / Greenfield	GF
Relevant Planning History	2024/50 – planning permission for Industrial units refused
Site Description	Triangular shaped site that is undeveloped and comprises open land. To the north is existing employment development and to the east, south and west are fields and sporadic dwellings.
Site Specific Issues	The corner section of the north east of the site has a high probability of surface waster flooding. The site is within 12.5m of a Gas Medium Pressure Pipeline(s) and within 15m of Gatwick safeguarding zone

SITE DETAILS	
Existing Use	Agricultural
Proposed Use	Employment
Promoted Site Capacity	28,400sqm
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	37
Tier of Nearest Settlements	N/A

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is remote from defined settlements, with limited access to a range of day-to-day services and facilities, resulting in a degree of reliance on private vehicle use. In isolation, this would weigh against the site in sustainability terms. However, the site to the north that this would form part is in established employment use.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	A previous planning application for redevelopment to provide two new industrial units, areas of open storage and office floorspace including the formation of an access onto Effingham Road was refused in April 2024. The reasons for refusal included being within the Green Belt, impact on character from the scale of development, potential for flood risk and drainage issues and potential that the site could support protected species. These issues have not been addressed to date and as it stands this site is not a suitable location for development. The site, however, remains under assessment to consider whether a substantially reduced scheme overcome the previous reasons for refusal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR007
Land adj to Bridgeham Farm, Broadbridge Lane, Smallfield, Surrey, RH6 9RD

SITE DETAILS	
HELAA Reference	BUR007
Site Address	Land adj to Bridgeham Farm, Broadbridge Lane, Smallfield, Surrey, RH6 9RD
Parish	Burstow
Site Area	1.06
Brownfield / Greenfield	GF
Relevant Planning History	2025/141 - 23 dwellings - Approved subject to S106
Site Description	The site comprises grassland located in close proximity to the Smallfield settlement boundary. To the east is an ancient woodland, to the south and west of the site is farmland.
Site Specific Issues	Within FZ2 (about 40%). Ancient woodland borders the site to the east. The site is in the Green Belt.
Existing Use	Paddock
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	23
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

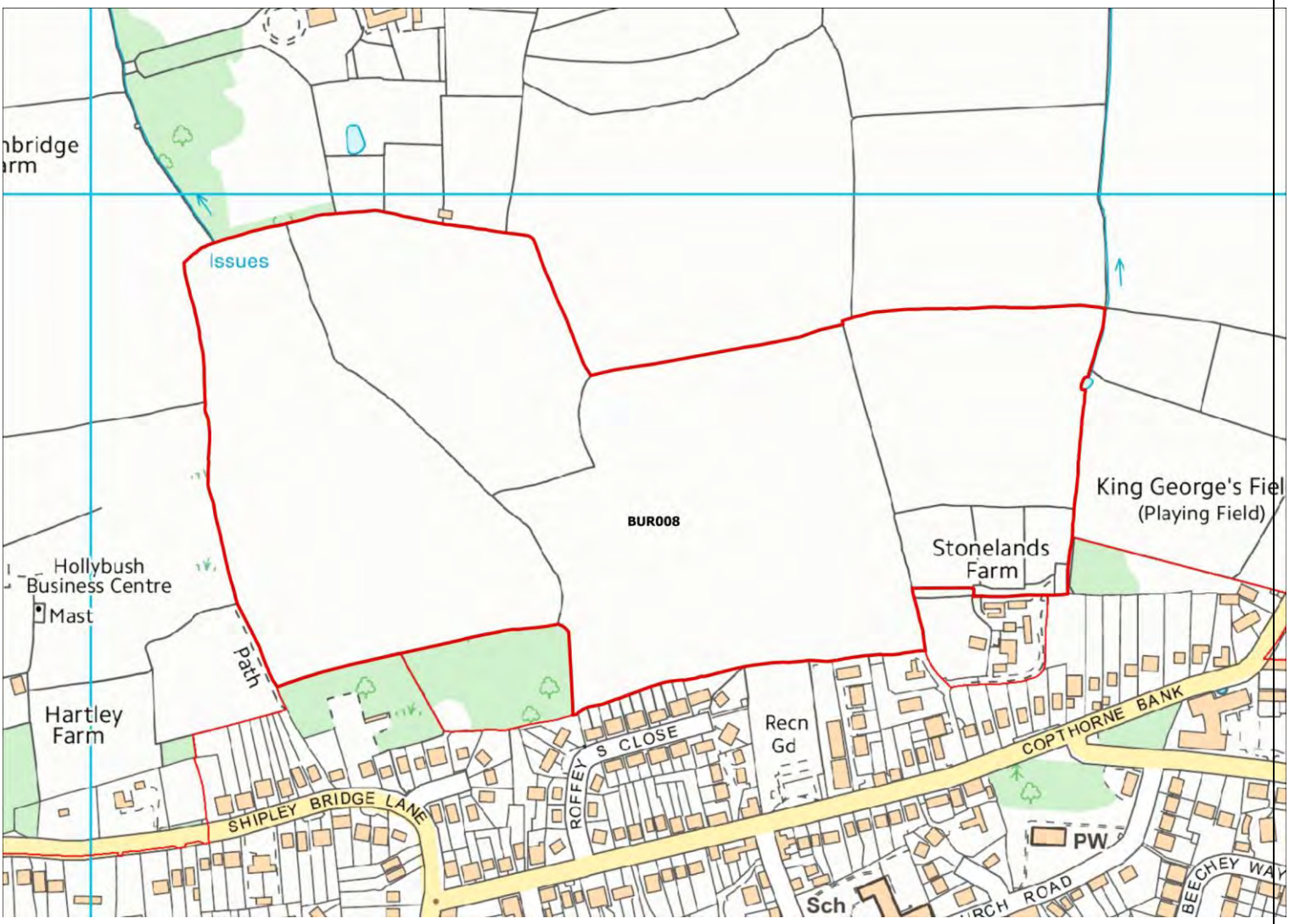
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland to east
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	39
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is near the settlement of Smallfield and has planning permission.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	A planning application for 23 homes was approved subject to S106 in June 2026, which confirms the site is suitable for residential development.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR008
Land north of Copthorne, Copthorne Bank, Copthorne, RH10 3RE



SITE DETAILS	
HELAA Reference	BUR008
Site Address	Land north of Copthorne, Copthorne Bank, Copthorne | RH10 3RE
Parish	Burstow
Site Area	20.81
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is grassland and open fields. Access to the site is reliant on adjoining land owners.The site is in close proximity with a sustainable settlement, Copthorne, lying adjacent to the boundary with Mid Sussex District Council. The site is relatively flat and

SITE DETAILS	
	is defined by a mixture of trees and high hedges. To the east, north and west is farm land, to the south is an ancient woodland and Copthorne settlement.
Site Specific Issues	The site is in the Green Belt and subject to clusters of ancient woodland to the south.
Existing Use	Equestrian and agriculture
Proposed Use	Residential
Promoted Site Capacity	800
Could site form part of larger site?	yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - Adjacent to ancient woodland to the south
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	55
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is in close proximity to Copthorne settlement and it would have access to services and facilities. The infrastructure capacity of Copthorne would need to be assessed through consultation with Mid Sussex.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the north of Copthorne Bank and is immediately adjacent to the settlement of Copthorne. The site is located within the Green Belt, and any potential development would need to be assessed in terms of compliance with Green Belt policy. Vehicular access could potentially be achieved via Copthorne Bank; however, this is likely to be dependent on third-party land and will require further investigation to demonstrate that a suitable and deliverable access can be secured. This represents a key uncertainty at this stage. The site is bordered by ancient woodland to the south, which constitutes a significant ecological constraint. Given its location adjoining Copthorne, future residents would be likely to rely primarily on services and facilities within Mid Sussex. Development would therefore need to be considered in the context of cross-boundary planning and would require ongoing engagement with Mid Sussex District Council. The site does not relate well to settlements within Tandridge District and is relatively isolated in this respect. The site remains under consideration while these discussions can take place.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR009, Courtlands, Antlands Lane, Shipley Bridge, Burstow, RH6 9TE

SITE DETAILS	
HELAA Reference	BUR009
Site Address	Courtlands, Antlands Lane, Shipley Bridge, Burstow, RH6 9TE
Parish	Burstow
Site Area	11.33
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is located to the east of the M23, with about 70% of it covered in mature tree cover. To the north is woodland, to the east an isolated commercial site, to the south farmland and to the west the M23.
Site Specific Issues	Access to the site from Shipley Bridge Lane may be affected by flooding issues as the eastern section of the site is affected by FZ2. FZ3 and high surface water flood risk.
Existing Use	Agricultural / residential

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	24 - 125
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	40
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from other settlements and as such sustainable access to services and facilities

ASSESSMENT OF SITE SUSTAINABILITY	
	would be limited. The site is not within a reasonable walking distance of public transport connections. With this combined with it being isolated from any nearby settlements the site is not considered to be a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is heavily constrained, with approximately 70% tree coverage which would significantly limit the developable area. There is also a risk of surface water flooding affecting the eastern part of the site, alongside extensive areas within Flood Zone 2 and Flood Zone 3 along the western boundary. While access could potentially be achieved via Antlands Lane (B2037), the site is isolated and does not lie adjacent to, or in close proximity to, any defined settlement boundary. It is therefore poorly located in terms of access to services and facilities and does not represent a sustainable pattern of development. In addition, the site is likely to be affected by noise associated with the nearby M23. Taking these factors together, the site is subject to significant environmental and locational constraints and is not considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

BUR010, 46 Redehall Road, Smallfield, RH6 9QL

SITE DETAILS	
HELAA Reference	BUR010
Site Address	46 Redehall Road, Smallfield, RH6 9QL
Parish	Burstow
Site Area	1.11
Brownfield / Greenfield	Majority GF
Relevant Planning History	N/A
Site Description	The site is comprises a dwelling with associated open land to the west of Redehall Road. To the west and north of the site are farmlands, to the east and south are pockets of residential dwellings.
Site Specific Issues	The site is in the Green Belt.
Existing Use	1 dwelling house, stables and open land used for equestrian purposes.
Proposed Use	Residential
Promoted Site Capacity	30

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	44
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is near the settlement of Smallfield and would have limited access to the local services and facilities available there. However, the capacity of

ASSESSMENT OF SITE SUSTAINABILITY	
	the settlement to accommodate housing growth will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located in close proximity to Smallfield but is separated from the defined settlement boundary. It sits behind existing development along Redehall Road and would constitute backland development, extending into the countryside. The site is located within the Green Belt, and any potential development would need to be assessed in terms of compliance with Green Belt policy. Access to the site could potentially be achieved via Redehall Road; however, parts of this route are affected by Flood Zone 2, which may constrain the ability to provide a safe and suitable access. Notwithstanding these constraints, the site could remain under assessment pending further technical work, including consideration of access and flood risk, as well as the implications of development within the Green Belt.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR011
Saconnex Farm, 69 Redehall Road, Smallfield, RH6 9QA

SITE DETAILS	
HELAA Reference	BUR011
Site Address	Saconnex Farm, 69 Redehall Road, Smallfield, RH6 9QA
Parish	Burstow
Site Area	2.15
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Other than the dwelling that fronts onto Redehall Road, the site is mostly greenfield land. The site is surrounded by farmland to the north and east with pockets of residential dwellings in linear form along Redehall Road.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Residential single dwelling, 2500 sq ft
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	50
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

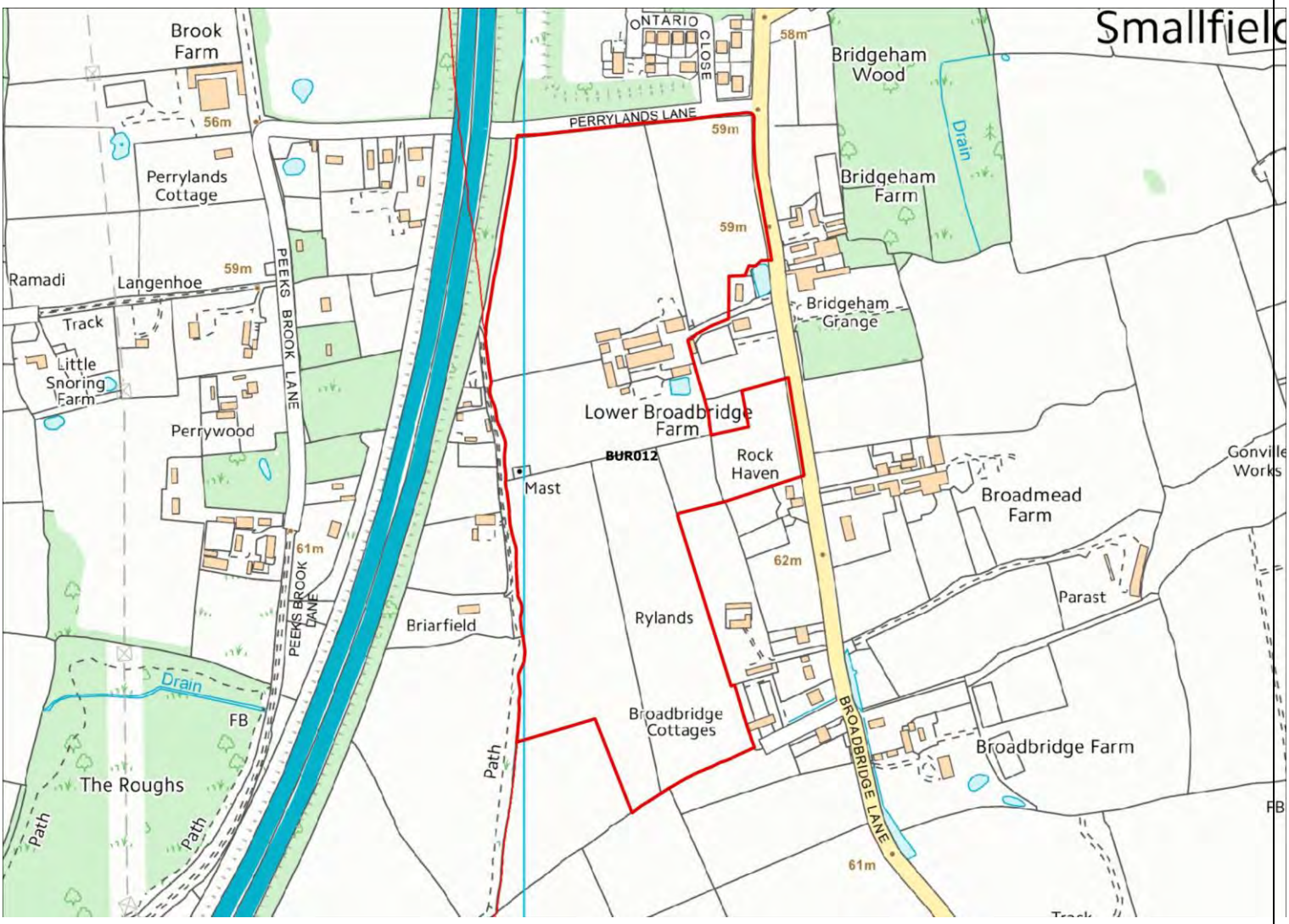
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	44
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located some distance to the south of the settlement boundary of Smallfield, limiting opportunities for convenient walking and cycling

ASSESSMENT OF SITE SUSTAINABILITY	
	access to local shops and services. Access to higher-order services would likely require travel to other settlements, predominantly by private car. As a result, the site is considered to be in a relatively less sustainable location that sites nearer to the village centre.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south of existing development and in close proximity to Smallfield. However, it is separated from the defined settlement boundary and does not form a direct or well-related extension to the built-up area. In isolation, the site would represent a form of backland development, extending into the countryside in a manner that is not consistent with the prevailing settlement pattern. The site is also located within the Green Belt, where any development would need to be carefully assessed in terms of its impact on openness and consistency with Green Belt policy. The site is affected by areas of surface water flood risk, which may constrain the developable area and require mitigation through layout and drainage design. Overall, the site's separation from the defined settlement boundary, its limited relationship with the existing built form, and its Green Belt designation raise significant concerns regarding suitability and integration. The site should therefore remain under assessment at this stage while further technical work is undertaken on these issues.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR012
Land at Lower Broadbridge Farm, Smallfield, Horley, Surrey, RH6 9RD



SITE DETAILS	
HELAA Reference	BUR012
Site Address	Land at Lower Broadbridge Farm, Smallfield, Horley Surrey, RH6 9RD
Parish	Burstow
Site Area	13.97
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/1107 - 272 units and 70 bed care home – Refused planning permission
Site Description	The site is predominantly open fields and trees associated with the farm holding. In addition to the open fields the site contains few existing buildings and areas of hardstanding. To the north is the settlement edge of Smallfield, to the east is farmland

SITE DETAILS	
	including an ancient woodland and to the west is the M23.
Site Specific Issues	The site is in the Green Belt. Access to the site may be affected by flooding issues. There are a significant number of trees on the site.
Existing Use	Agricultural (farmland) including farm buildings and associated hard-standing.
Proposed Use	Residential
Promoted Site Capacity	270
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

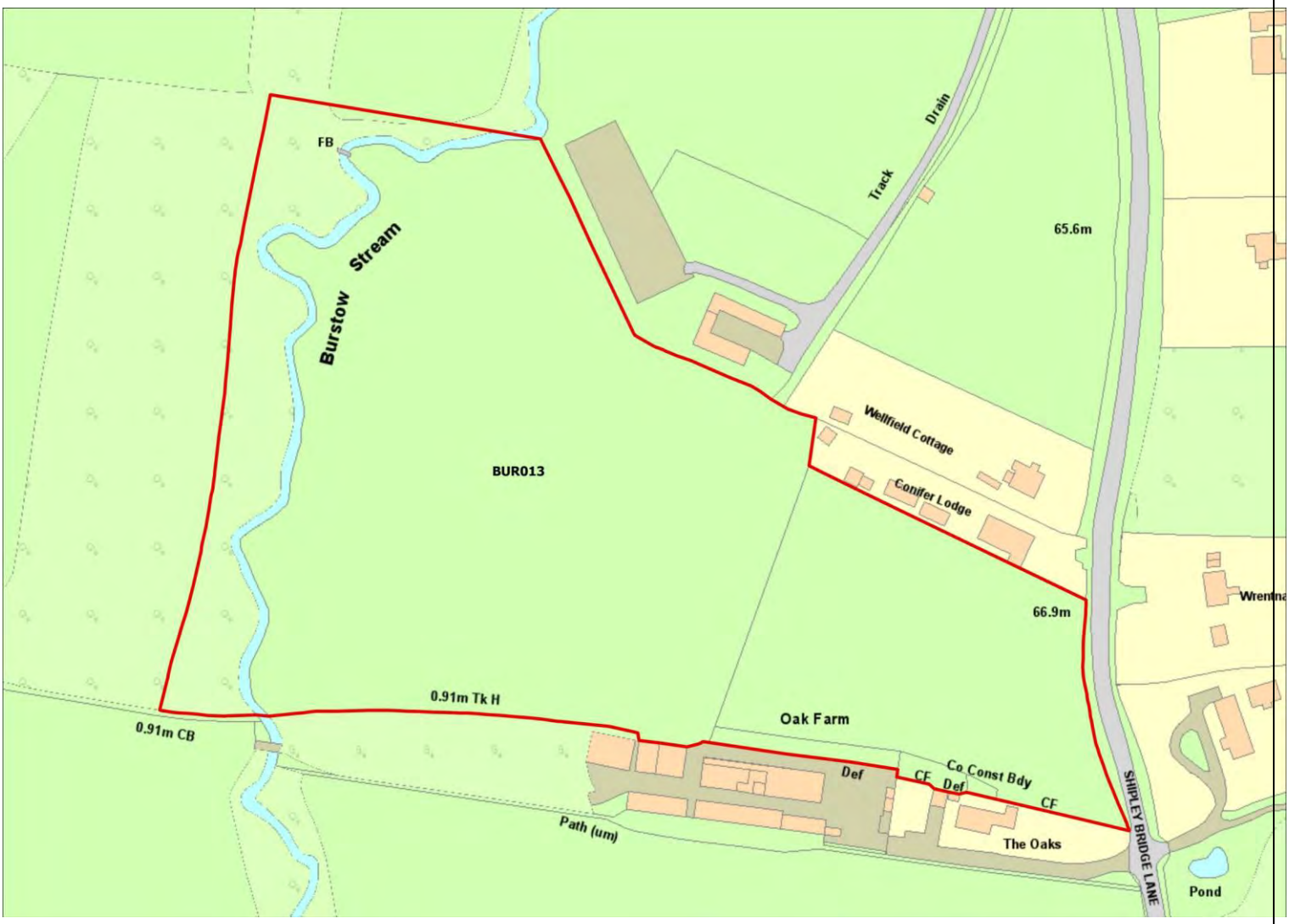
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	39
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The northern part of the site is located to the south of the settlement boundary of Smallfield and has a moderate level of access to local services and facilities. The capacity of the settlement to accommodate additional housing sustainably will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Planning permission was refused in April 2026 for reasons relating to impact on the Green Belt, rural character, biodiversity, trees and drainage. As it stands these issues are significant and unresolved and the site is considered unsuitable on this basis.
Initial conclusion on suitability	**Unsuitable**

BUR013
Land north of Oaks Farm, Shipley Bridge Lane, Copthorne, RH6 9TL



SITE DETAILS	
HELAA Reference	BUR013
Site Address	Land north of Oaks Farm, Shipley Bridge Lane, Copthorne, RH6 9TL
Parish	Burstow
Site Area	4.02
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises mostly open undeveloped fields with mature on the western edge. Burstow stream runs through the site's western edge through this tree belt. To the north is further greenfield land and woodland, to the east is Shipley Bridge lane, to the south open fields and to the west ancient woodland.
Site Specific Issues	The site is in the Green Belt. The western section of the site is ancient woodland and prone to flooding

SITE DETAILS	
	and is therefore undevelopable. The site is also located in close proximity to the M23.
Existing Use	Agriculture
Proposed Use	Residential
Promoted Site Capacity	100
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland on the western edge of site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Possible former landfill in the vicinity
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	49

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is in an isolated location of itself. It is, however, relatively close to the adjacent settlement of Copthorne in Mid Sussex. This raises the prospect of limited connectively to the services and facilities that exist in Copthorne albeit access by sustainable modes would be limited.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located near to the edge of Copthorne (in Mid Sussex) but currently detached from its settlement boundary. The site does not directly adjoin the defined settlement boundary but is adjacent to a proposed development site within Mid Sussex, which may offer potential for a more coordinated and integrated approach to development in this location. Notwithstanding, the site is subject to a number of constraints, including potential noise impacts arising from the nearby M23, the presence of ancient woodland along the western boundary which will require appropriate buffering, and areas affected by Flood Zones 2 and 3 as well as surface water flood risk. These aspects will require further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR014
South side of Park House, Green Lane, Shipley Bridge, RH6 9TJ

SITE DETAILS	
HELAA Reference	BUR014
Site Address	South side of Park House, Green Lane, Shipley Bridge, RH6 9TJ
Parish	Burstow
Site Area	0.43
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises an existing dwelling bordered to the north by an employment site, to the west and east single dwellings and to the south open farmland.
Site Specific Issues	The site is in the Green Belt. Access to the site may be affected by flooding issues. The southern portion of the site is occupied by trees subject to TPO.
Existing Use	Dwelling and associated land

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	6
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	N/A

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is isolated from other settlements and access to services and facilities would be very limited. The site is not in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is not considered to be in a sustainable location as it is isolated from any nearby settlements and not close to any public transport connections. The site is subject to flood risk from Flood Zones 2 and 3 and there are TPOs within the site. Access could be achieved via Green Lane, but given the site's isolated location and constraints it is not considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

BUR015
Green Farm Lodge, Plough Road, Smallfield, Horley, RH6 9JN

SITE DETAILS	
HELAA Reference	BUR015
Site Address	Green Farm Lodge, Plough Road, Smallfield, Horley, RH6 9JN
Parish	Burstow
Site Area	0.34
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is a residential dwelling with associated land. To the north the site is bordered by Plough Road, to the east tree cover and open land, to the south dense tree coverage and to the west allotments.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Currently utilised as a residential garden.
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – potentially in the setting of Grade II Listed Green Farm House
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

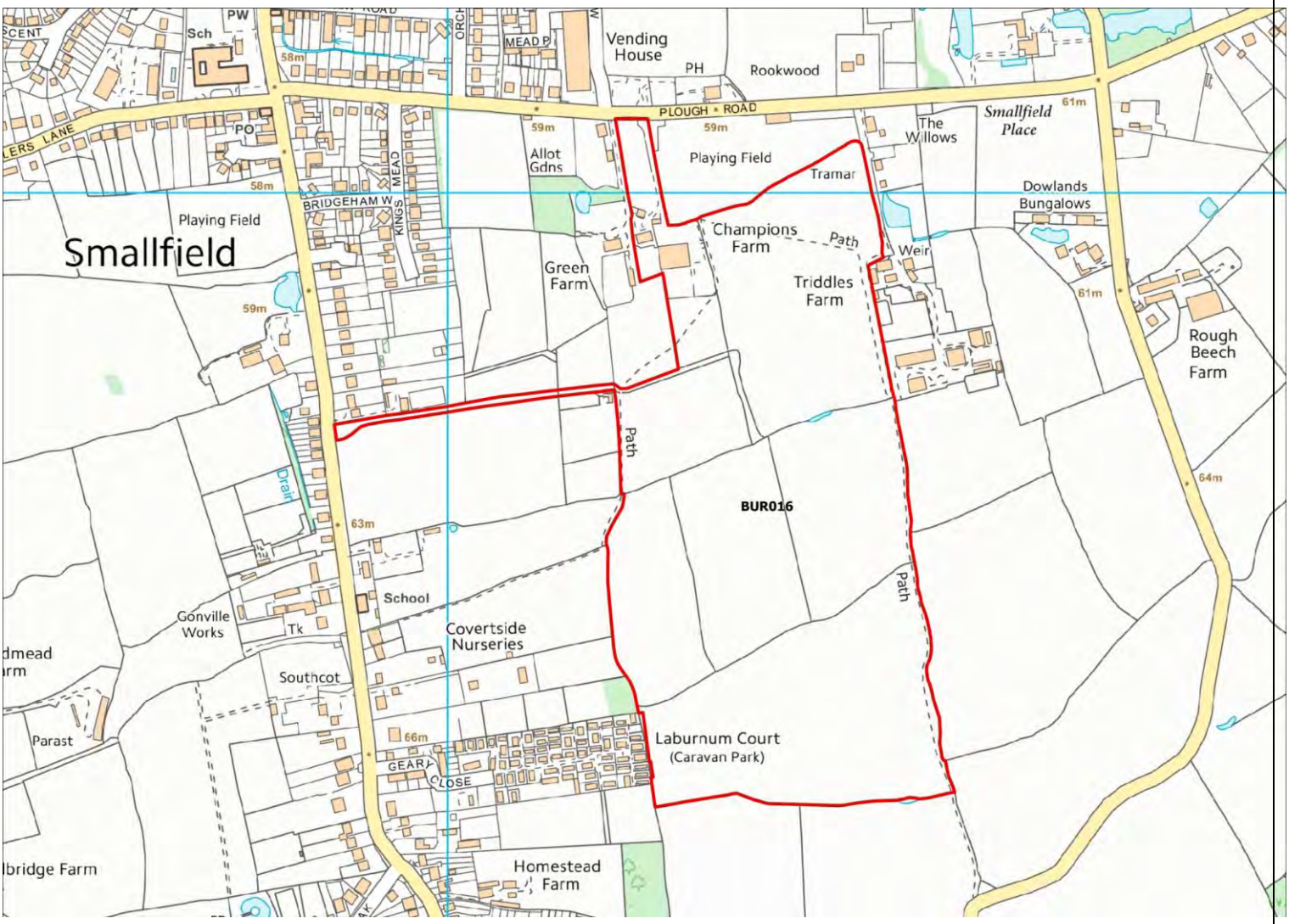
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	43
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is adjacent to but outside of the settlement boundary of Smallfield. The capacity of the

ASSESSMENT OF SITE SUSTAINABILITY	
	settlement to accommodate additional housing and access to sufficient services and facilities will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is subject to considerable levels of flood risk almost entirely covered by risk of Surface Water flooding and Flood Zones 2 and 3. The site is therefore not considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

BUR016
Champions Farm, Plough Road, Smallfield, RH6 9JN



SITE DETAILS	
HELAA Reference	BUR016
Site Address	Champions Farm, Plough Road, Smallfield, RH6 9JN
Parish	Burstow
Site Area	22.56
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is a large area of open land to the south of the settlement boundary of Smallfield. The site has an access point through a private road off Redehall Road. There are numerous land parcels with the site that demarked by vegetation and trees on their boundaries.
Site Specific Issues	The site is in the Green Belt. Site is potentially in the setting of Grade II Listed Green Farm House.

SITE DETAILS	
Existing Use	1x residential dwelling and farmland.
Proposed Use	Mixed use
Promoted Site Capacity	150 - 300 employment floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

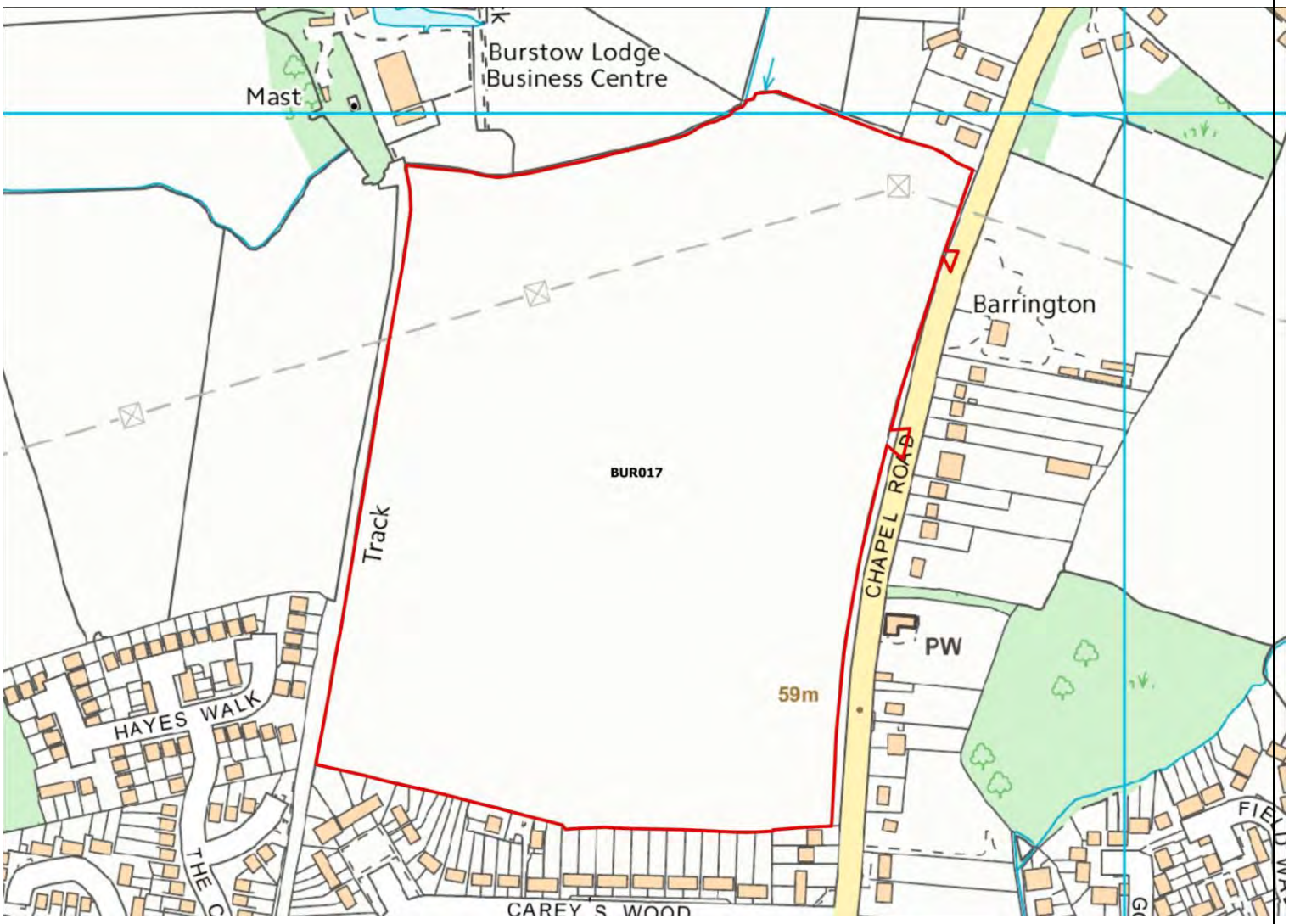
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 2

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is near to the settlement edge of Smallfield and parts of the site would have good access to the village centre. However, the site is large and this access would diminish the further from the village centre the development extended.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is adjacent to the settlement boundary of Smallfield; however, development in this location would materially alter the existing settlement pattern and extend built form into the countryside in a manner that may not be well integrated. The site is also located within the Green Belt, where development would need to be assessed in terms of its impact on openness and consistency with national and local policy. Part of the northern section of the site lies within Flood Zones 2 and 3, with the proposed access via Plough Road also affected by flood risk. This raises concerns regarding the ability to secure a safe and suitable means of access. In addition, an area supporting protected species is present within the northern part of the site, which will require further ecological assessment and may constrain the developable area. The site is identified as having high landscape sensitivity and/or landscape value, which will be a key consideration in assessing its suitability for development. Taken together, these factors introduce notable constraints, including those associated with Green Belt designation, and the site will require further detailed assessment to determine whether an acceptable form of development can be achieved.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR017
Land to the west of Chapel Road, Smallfield, RH6 9JH



SITE DETAILS	
HELAA Reference	BUR017
Site Address	Land to the west of Chapel Road, Smallfield, RH6 9JH
Parish	Burstow
Site Area	14.98
Brownfield / Greenfield	GF
Relevant Planning History	2023/1464 - 270 dwellings - appeal allowed
Site Description	The site is a large greenfield surrounded by greenfield on the west, north and east. The south borders the residential buildings and the settlement of Smallfield.
Site Specific Issues	No site specific issues have been identified that were not resolved through the appeal.

SITE DETAILS	
Existing Use	Agricultural Land
Proposed Use	Residential
Promoted Site Capacity	270
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	40
Tier of Nearest Settlements	Tier 2

Sustainability Assessment	The site is near the settlement of Smallfield and already benefits from planning permission.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site has planning permission for 270 dwellings under permission 2023/1464 - therefore the site is suitable for development.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR018
Land east of and including Hollybush Business Centre, Shipley Bridge Lane, Copthorne, West Sussex, RH6 9TL

SITE DETAILS	
HELAA Reference	BUR018
Site Address	Land east of and including Hollybush Business Centre, Shipley Bridge Lane, Copthorne, West Sussex, RH6 9TL
Parish	Burstow
Site Area	7.02
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is a large site located at the south western most corner of the Tandridge District, and on the northern boundary of Copthorne, a settlement which falls within the administrative area of Mid Sussex District Council (MSDC). It includes the Holybush Business Centre, which is accessed from Shipley

SITE DETAILS	
	Bridge Lane. To the east of the business centre are open fields and pockets of trees.
Site Specific Issues	The site is in the Green Belt. The southern section of the site is covered by a TPO.
Existing Use	Mixed use commercial / agricultural
Proposed Use	Mixed use
Promoted Site Capacity	240 employment floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

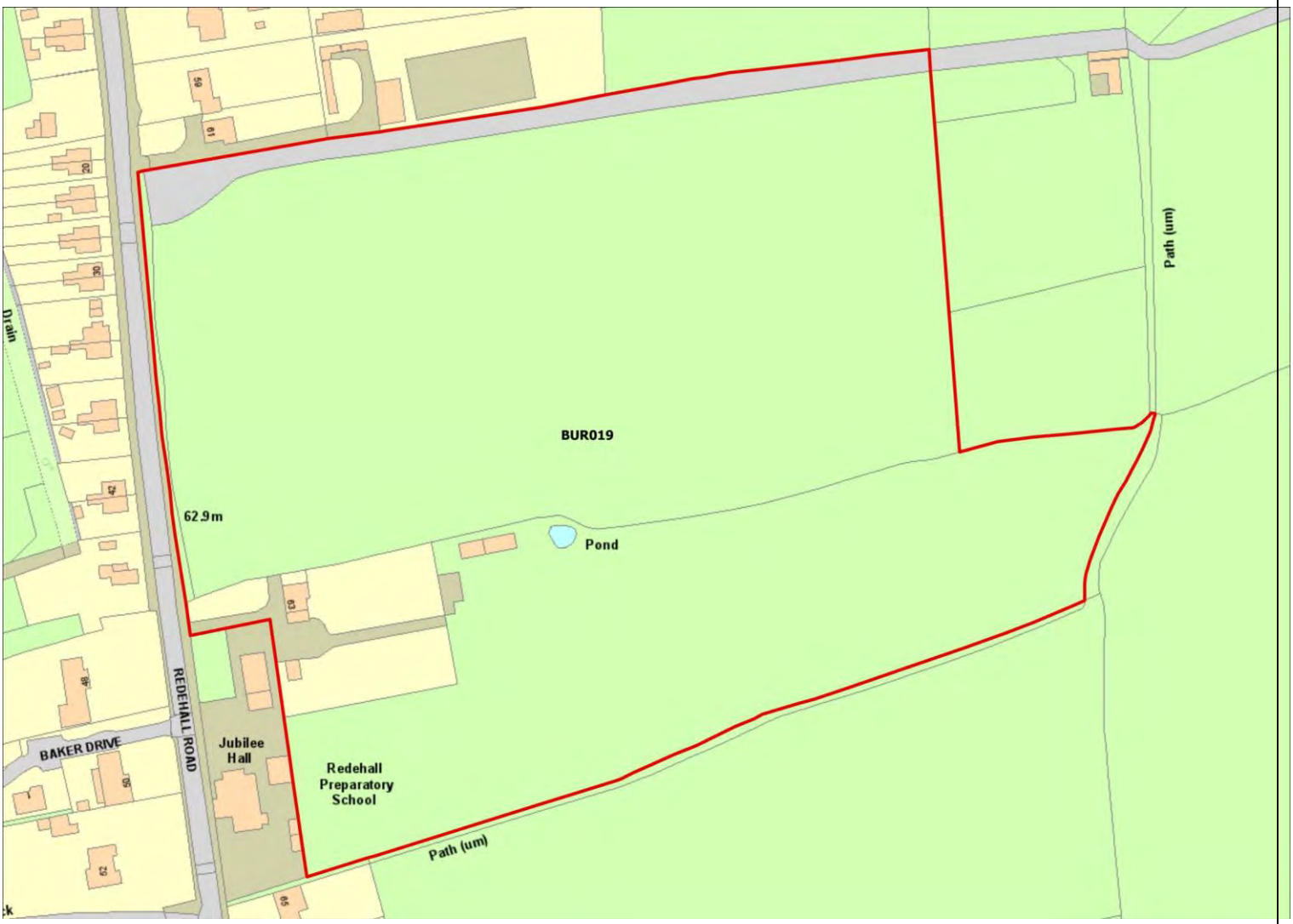
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes – in the southern section of site covered
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is in close proximity to the settlement edge of Copthorne, which lies to the south of the site. There would be a limited level of access to the services and facilities within the settlement but the capacity for development on the site would need to be assessed through consultation with Mid Sussex.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the north of Copthorne and adjacent to existing linear development along Shipley Bridge Lane. As such, it has a degree of relationship with the built-up area of Copthorne, although this lies within Mid Sussex District rather than Tandridge. Vehicular access could potentially be achieved from Shipley Bridge Lane or via the adjoining track; however, this will require further investigation to demonstrate that a safe and suitable access can be delivered. The site is bordered and partially enclosed by areas of woodland, which are likely to have ecological and landscape value. Given its location adjoining Copthorne, future occupiers would be likely to rely primarily on services and facilities within Mid Sussex. Development would therefore need to be considered in the context of cross-boundary planning and would require engagement with Mid Sussex District Council. The site should remain under assessment to pending further technical work and discussions with MSDC.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR019
May Cottage & Adjacent Land, Redehall Road, Smallfield, Surrey, RH6 9QA



SITE DETAILS	
HELAA Reference	BUR019
Site Address	May Cottage & Adjacent Land, Redehall Road, Smallfield, Surrey, RH6 9QA
Parish	Burstow
Site Area	5.69
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/292 - 80 dwellings approved pending s106
Site Description	The site is a large 2 parcels of greenfield with tree cover boundaries.
Site Specific Issues	No site specific issues have been identified and planning permission has already been granted on the site.
Existing Use	Agricultural field.

SITE DETAILS	
Proposed Use	Mixed use
Promoted Site Capacity	120 community floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

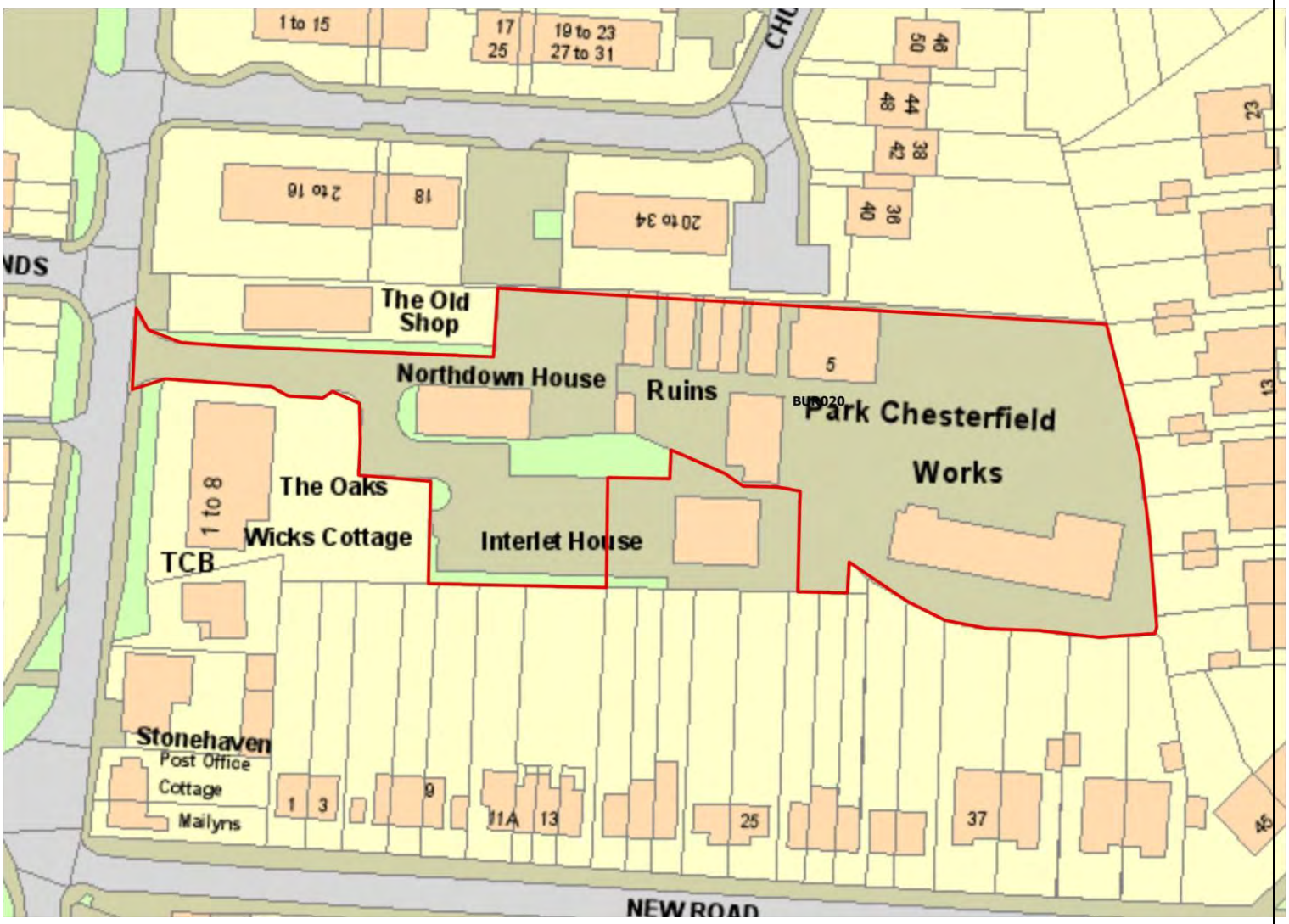
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	45
Tier of Nearest Settlements	Tier 2

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is near the settlement of Smallfield and confirmed as sustainable through the grant of planning permission.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site has planning permission for 80 dwellings under permission 2025/292 - therefore the site is suitable for development.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR020
Park Chesterfield, Chapel Road, Smallfield, Surrey, RH6 9NW



SITE DETAILS	
HELAA Reference	BUR020
Site Address	Park Chesterfield, Chapel Road, Smallfield, Surrey, RH6 9NW
Parish	Burstow
Site Area	0.54
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	This is a commericial site within the built-up area of Smallfield. The site is accessed from an existing entrance on Chapel Road and is surrounded by residential development.
Site Specific Issues	The majority of the site is in Flood Zone 3, the rest is in Flood Zone 2, and there is also a high risk of surface water flooding.

SITE DETAILS	
Existing Use	The use of Park Chesterfield as a scaffolding yard and builders yard along with the storage of plant and equipment has been in use since 1993.
Proposed Use	Residential
Promoted Site Capacity	38
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

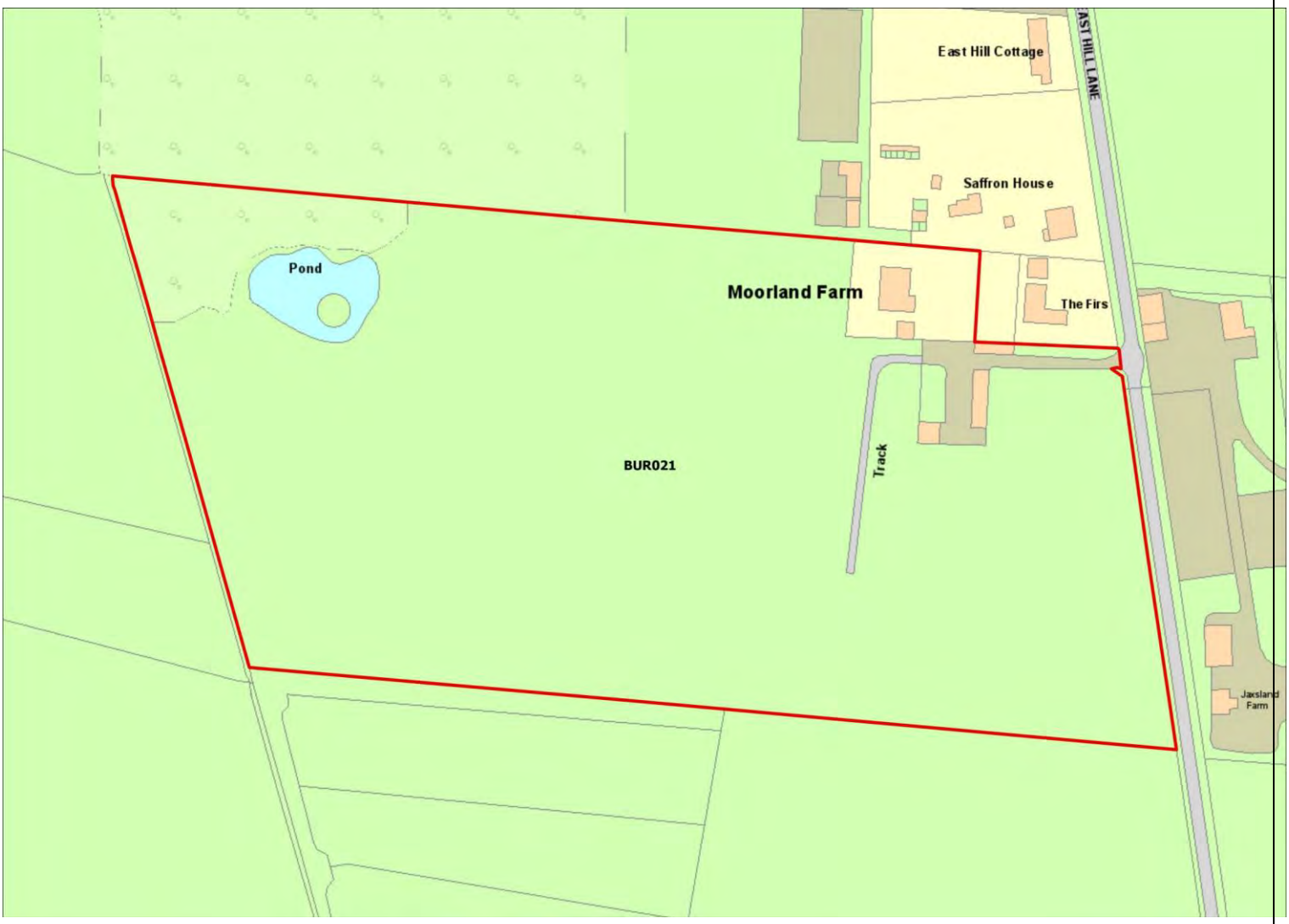
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	46

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is within the settlement of Smallfield and would have access to the services and facilities available there. However, the capacity of the settlement to accommodate housing growth will need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is within the built up area and settlement boundary for Smallfield. Notwithstanding this, site is wholly within Flood Zone 2 and 3 and is subject to Surface Water flood risk; on this basis, site is considered unsuitable.
Initial conclusion on suitability	**Unsuitable**

BUR021
Moorlands Farm, East Hill Lane, RH10 3JA



SITE DETAILS	
HELAA Reference	BUR021
Site Address	Moorlands Farm, East Hill Lane, RH10 3JA
Parish	Burstow
Site Area	4.79
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site has comprises a dwelling and associated land. There is a pond towards the north west of the site. The site is surrounded by farmland.
Site Specific Issues	The site is in the Green Belt
Existing Use	Residential with poultry houses currently not in use
Proposed Use	Mixed use
Promoted Site Capacity	50 employment floorspace - unknown

Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	37
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from other settlements and not close to any public transport facilities. Sustainable access to services and facilities would be limited. The site is, therefore, not in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site lies within the open countryside, is isolated from development and is some distance away from any settlement. On this basis, the site is considered unsustainably located and is unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

BUR022
Redcot, Weatherhill Common, RH6 9JF

SITE DETAILS	
HELAA Reference	BUR022
Site Address	Redcot, Weatherhill Common, RH6 9JF
Parish	Burstow
Site Area	0.23
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is a corner plot, containg a large house. To the north is greenfield, to the east is the M23 which separates it from Smallfield settlement. To the south are pockets of residential dwellings and to the west mature woodland.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Residential dwelling also used as a construction company address with associated office and parking for vehicles and trucks.

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	5 to 8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	46
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is close to the settlement of Smallfield and would have access to the services and facilities

ASSESSMENT OF SITE SUSTAINABILITY	
	available there. However the capacity of the settlement to accommodate housing growth will need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is isolated from the settlement of Smallfield with the M23 running between the two. Development would also be located in the Green Belt and open countryside. Further to this, the site is subject to Surface Water flood risk within Flood Zone 2 and part within Flood Zone 3. Site is therefore, unsustainably located and not considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

BUR023
Land at Church Road Burstow, RH6 9RG

SITE DETAILS	
HELAA Reference	BUR023
Site Address	Land at Church Road Burstow, RH6 9RG
Parish	Burstow
Site Area	5.75
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is an open field to the south of Church Lane. To the east are pockets of residential dwellings, to the south and immediately west open fields.
Site Specific Issues	The site is in the Green Belt and the setting of the Church Road Conservation Area, which is to the west of the site.
Existing Use	Horse Grazing
Proposed Use	Residential
Promoted Site Capacity	172

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – setting of Church Road CA to the west
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from other settlements and access to services and facilities would be limited. The site is, therefore, not in a sustainable location for the scale of development proposed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is subject to flood risk from Flood Zone 2 and 3 with access also subject to Surface Water flood risk. The northern part of the site is identified as a Biodiversity Opportunity Area (BOA) due to its close proximity to River Mole (plus tributaries). The site is isolated from any main settlement and would represent development in the open countryside. The site is also within the Green Belt. When these aspects are considered together the site is unsustainably located and unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

BUR024
Redeham Hall, Redeham Industrial Yard, Land Adj Redeham Hall, Redehall Road, Smallfield, RH6 9RJ

SITE DETAILS	
HELAA Reference	BUR024
Site Address	Redeham Hall, Redeham Industrial Yard, Land Adj Redeham Hall, Redehall Road, Smallfield, RH6 9RJ
Parish	Burstow
Site Area	78.20
Brownfield / Greenfield	BF / GF
Relevant Planning History	2024/1001 – planning application for employment development withdrawn. 2024/203 – planning application for employment refused and appeal allowed.
Site Description	The site is a large area of land comprises a mix of open undeveloped fields and previously developed land. Access to the site is via Redehall road. The nearest bus stop is Redeham Hall b/stop and its located by the site. It is surrounded by open

SITE DETAILS	
	greenbelt land to the north and east and south west of the site.
Site Specific Issues	The part of the site that is previously developed is within a mixture of FZ2 and FZ3. This is also potentially where the site will be accessed from. The site is in the Green Belt.
Existing Use	Groundworks Contractors Yard - with offices, workshops, outside storage. Offices, Agriculture
Proposed Use	Mixed use
Promoted Site Capacity	10
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF / GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	39
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from other settlements and access to services and facilities would be limited albeit part of the site is in use for employment land.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site includes an existing industrial / employment area, which is previously developed land. While it is isolated from a main settlement, its established employment use is a material consideration that could support some limited additional related uses. Its isolated location, however, would not make it a suitable location for housing and further analysis would be required on the suitability of the large areas of open land that have been promoted, all of which falls within the Green Belt where restrictive policy applies. The site is subject to a number of constraints, including areas of Flood Zones 2 and 3 across the central, north-western and south-western parts of the site, as well as surface water flood risk. There are also environmental considerations, including proximity to a biodiversity opportunity area along the north-eastern boundary and Tree Preservation Orders (TPOs) to the south. Overall, while the site is not considered appropriate for housing, it should remain under consideration for employment purposes in view of its existing use and subject to further assessment of flood risk and other environmental constraints.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BUR025
Land west of West Park Road, Copthorne

SITE DETAILS	
HELAA Reference	BUR025
Site Address	Land west of West Park Road, Copthorne
Parish	Burstow
Site Area	1.50
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Open fields bordered by mature trees on its east, south and northern boundaries. To the south are residential properties that fall within Mid Sussex.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Grazing / cutting of hay
Proposed Use	Residential
Promoted Site Capacity	84
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

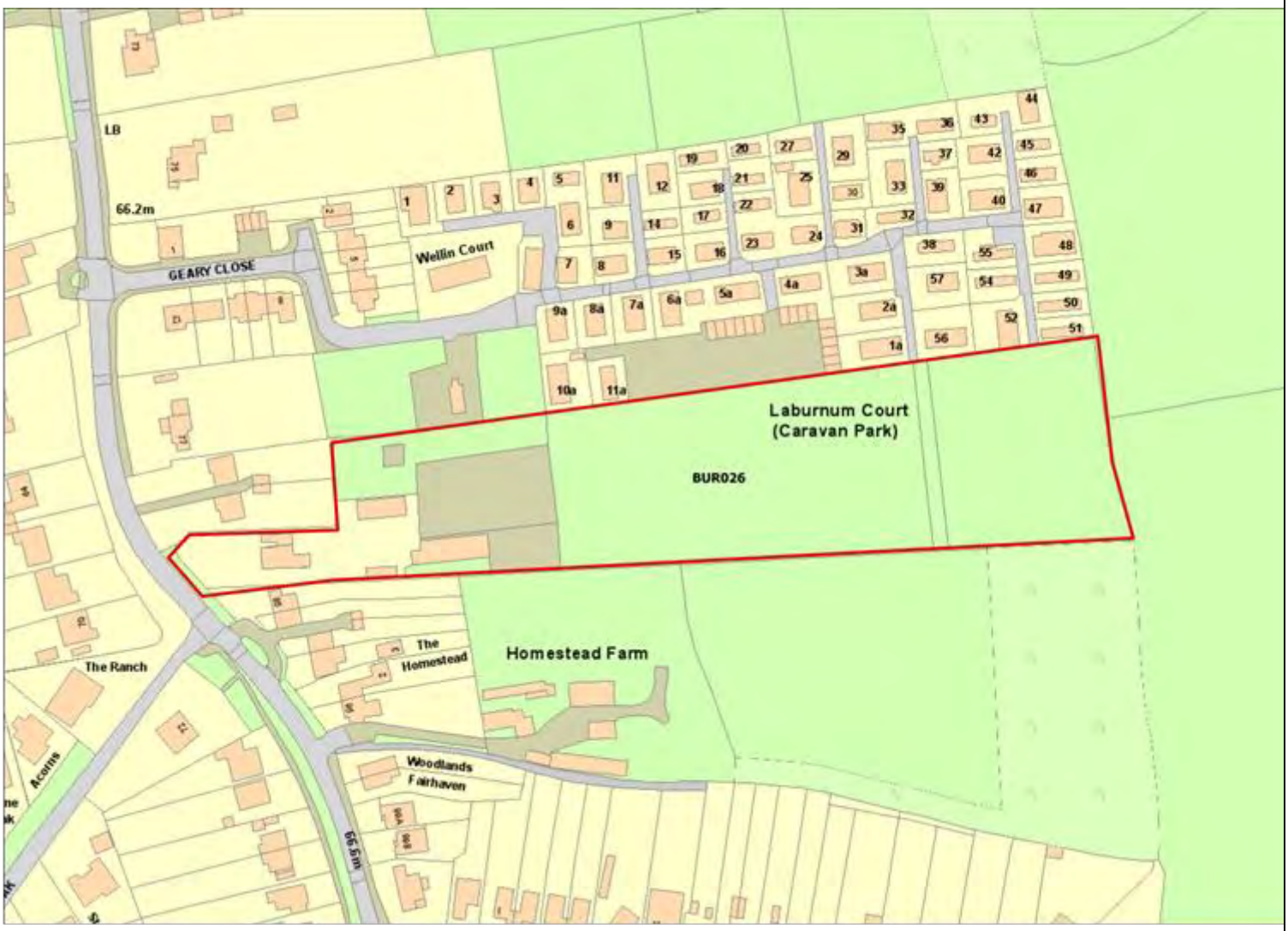
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	47
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is not close to any settlements within Tandridge District. It is close to existing residential development that forms part of the wider Copthorne settlement in Mid Sussex. Accordingly, it would have some degree of access to local services in Copthorne. The capacity for Copthorne to accommodate additional growth would be subject to discussions with Mid Sussex District Council.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Advisor to the owner
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site occupies a corner parcel to the west of West Park Road and lies within the Green Belt. It is enclosed in part by mature trees along its boundaries, which contribute to local character but may also influence the extent and form of any developable area. The means of access to the site is currently uncertain and would require further consideration, including the potential to achieve a safe and suitable point of access from West Park Road or adjacent land. The site's Green Belt designation will be a key consideration, with any development needing to be assessed in terms of its impact on openness and consistency with national and local policy. Overall, while there are uncertainties relating to access and Green Belt constraints, the site should remain under assessment pending further work to establish whether an appropriate and policy-compliant form of development could be achieved.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

BURO26
83 Redehall Road, RH6 9QA



SITE DETAILS	
HELAA Reference	BURO26
Site Address	83 Redehall Road, RH6 9QA
Parish	Burstow
Site Area	2.80
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site bordered on the east by Redehall Road. There are pockets of linear residential development to the west and south of the site. To the east and north are open fields. The site is adjacent to the land occupied by a number of static caravans and associated hardstanding.
Site Specific Issues	The site is in the Green Belt
Existing Use	Residential and equestrian facilities
Proposed Use	residential

SITE DETAILS	
Promoted Site Capacity	30-40
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Do major constraints prevent significant new development from coming forward on this site?	No
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	43
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is to the south of Smallfield and of itself in an isolated location. It does form part of an existing

ASSESSMENT OF SITE SUSTAINABILITY	
	linear cluster of residential dwellings along Redehall Road and there would be some limited access to services in Smallfield. Overall the site is not in a highly sustainable location and most services would be accessed by the private car.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Landowner
Single or Multiple Ownership	tbd
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and forms part of a small cluster of existing residential development; however, it is not well related to any defined settlement. As such, the site is relatively isolated in spatial terms and does not represent a clear or logical extension to an identified settlement pattern. Any development would need to be carefully assessed in relation to Green Belt policy, particularly with regard to impacts on openness and the extent to which the site relates to the existing built form. Notwithstanding these considerations, the presence of established development in the immediate vicinity provides some context for potential infill or consolidation. The site should therefore remain under assessment, subject to further consideration of Green Belt impacts and overall spatial coherence.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH001
Site of Surrey County council retirement home, now derelict Foxon Lane, Caterham, CR3 5SN

SITE DETAILS	
HELAA Reference	COH001 (the site was also submitted separately under COH003 and COH007; this single assessment applies to these duplicate records.)
Site Address	Site of Surrey County council retirement home, now derelict, Foxon Lane, Caterham, CR3 5SN
Parish	Caterham on the Hill
Site Area	0.53
Brownfield / Greenfield	BF
Relevant Planning History	2025/1012 - 20 affordable homes - Pending
Site Description	Previously developed site comprises former care home building. Surrounded by development and within the urban area.
Site Specific Issues	Trees on site subject to TPO
Existing Use	Vacant care home site
Proposed Use	Residential

SITE DETAILS	
Proposed Site Capacity	20
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 4/1997/TAN
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	66
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is within the urban area of Caterham, which as a category 1 settlement is considered to be a sustainable location in principle.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There is currently a live planning application on this site. The suitability of this site will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH002
Land east of Whyteleafe Road, Caterham, Surrey, CR3 5EF

SITE DETAILS	
HELAA Reference	COH002
Site Address	Land east of Whyteleafe Road, Caterham, Surrey, CR3 5EF
Parish	Caterham on the Hill
Site Area	1.49
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is an open field in use as a paddock and woodland. It lies in the open green gap between Caterham and Caterham Valley. To the east of the site is woodland, which helps separates Caterham from Caterham valley. To the west of the site are residential uses.
Site Specific Issues	The site is in the Green Belt. Mature trees exist on the site's boundaries.

SITE DETAILS	
Existing Use	Paddock and woodland
Proposed Use	Residential
Proposed Site Capacity	55
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

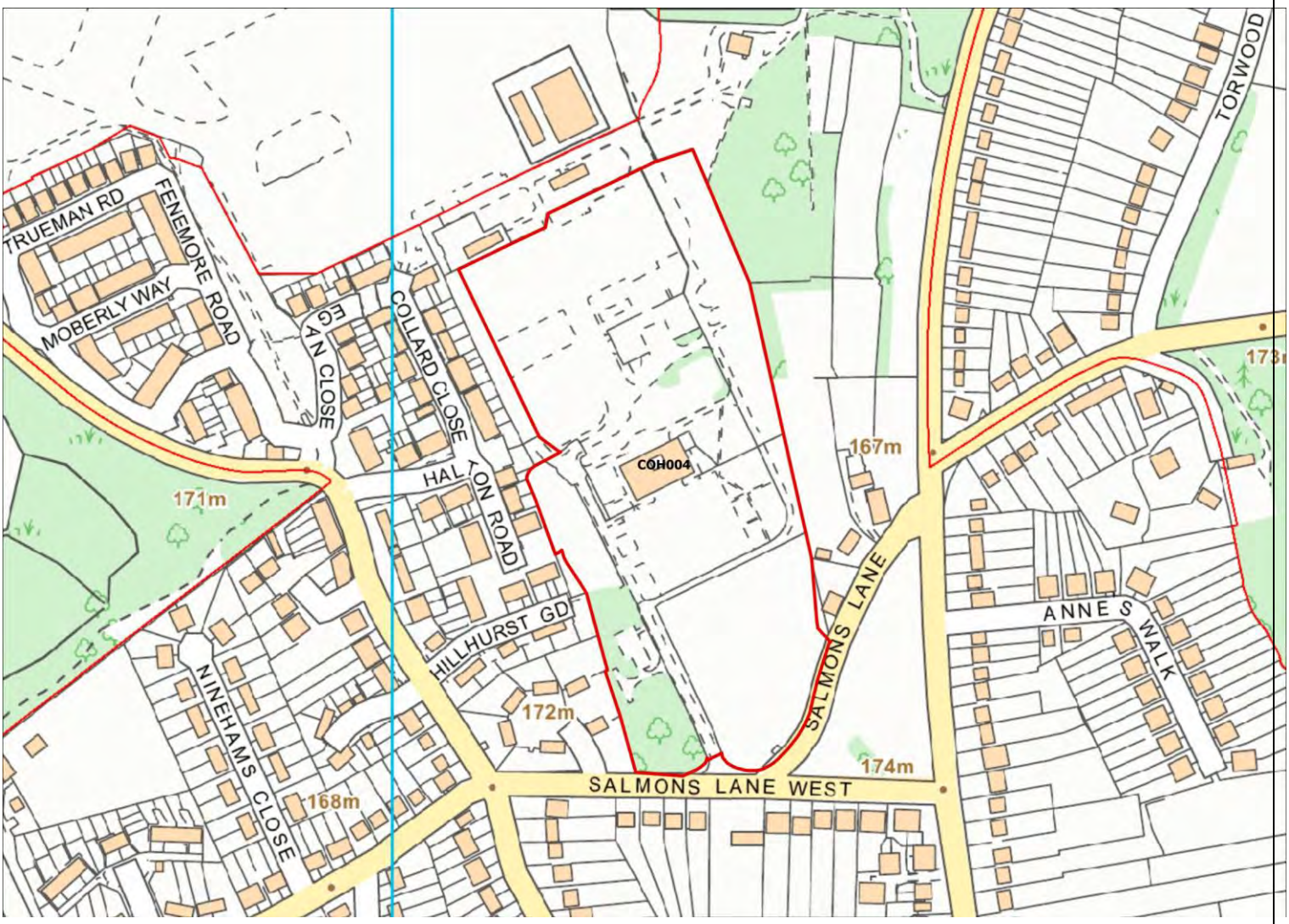
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	70
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located just outside the Caterham on the Hill settlement boundary, where there is some access to bus services and local shops and facilities. However, its position beyond the defined boundary may limit the convenience of access on foot and does not represent a clear continuation of the built-up area. While the proximity to the settlement offers some sustainability benefits, these are relatively modest and do not fully offset the site's edge-of-settlement location. The ability of Caterham on the Hill to accommodate additional growth in a sustainable manner will also require further consideration.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	6 to 10 years

CONCLUSIONS	
Suitability Assessment	The site is located close to Caterham on the Hill but is not directly connected to the settlement boundary, with intervening residential properties separating it from the defined built-up area. As a result, development would extend into the countryside and contribute to the erosion of the gap between Caterham on the Hill and Caterham Valley. The site has a limited relationship with the existing built form and would be unlikely to deliver a coherent or well-integrated extension to the settlement. It is also identified as having high landscape sensitivity and/or landscape value, representing a significant constraint. Overall, the site is not currently considered suitable for development; however, it will remain under assessment pending further consideration of Green Belt, landscape and traffic impacts.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH004
Land at Kenley Aerodrome, Victor Beamish Avenue, Caterham, CR3 5FX



SITE DETAILS	
HELAA Reference	COH004
Site Address	Land at Kenley Aerodrome, Victor Beamish Avenue, Caterham, CR3 5FX
Parish	Caterham on the Hill
Site Area	5.86
Brownfield / Greenfield	BF
Relevant Planning History	2023/878 - 80 homes – planning permission approved at appeal
Site Description	The site comprises buildings formerly used by RAF Kenley Aerodrome. Immediately north of the site is the aerodrome itself. To the west of the site are residential buildings. Immediately to the east of the site is woodland. The site is on the edge of the main settlement of Caterham.

SITE DETAILS	
Site Specific Issues	The site does not appear to have any access or major topographical issues, however there are a number of trees on the site which any development would need to be mindful of. There is a Grade II Listed building within the site, the Former Dining Room for the former RAF Kenley.
Existing Use	The existing use is a former military facility.
Proposed Use	Residential
Proposed Site Capacity	80
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 10/1998/TAN - site covered by TPO but large part of site is also brownfield. TPO might need modifying.
Listed Buildings	Yes – Grade II Listed Former RAF Dining Room within the site
Conservation Area	Yes – Within the Kenley Aerodrome CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	60
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located just outside the Caterham on the Hill settlement. The site's sustainability credentials have been confirmed by the grant of planning permission for 80 units on the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site has planning permission for residential use for 80 dwellings under permission 2023/878 and, therefore, considered to be suitable for the proposed residential use.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH005
3 Poplar Walk, Caterham, Surrey, CR3 5US

SITE DETAILS	
HELAA Reference	COH005
Site Address	3 Poplar Walk, Caterham, Surrey, CR3 5US
Parish	Caterham on the Hill
Site Area	0.02
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	This section has not been completed due to the site not meeting the size threshold for consideration.
Site Specific Issues	None identified
Existing Use	B1 and B8
Proposed Use	Residential
Proposed Site Capacity	3
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	This section has not been completed due to the site not meeting the size threshold for consideration.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	This section has not been completed due to the site not meeting the size threshold for consideration.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH006
148 Salmons Lane, CR3 0HA

SITE DETAILS	
HELAA Reference	COH006
Site Address	148 Salmons Lane, CR3 0HA
Parish	Caterham on the Hill
Site Area	0.72
Brownfield / Greenfield	Part BF / Part GF
Relevant Planning History	N/A
Site Description	The site comprises a dwelling at the front of the site with access onto Salmons Lane. The majority of the site is then subject to extensive tree coverage. The immediate surrounding area to the north and east is woodland, with the Kenley Aerodrome site to the west.
Site Specific Issues	The western edge of the site is within the Kenley Aerodrome CA and the remainder within its setting. The site is also in the setting of the Grade II Listed

SITE DETAILS	
	former RAF dining hall building to the west. Extensive tree coverage subject to TPO could limit the developable area of the site.
Existing Use	Dwelling and associated land
Proposed Use	Residential
Proposed Site Capacity	20
Could site form part of larger site?	Yes – adjacent land either side is also under consideration in the HELAA

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 10/1998/TAN
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY

Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	60
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located just outside the defined settlement boundary of Caterham, which provides access to a range of services, facilities and public transport options. However, its position beyond the boundary may limit the ease of access on foot and does not represent a clear continuation of the built-up area. The ability of the settlement to accommodate additional growth in a sustainable manner will also need to be carefully assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises predominantly open land and woodland, with Tree Preservation Orders present, which represent a significant constraint to development. The site is located in proximity to the settlement edge of Caterham on the Hill, although it does not directly adjoin the defined settlement boundary and has a limited relationship with the existing built-up area. It is also located within the Green Belt, and any development would need to be carefully assessed in terms of its impact on openness and compliance with national and local policy. In addition, part of the site lies within a Conservation Area, with the remainder falling within its setting, and it also forms part of the setting of an adjacent Grade II listed building. Potential impacts on heritage assets and their settings will therefore be an important consideration. Overall, the site's wooded character, TPO constraints, Green Belt designation, heritage sensitivities and limited spatial relationship with the settlement edge present notable constraints to its suitability. The site will remain under assessment, pending further consideration of these factors.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH008
The former Sea Cadets site, The Grove, Caterham, CR3 5QP

SITE DETAILS	
HELAA Reference	COH008
Site Address	The former Sea Cadets site, The Grove, Caterham, CR3 5QP
Parish	Caterham on the Hill
Site Area	0.36
Brownfield / Greenfield	BF
Relevant Planning History	2024/1378 – planning permission granted for 16 affordable homes
Site Description	The site comprises three single storey buildings and a mixture of hardstanding and grass. To the north of the site is woodland, which is also designated as a National Nature Reserve, while the rest of the surrounding area is residential.
Site Specific Issues	Planning permission on site has resolved any site specific issues.

SITE DETAILS	
Existing Use	Previously the site was used by the Sea cadets who have vacated the site.
Proposed Use	Residential
Proposed Site Capacity	16 homes
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	68
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site's sustainability credentials have been confirmed through the grant of planning permission.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner / Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site has permission for 16 dwellings under Ref: 2024/1378, which confirms the site is suitable for residential development
Initial conclusion on suitability	**Suitable - has PP**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH009
1 Coulsdon Road, Caterham, Surrey, CR3 5NE

SITE DETAILS	
HELAA Reference	COH009
Site Address	1 Coulsdon Road, Caterham, Surrey, CR3 5NE
Parish	Caterham on the Hill
Site Area	0.10
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Existing commercial buildings occupied by car rental businesses
Site Specific Issues	None identified
Existing Use	The site is currently occupied by a car hire company who use the space as a car showroom and for ancillary office purposes.
Proposed Use	Mixed use
Proposed Site Capacity	7 non-residential floorspace - unknown

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

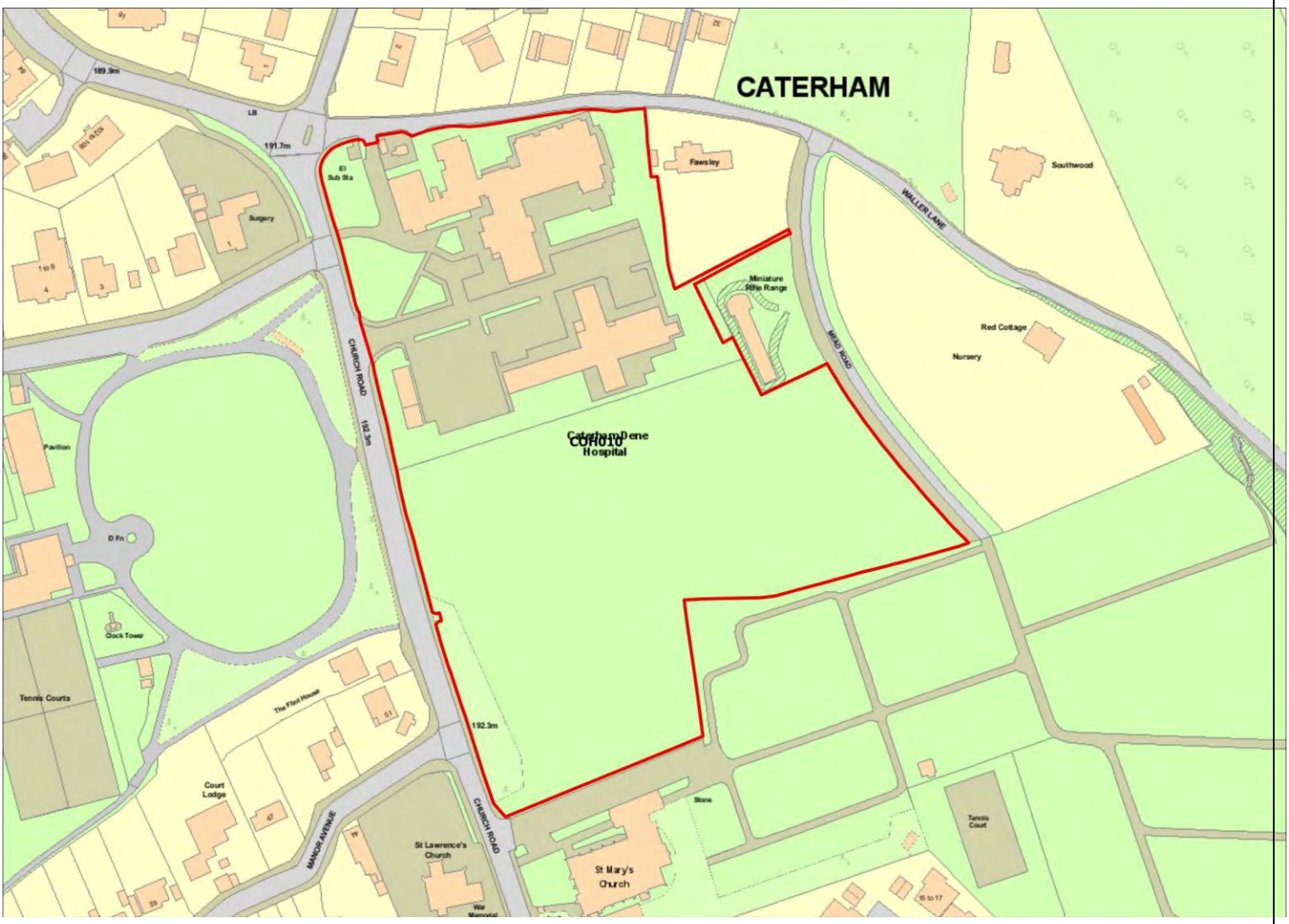
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is in the urban area where the principle of development is acceptable in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	6 to 10 years

CONCLUSIONS	
Suitability Assessment	The site comprises a small parcel of previously developed land located within an established residential area of Caterham. It is well contained by surrounding built development and has a clear and direct relationship with the existing urban form, rather than the adjoining open land to the west. The site benefits from a sustainable location, with good access to local services, facilities and public transport, and is considered to represent a typical infill or redevelopment opportunity within the built-up area. Given its scale, the site is likely to be capable of accommodating a modest level of residential development (as promoted), with access achievable from the surrounding highway network, subject to detailed design.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH010 and COH011
Caterham Dene Community Hospital, Church Road, Caterham, CR3 5RA



SITE DETAILS	
HELAA Reference	COH010 and COH011
Site Address	Caterham Dene Community Hospital, Church Road, Caterham, CR3 5RA
Parish	Caterham on the Hill
Site Area	2.53
Brownfield / Greenfield	BF / GF
Relevant Planning History	N/A
Site Description	The site comprises Caterham Dene Hospital and its associated buildings, set within a wider parcel of land that includes areas of open space and landscaped grounds. The built form is concentrated in the northern part of the site, with frontage onto Church Road, while the southern and eastern parts of the site are predominantly open and less developed. The site is bounded by existing

SITE DETAILS	
	residential properties to the west and north, with open land and recreational uses to the south and east.
Site Specific Issues	The site is in active community use and within the Green Belt. In setting of various listed buildings to the south.
Existing Use	Community Hospital, green space and woodland
Proposed Use	Mixed use
Proposed Site Capacity	30 - 60 non-residential floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Setting of Grade I Listed Church of St Lawrence, Grade II Listed Church of St Mary, Caterham War Memorial, Fowler Tomb and Bull Vault 12.
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	BF / GF
Landscape Sensitivity	Not available yet

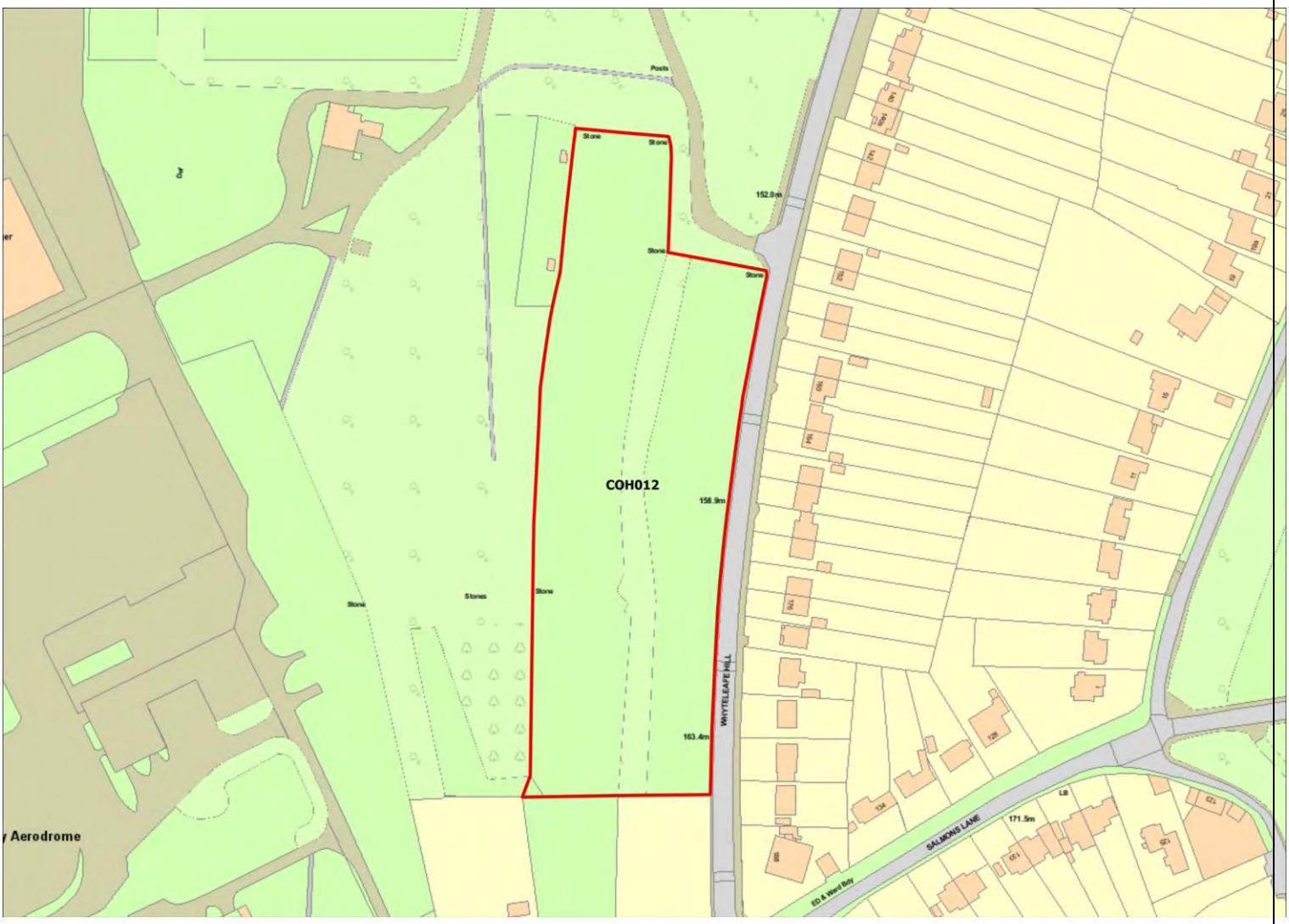
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	71
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the defined settlement boundary of Caterham, in a relatively peripheral location where access to the full range of day-to-day services and facilities is less convenient. While some services and public transport options are available within the wider area, the distance from the main built-up area is likely to limit opportunities for regular walking and cycling, increasing reliance on private vehicle use. Overall, the site is considered to have limited to moderate sustainability credentials, and its suitability will depend on further consideration of accessibility, connectivity, and the capacity of the wider settlement to accommodate growth in a sustainable manner.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Public land owning body
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site comprises Caterham Dene Hospital and its associated grounds, including a substantial area of open land to the south, and lies entirely within the Green Belt, where there is a strong policy presumption against inappropriate development. The hospital performs an important community and healthcare function, and the open land to the south provides potential for future expansion. The release of this land for alternative uses could prejudice the long-term provision and enhancement of essential health infrastructure. Development for residential or other non-community uses would represent encroachment into the countryside and harm to the openness of the Green Belt. While parts of the site are previously

CONCLUSIONS	
	developed, any redevelopment or intensification would need to demonstrate that it would preserve openness and not compromise the continued operation or future expansion of the hospital. Overall, the site is subject to significant policy and functional constraints, particularly in respect of Green Belt designation and its role as an established community facility and does not currently represent a suitable location for general development. However, it will remain under assessment pending further consideration of healthcare requirements, Green Belt impacts, and the potential for any limited or appropriate forms of development that support the ongoing use of the site.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

COH012
Land to the West of Whyteleafe Hill, Tandridge, CR3 0AE



SITE DETAILS	
HELAA Reference	COH012
Site Address	Land to the West of Whyteleafe Hill, Tandridge, CR3 0AE
Parish	Caterham on the Hill
Site Area	1.24
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises mostly green space and woodland with a dwelling to the south of the site. The immediate surrounding area is woodland, with residential buildings to the east and south of the site and the Kenley Aerodrome campus to the west of the site.

SITE DETAILS	
Site Specific Issues	The site is in the Green Belt, subject to extensive tree coverage and in the setting of the Kenley Aerodrome Conservation Area to the west.
Existing Use	Undeveloped open land.
Proposed Use	Residential
Proposed Site Capacity	37 - 69
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 34/TAN
Listed Buildings	No
Conservation Area	Yes – setting of Kenley Aerodrome CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	60
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the settlement edge of Caterham, which provides access to a range of services, facilities and public transport options. However, its position in the far north of the settlement may limit the ease of access on foot and does not represent a clear continuation of the built-up area. The ability of the settlement to accommodate additional growth in a sustainable manner will also need to be carefully assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the defined settlement boundary of Caterham. The site contains a number of trees, including a belt running through the site, which are likely to have landscape and amenity value and will need to be carefully considered as part of any development proposal. The site is also located within the Green Belt, and any development would need to be assessed in terms of its impact on openness and compliance with national and local policy. In addition, the site lies in proximity to a Conservation Area to the west, and potential impacts on its setting will be an important consideration. The site should remain under assessment pending further consideration of infrastructure impacts, layout, design, Green Belt implications, heritage setting, and the retention of important landscape features.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV001
Barnfield, War Coppice Road, Caterham, Surrey, CR3 6AS

SITE DETAILS	
HELAA Reference	CAV001
Site Address	Barnfield, War Coppice Road, Caterham, Surrey, CR3 6AS
Parish	Caterham Valley
Site Area	0.32
Brownfield / Greenfield	GF / BF
Relevant Planning History	N/A
Site Description	The site comprises a narrow, elongated parcel of land extending southwards from a trackway, alongside a road corridor. It includes a small cluster of built form and hardstanding at its southern end, with the remainder of the site largely consisting of linear land bordered by vegetation. The site is situated within a predominantly rural setting, surrounded by open land and limited built

SITE DETAILS	
	development, with properties located to the south-west.
Site Specific Issues	The site is in the Green Belt
Existing Use	Scaffold storage
Proposed Use	Residential
Proposed Site Capacity	6
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No – in proposed extension area to National Landscape

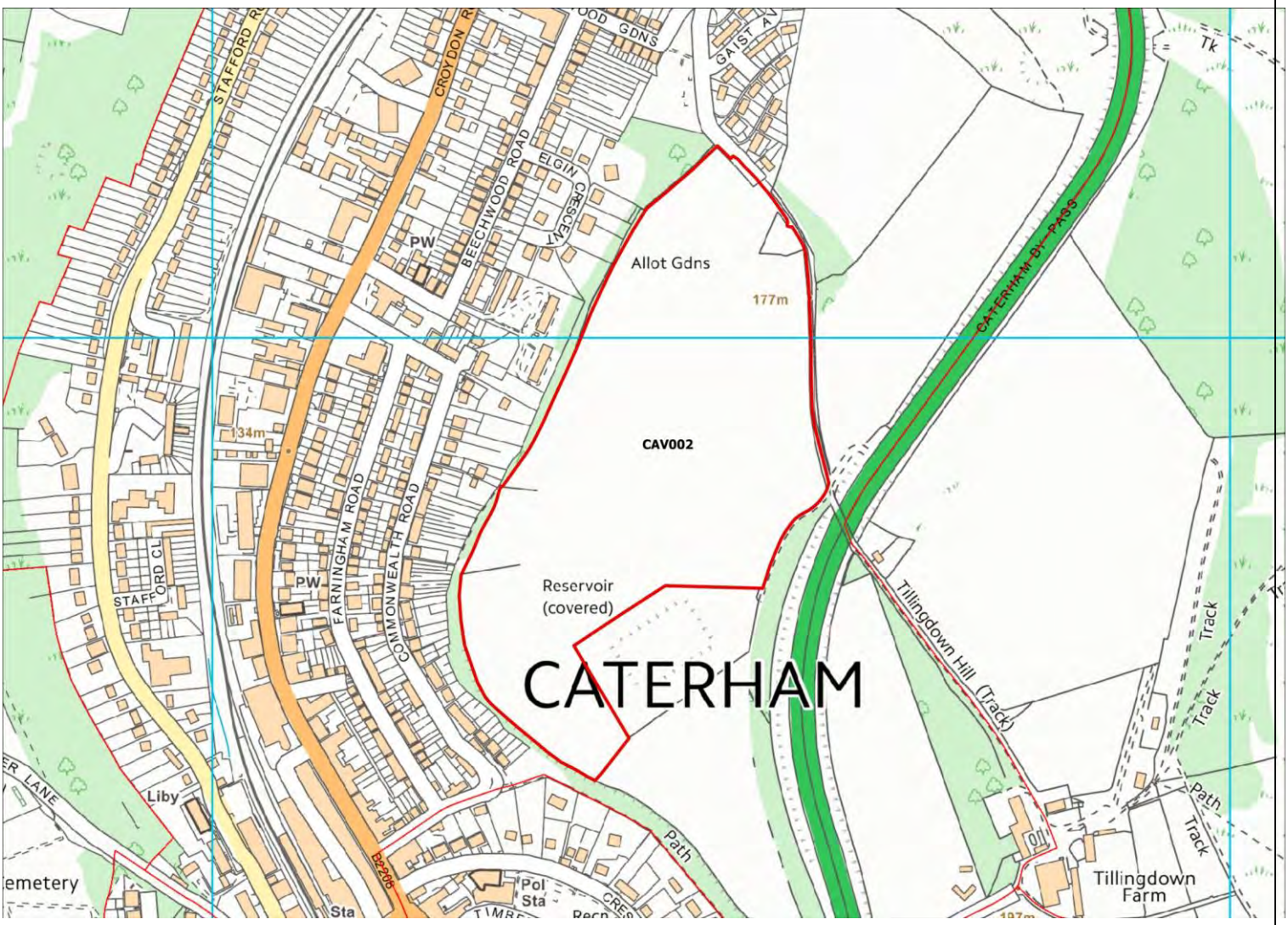
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	Yes - War Coppice Camp
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF / BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	This has not been undertaken as the site is wholly within the proposed extension to the Surrey Hills National Landscape.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site is within the Green Belt, SSSI impact risk zone and the site has an Ancient Monument designation. The site is also in the proposed NL extension area, which is a significant constraint to development. Furthermore, the site is isolated from any other settlements and for these reasons the site is unsuitable for residential development.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV002
Land adjacent to Caterham By-Pass, Caterham, CR3 6ND



SITE DETAILS	
HELAA Reference	CAV002
Site Address	Land adjacent to Caterham By-Pass, Caterham, CR3 6ND
Parish	Caterham Valley
Site Area	11.75
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises a large parcel of predominantly open land situated to the east of established residential development in Caterham. It is bounded by housing to the west and open land and infrastructure corridors to the east and south.
Site Specific Issues	The site is within the Green Belt and Surrey Hills National Landscape. TPOs on the site.
Existing Use	Open land

SITE DETAILS	
Proposed Use	Residential
Proposed Site Capacity	100-200
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No – Within National Landscape

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - Surrey Hills - 90% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 2/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	Site not assessed as within National Landscape

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site lies predominantly within the National Landscape, with only a small section falling outside the designation. It forms part of a wider, open and cohesive landscape which makes a significant contribution to the character, setting and visual amenity of the area. As such, development in this location would be likely to result in substantial harm to the landscape and would conflict with the objectives of the designation. The site is also located within the Green Belt, where there is a strong policy presumption against inappropriate development. Development would be likely to result in encroachment into the countryside and harm to the openness of the Green Belt, further reinforcing the site's sensitivity. In addition, the site lies within a SSSI Impact Risk Zone and in close proximity to areas of ancient woodland (within approximately 60m), indicating a high level of environmental sensitivity. These factors represent additional constraints and reinforce the need to protect the site from inappropriate development. While the site is located adjacent to the settlement boundary of Caterham Valley and has a degree of physical relationship with the built-up area, this is outweighed by the significant landscape and environmental constraints. Development would represent an encroachment into a valued landscape and would fail to conserve the natural beauty of the National Landscape. The site is therefore not considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

CAV003
79-85 Stafford Road, Caterham, Surrey, CR3 6JJ

SITE DETAILS	
HELAA Reference	CAV003
Site Address	79-85 Stafford Road, Caterham, Surrey, CR3 6JJ
Parish	Caterham Valley
Site Area	0.89
Brownfield / Greenfield	BF
Relevant Planning History	2024/858 - 43 dwellings - refused
Site Description	The site is currently occupied by four dwellings and a number of trees which occupy the majority of the site. To the east and north of the site are dwellings. South of the site is an industrial building and to the west of the site is woodland. The site is located in a predominantly residential area.
Site Specific Issues	Steep slopes and trees are a constraint present on this site. Concerns raised in the planning application related to access arrangements, increased traffic

SITE DETAILS	
	generation and on-street parking pressure. In addition, insufficient information was provided in relation to drainage.
Existing Use	Residential
Proposed Use	Residential
Proposed Site Capacity	43
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes - partially
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 239/TAN
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	62
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within the urban area and within walking distance to some services such as Caterham railway station. The ability of the settlement to accommodate new growth will need to be further assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the built-up area and comprises previously developed land in a sustainable location. However, a recent planning application (ref: 2024/858) for the scale of residential development proposed in this process has been refused permission. The reasons for refusal relate to the scale and intensity of development, resulting in overdevelopment of the site, harm to neighbouring amenity, and unacceptable impacts on the local highway network. This includes concerns regarding access arrangements, increased traffic generation and on-street parking pressure. In addition, insufficient information was provided in relation to drainage. These matters represent significant constraints and confirm that the site is not suitable for the scale of development proposed.
Initial conclusion on suitability	**Unsuitable**

CAV004
117, 119, 121 and 123 Tupwood Lane, CR3 6DF

SITE DETAILS	
HELAA Reference	CAV004
Site Address	117, 119, 121 and 123 Tupwood Lane, CR3 6DF
Parish	Caterham Valley
Site Area	1.82
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is currently occupied by 4 houses and associated land. To the north of the site are more dwellings.
Site Specific Issues	The south of the site is occupied by a number of TPO trees which may impact where development can take place. The southern section of the site is within an Area of Great Landscape Value, and to the south, east and west of the site are woodlands within the

SITE DETAILS	
	proposed NL extension area. The eastern part of the site borders a SINC.
Existing Use	Residential
Proposed Use	Residential
Proposed Site Capacity	5
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – Setting of proposed extension area
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 10/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - site bordered by SINC to the east
Areas of Great Landscape Value (AGLV)	Yes - south of site
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

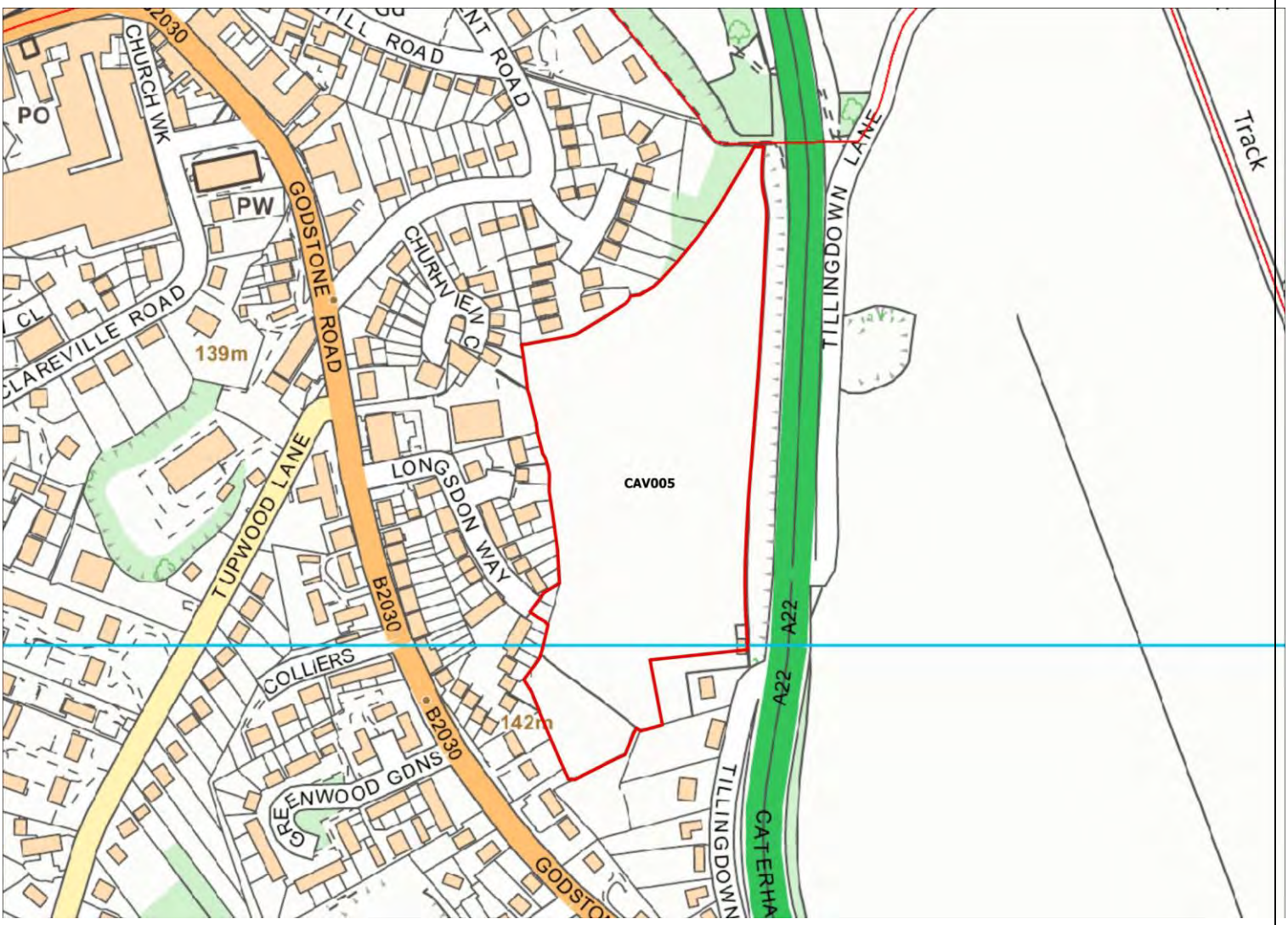
ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	54
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the south of Caterham, in a relatively peripheral position beyond the main built-up area. While some local services and facilities are accessible within the wider area, the distance from the settlement core is likely to limit opportunities for walking and cycling, resulting in a greater reliance on private vehicle use. Overall, the site is considered to have limited sustainability credentials due to its edge-of-settlement location and relative remoteness from the main range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt and comprises a number of existing residential buildings. It is located adjacent to the settlement boundary and has a clear relationship with the built-up area, indicating some potential for limited infilling or redevelopment. However, the site is subject to a number of constraints, including the presence of an Area of Great Landscape Value (AGLV) covering the southern part of the site, proximity to a Site of Importance for Nature Conservation (SINC), and a significant number of mature trees. These factors are likely to influence the developable area and the form of any development. It is also unclear how the proposed quantum of development could be accommodated alongside existing buildings in a manner consistent with Green Belt policy, particularly in terms of preserving openness. Overall, while the site benefits from its relationship with the settlement and existing residential use, its Green Belt designation and environmental constraints are likely to limit development potential but remains under assessment while further technical work is carried out.
Initial conclusion on suitability	**Under assessment**

CONCLUSIONS	
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV005
Land at Longsdon Way, Caterham, Surrey, CR3 6BN



SITE DETAILS	
HELAA Reference	CAV005
Site Address	Land at Longsdon Way, Caterham, Surrey, CR3 6BN
Parish	Caterham Valley
Site Area	3.97
Brownfield / Greenfield	GF
Relevant Planning History	2025/413 - 42 dwellings being considered at appeal
Site Description	The site is greenfield site, not in use for agricultural or recreational purposes. The site is on the edge of Caterham Valley's settlement boundary. To the east of the site is the Caterham Bypass (A22) and then more greenfield land. Immediately north, south and west of the site are dwellings, with Caterham Valley's main centre a short walk away.
Site Specific Issues	The site appears to have steep slopes and comprises chalk grassland. Access to the site by car is limited

SITE DETAILS	
	and any development would require this to be resolved. The site's proximity to the A22 may create a noise issue. The site is in the Green Belt.
Existing Use	Private greenfield not used for agricultural or recreation purposes.
Proposed Use	Residential
Proposed Site Capacity	42
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

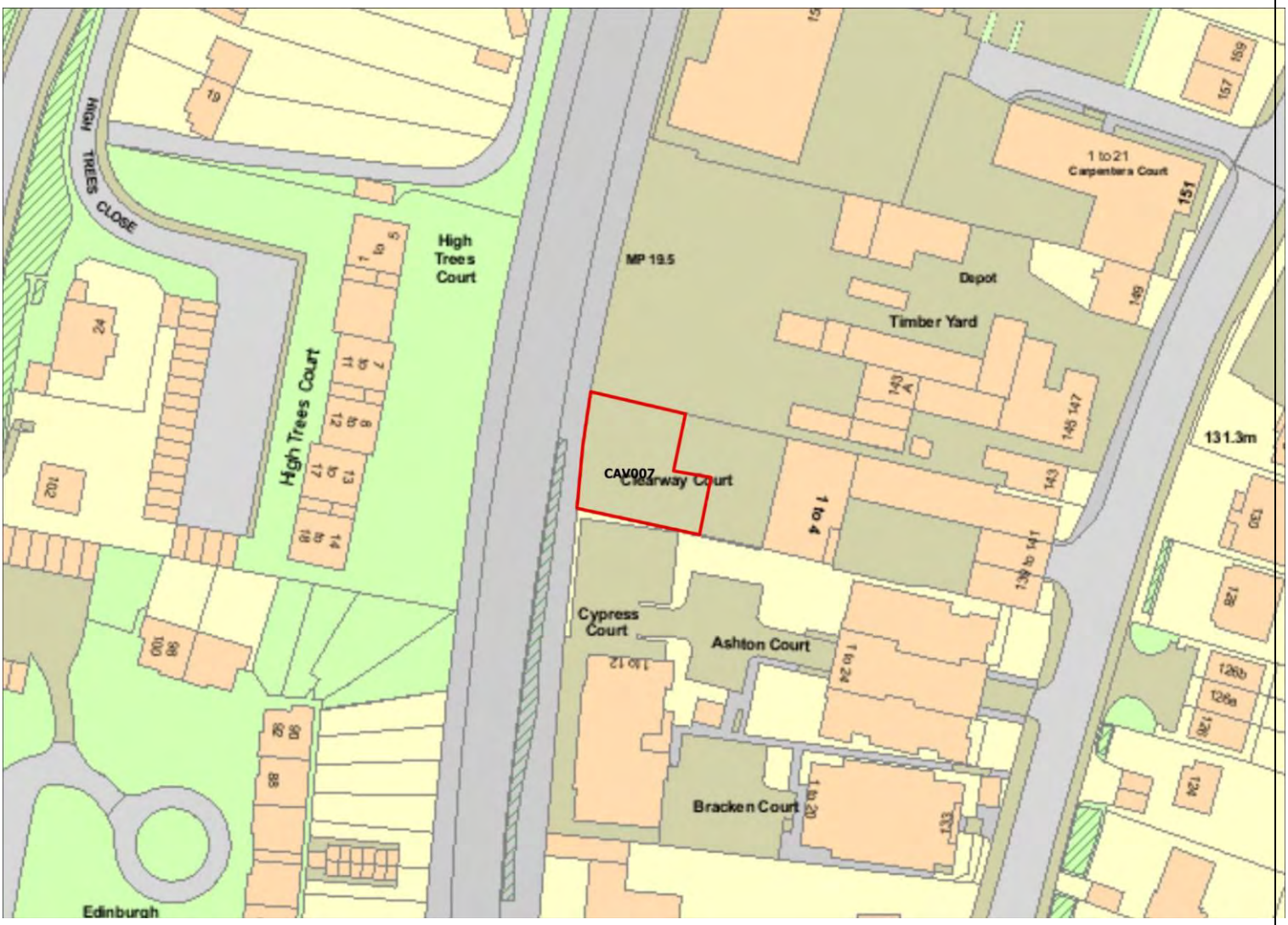
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	57
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is on the edge of Caterham Valley's settlement boundary, which is a settlement with access to a range of services, facilities and public transport options. The ability of the settlement to accommodate new growth will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner / Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	A planning application for residential development of the site (42 affordable homes) is currently subject to an appeal. The acceptability of the proposed development, including matters relating to the principle of development and site-specific constraints, will be determined through the appeal process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV007
Land to the Rear of Clearway Court, 139 Croydon Road, Caterham, CR3 6PF



SITE DETAILS	
HELAA Reference	CAV007
Site Address	Land to the Rear of Clearway Court, 139 Croydon Road, Caterham, CR3 6PF
Parish	Caterham Valley
Site Area	0.03
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is in the urban area with dwellings adjacent to the south and east of the site. To the west of the site is a used car dealer, separated by a road, while to the north of the site is a timber merchants. The site itself is open and forms the rear of a recently completed block of flats.
Site Specific Issues	The site is currently accessed by going through a block of flats and using that access point from the

SITE DETAILS	
	main road. A railway line is also adjacent to the site that could raise issues with noise and amenity for future occupants.
Existing Use	N/A
Proposed Use	Residential
Proposed Site Capacity	Comprising Four x 2 Bedroom and Five x 1 Bedroom Flats
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	68
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within the urban area and close to some services including Caterham railway station to the south. The ability of the settlement to accommodate new growth will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site could potentially accommodate a small block of flats by extending the existing site. However, there could be issues with access and needing to use that which exists for the front of the site. The site being in the urban area indicates it might be suitable in principle subject to access being resolved. The site is also potentially too small to consider as an allocation but could be included within a windfall allowance.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV008
Land to west of Markfield Road, Caterham and south east of St. Katherines Road, CR3 6SU

SITE DETAILS	
HELAA Reference	CAV008
Site Address	Land to west of Markfield Road, Caterham and south east of St. Katherines Road, CR3 6SU CR3 6ST
Parish	Caterham Valley
Site Area	6.32
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises a parcel of open land situated between established residential areas to the west and north and Valley Sports Ground to the north-east. The site is subject to extensive tree cover.
Site Specific Issues	The site is in the Green Belt and covered in trees. The proposed access does not appear to be suitable for the scale of development proposed.
Existing Use	Countryside

SITE DETAILS	
Proposed Use	Residential
Proposed Site Capacity	60 units+
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No – Within proposed extension area for Surrey Hills National Landscape

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 41/C&W (100% coverage)
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 100% coverage
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	Not undertaken due to range of significant constraints that affect the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site/Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a substantial parcel of land located to the rear of existing residential properties and is primarily accessed via a long and narrow frontage. As such, development would rely on an extended access into the site, resulting in a backland form of development that would be poorly related to the existing settlement pattern and would fail to integrate effectively with the established built form. The site is subject to significant environmental constraints, including extensive coverage by a Site of Nature Conservation Importance (SNCI) and the presence of protected trees (TPOs). The site is also within the proposed extension area to the National Landscape, which together with other issues indicate a high level of ecological and landscape sensitivity. These factors would substantially limit the developable area and may result in harm to these features or require significant mitigation. In addition, the site lies within the Green Belt, where there is a strong policy presumption against inappropriate development. The proposed form of development would be likely to result in encroachment into the countryside and harm to the openness of the Green Belt. Furthermore, the depth and scale of the site, combined with the constrained access arrangement, would make it difficult to achieve a coherent and well-designed layout that responds appropriately to both the urban edge and adjacent open countryside. Taken together, the site's poor relationship with the existing settlement, reliance on a long and constrained access, significant ecological and landscape constraints, and Green Belt designation

CONCLUSIONS	
	mean that it is not considered capable of delivering an acceptable form of development. The site is therefore considered unsuitable.
Initial conclusion on suitability	**Unsuitable**

CAV009
Land to the West Side of Harestone Lane, Caterham, Surrey, CR3 6BD

SITE DETAILS	
HELAA Reference	CAV009 (also includes CAV006, which was a duplicate submission)
Site Address	Land to the West Side of Harestone Lane, Caterham, Surrey, CR3 6BD
Parish	Caterham Valley
Site Area	1.10
Brownfield / Greenfield	GF / BF
Relevant Planning History	N/A
Site Description	The majority of the site is covered by trees, with one dwelling occupying the north-west corner of the site. There are dwellings to the east of the site but woodland surrounds the rest of the site.
Site Specific Issues	The site is occupied mostly by trees which may prevent any significant development from taking place. The site is within the Green Belt.

SITE DETAILS	
Existing Use	Garden land/woodland
Proposed Use	Residential
Proposed Site Capacity	6
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 1

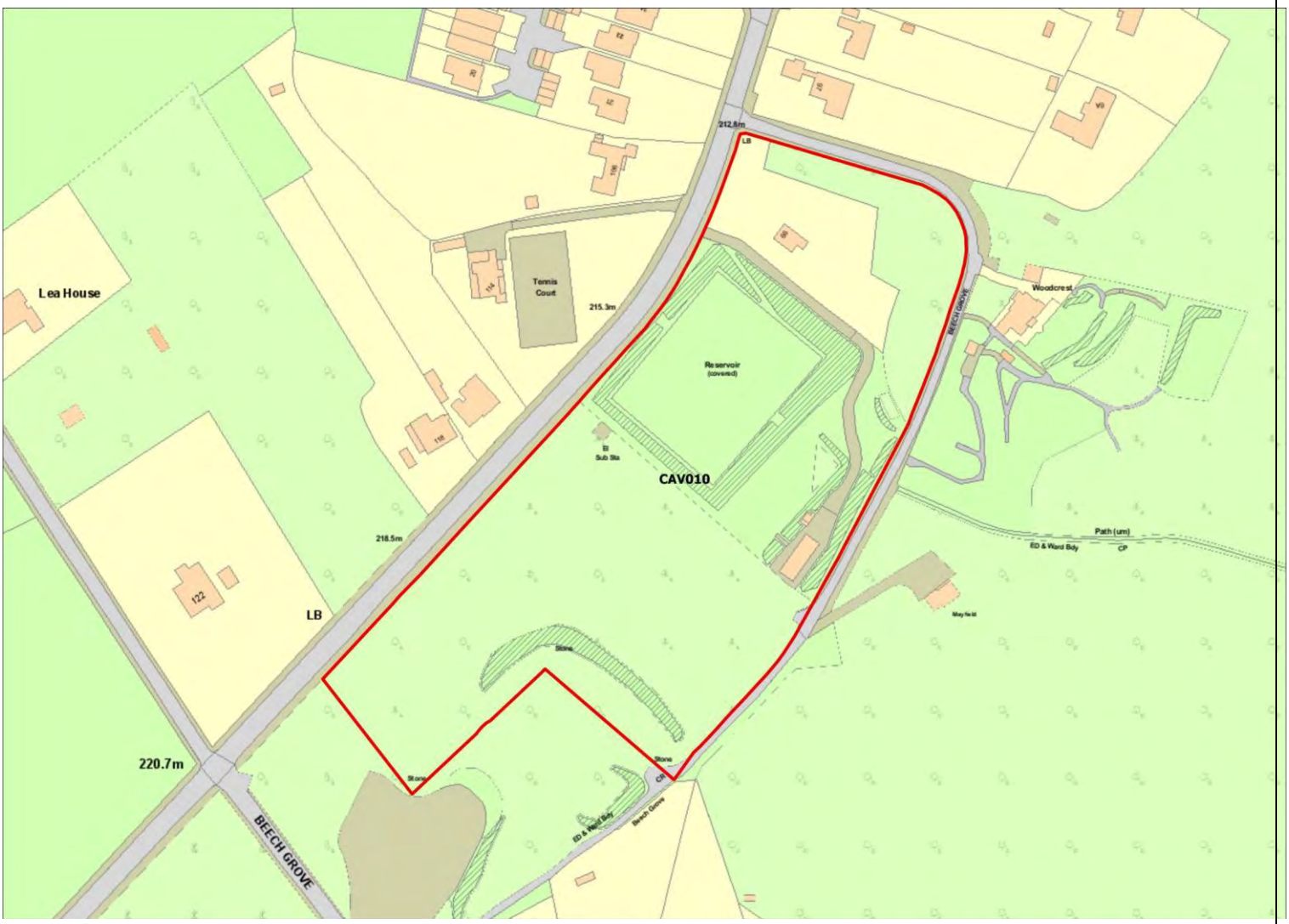
ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located at the southern extent of Caterham, adjacent to but outside the defined settlement boundary. While some local services and facilities are available within the wider area, the site's peripheral position is likely to limit opportunities for convenient walking and cycling, resulting in a greater reliance on private vehicle use. Overall, the site is considered to have limited to moderate sustainability credentials, reflecting its proximity to the settlement but constrained by its edge-of-settlement location and reduced accessibility compared to more central sites.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt and comprises a largely undeveloped parcel containing a single dwelling set within extensive mature tree cover. Despite its proximity to the settlement edge of Caterham Valley, the site does not form a well-related or contained extension to the built-up area and is more closely associated, both visually and functionally, with the surrounding countryside. Development in this location would result in an isolated and incongruous form of backland development, extending into the countryside in a manner that would not reflect the established settlement pattern. The presence of an existing dwelling does little to alter the site's predominantly open and verdant character. The site is heavily constrained by mature trees throughout, which are likely to have significant landscape and amenity value. These features would substantially limit the developable area and severely constrain the ability to deliver a cohesive and policy-compliant scheme without resulting in the loss or degradation of important landscape features. Overall, the site is subject to fundamental constraints arising from its Green Belt designation, weak relationship with the existing built form, and

CONCLUSIONS	
	extensive tree coverage. It is therefore unlikely to represent a suitable location for development. However, the site will remain under assessment pending further consideration of Green Belt impacts and infrastructure matters.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV010
Land at Stanstead Road, Caterham, CR3 6AE



SITE DETAILS	
HELAA Reference	CAV010
Site Address	Land at Stanstead Road, Caterham, CR3 6AE
Parish	Caterham Valley
Site Area	2.12
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The southern portion of the site where development is proposed is mostly woodland. The rest of the site is occupied by a covered reservoir and single dwelling house. There are a few dwellings to the north of the site and a few dotted around in other directions, but the majority of the surrounding area is also woodland.
Site Specific Issues	There is a reservoir on the site which the developer has stated will remain in-situ. The majority of the site

SITE DETAILS	
	is woodland and occupied by a number of trees. The site is in the Green Belt
Existing Use	Residential / reservoir
Proposed Use	Residential
Proposed Site Capacity	45
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	LANDFILL
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

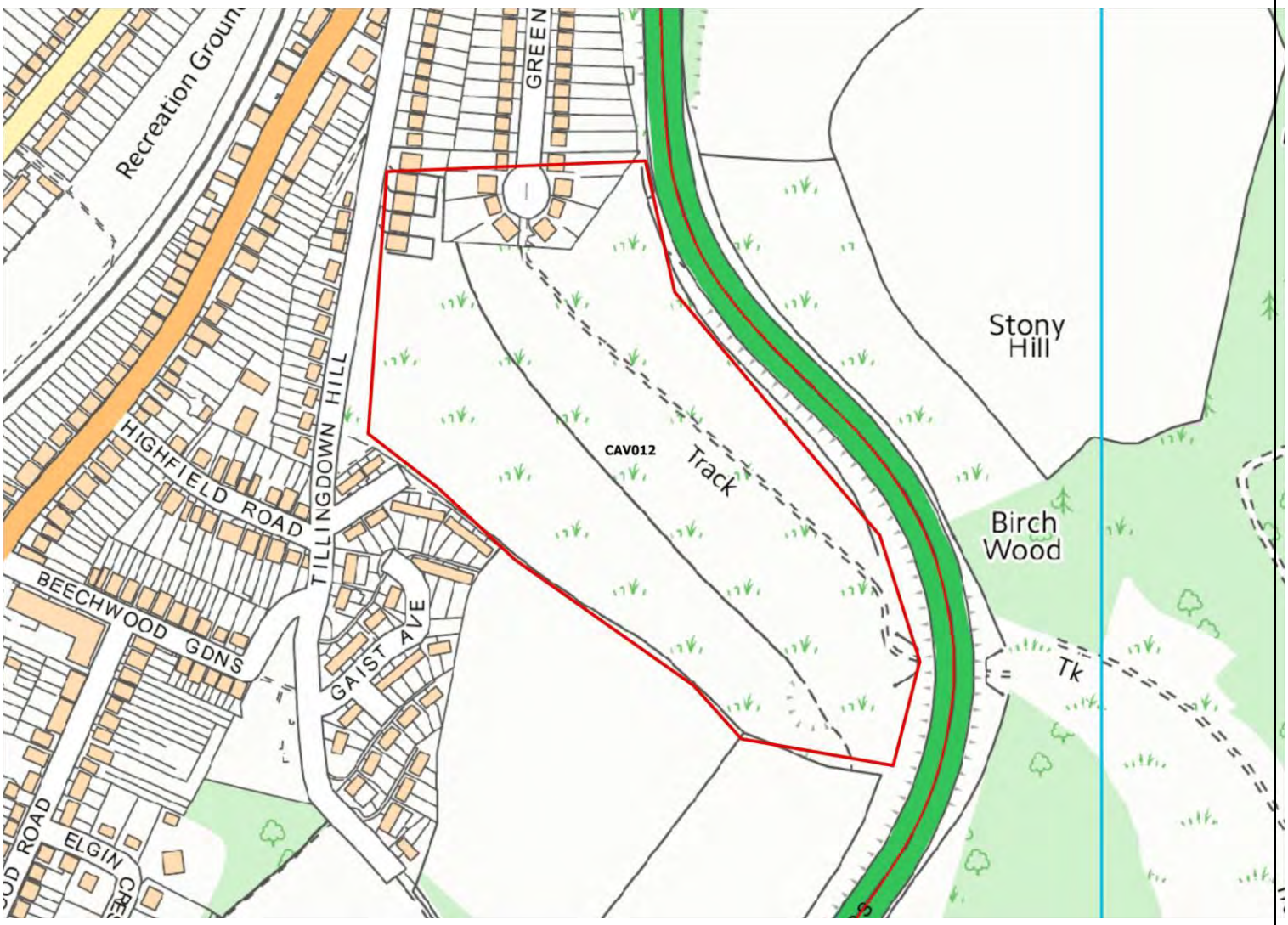
ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	46
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located at the southern extent of Caterham, adjacent to but outside the defined settlement boundary. While some local services and facilities are available within the wider area, the site's peripheral position is likely to limit opportunities for convenient walking and cycling, resulting in a greater reliance on private vehicle use. Overall, the site is considered to have limited to moderate sustainability credentials, reflecting its proximity to the settlement but constrained by its edge-of-settlement location and reduced accessibility compared to more central sites.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt and is located adjacent to the settlement boundary of Caterham Valley along part of its northern edge. While this provides a limited relationship with the built-up area, the majority of the site extends southwards into open countryside and does not form a well-contained or logical extension to the settlement. Development in this location would be likely to result in encroachment into the countryside and could appear uncharacteristic and poorly integrated with the existing pattern of development, particularly given the site's depth and orientation away from the settlement edge. The site is further constrained by the presence of a covered reservoir within its central area, which represents a significant physical limitation and would reduce the net developable area, influencing both layout and design. In addition, the presence of mature trees contributes to the site's landscape character and would require retention where possible, further restricting development potential.

CONCLUSIONS	
	Overall, while the site benefits from some adjacency to the settlement, its Green Belt designation, weak containment, and physical and landscape constraints raise concerns as to whether a coherent and policy-compliant form of development could be achieved. The site does not currently represent a strong or logical opportunity for development; however, it will remain under assessment pending further consideration of layout, access, Green Belt impact and the implications of the reservoir constraint.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV012
Land between A22, Greenhill Avenue and Tillingdown Hill, Caterham



SITE DETAILS	
HELAA Reference	CAV012
Site Address	Land between A22, Greenhill Avenue and Tillingdown Hill, Caterham
Parish	Caterham Valley
Site Area	7.50
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site comprises a large parcel of predominantly open land on the eastern side of Tillingdown Hill, with a track running through its centre. It is bordered by established residential development to the west and north, with open land and woodland extending to the east and south.
Site Specific Issues	Walking routes through the site. The site is in the Green Belt and covered in trees

SITE DETAILS	
Existing Use	woodland
Proposed Use	Mixed use
Proposed Site Capacity	9 and a medical practice
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	Not undertaken as within the proposed extension area for the Surrey Hills National Landscape, which is a major constraint to development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Site owner
Single or Multiple Ownership	Single
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is within the proposed National Landscape boundary extension area and considered to be unsuitable for residential development.
Initial conclusion on suitability	**Unsuitable**

CAV013
143-149 Croydon Road, CR3 6PF

SITE DETAILS	
HELAA Reference	CAV013
Site Address	143-149 Croydon Road, CR3 6PF
Parish	Caterham Valley
Site Area	0.36
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site comprises an enclosed parcel of previously developed land situated on the western side of Croydon Road. The site is in the urban area characterised by a mix of commercial and residential uses.
Site Specific Issues	Access would need to be checked
Existing Use	Mix of retail, office and residential
Proposed Use	Residential
Proposed Site Capacity	50

SITE DETAILS	
	or 84 specialist units
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

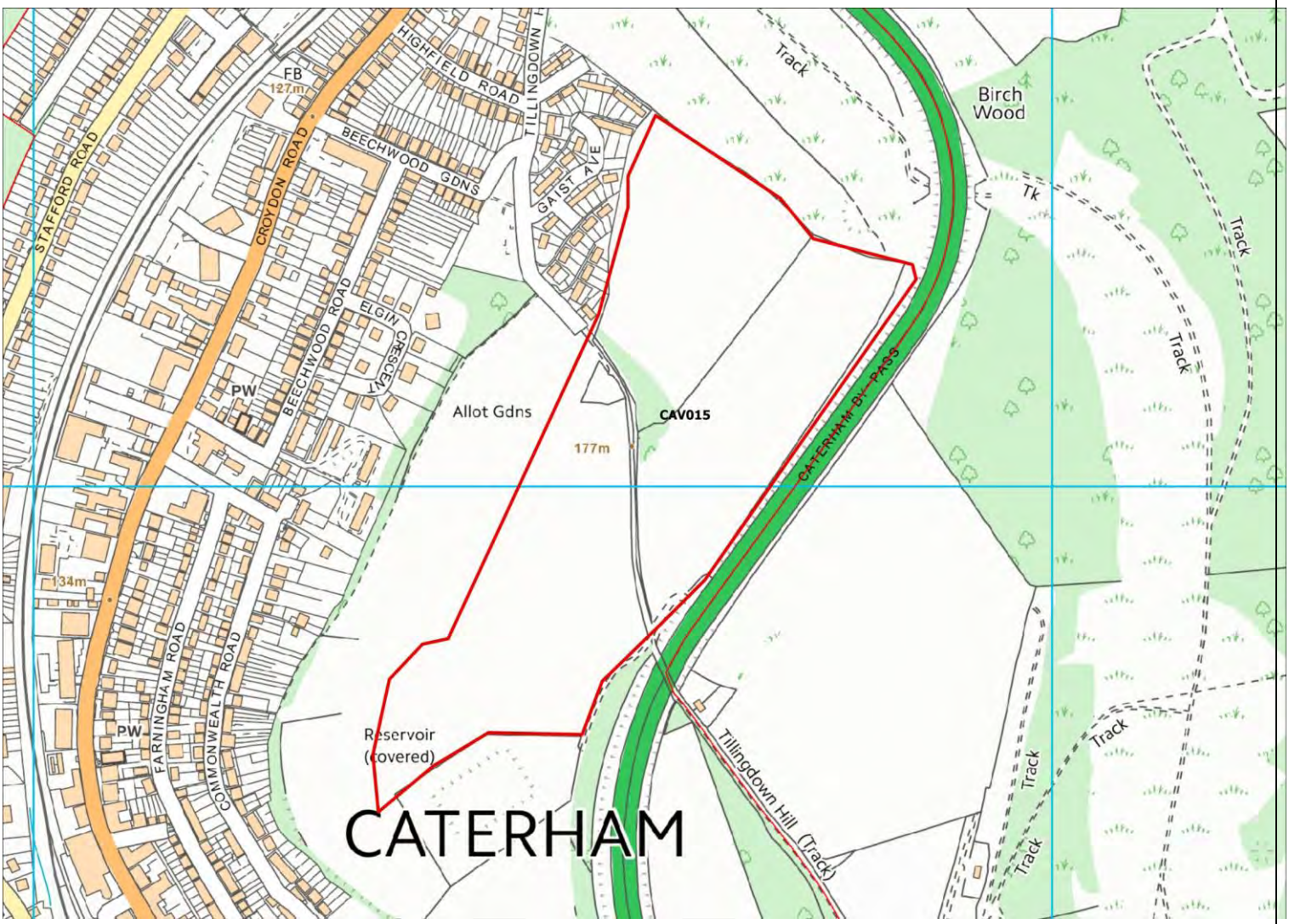
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	68
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within the urban area and close to some services including Caterham railway station to the south. The ability of the settlement to

ASSESSMENT OF SITE SUSTAINABILITY	
	accommodate new growth will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Landowner
Single or Multiple Ownership	single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site is within the settlement boundary for Caterham Valley and on that basis is considered suitable for development in principle subject to detailed matters of design and access.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAV015
Land to the north of Tillingdown and Caterham Bypass



SITE DETAILS	
HELAA Reference	CAV015
Site Address	Land to the north of Tillingdown and Caterham Bypass
Parish	Caterham Valley
Site Area	15.50
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises a large, irregularly shaped parcel of predominantly open land on the eastern edge of Caterham. It lies to the east of established residential areas (including Beechwood Road and Croydon Road). It is adjacent to the Caterham bypass along its eastern boundary.

SITE DETAILS	
Site Specific Issues	The site is in the Green Belt and in the National Landscape. It is not clear where access would be taken.
Existing Use	Open land
Proposed Use	Residential
Proposed Site Capacity	530 30,000 sqm open space
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No – Within the National Landscape

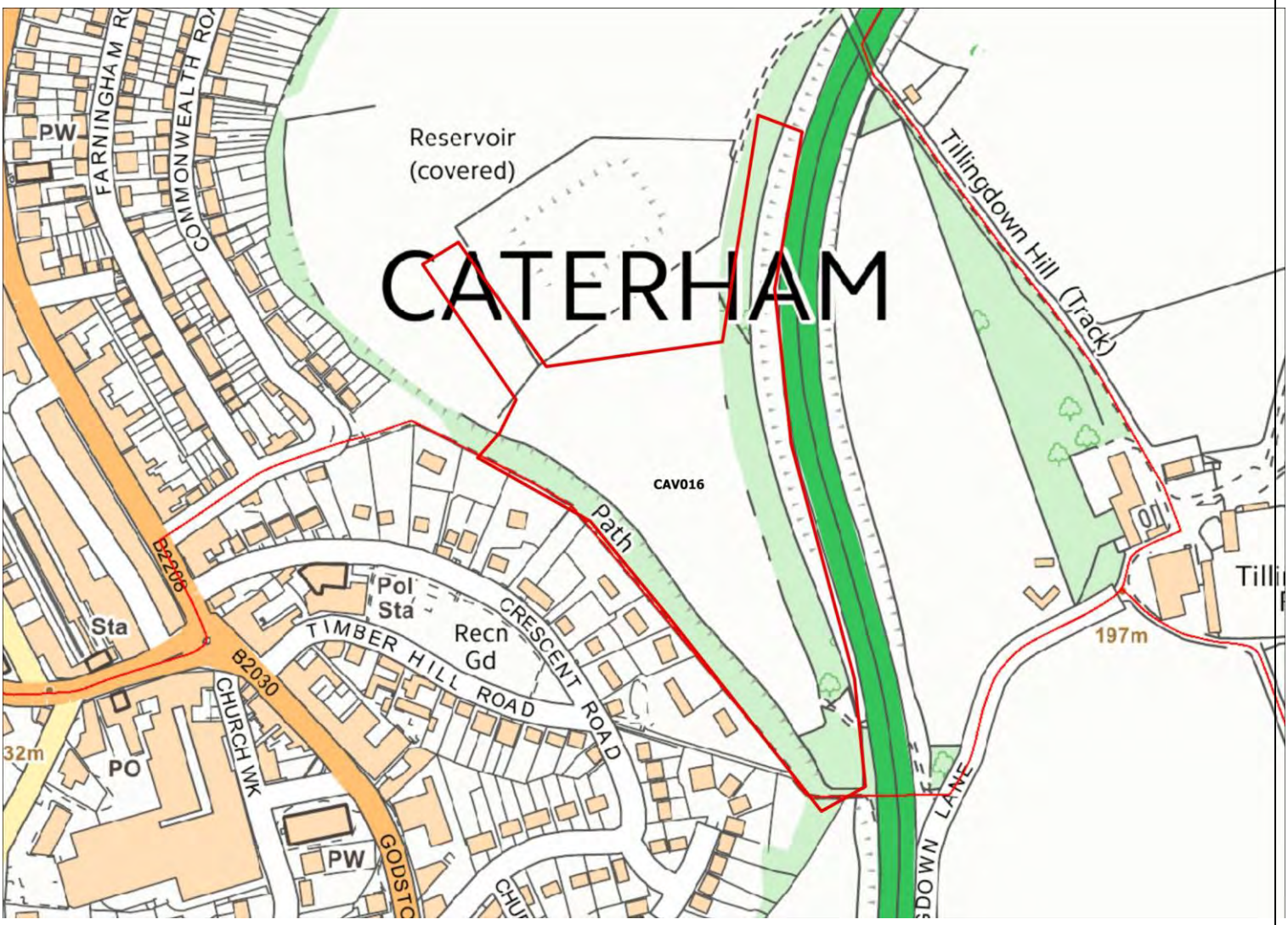
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	Not completed due to the site being within the National Landscape.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	N/A
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is entirely within the National Landscape and is therefore considered unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

CAV016
Land at Caterham Bypass



SITE DETAILS	
HELAA Reference	CAV016
Site Address	Land at Caterham Bypass
Parish	Caterham Valley
Site Area	34.40
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises an irregularly shaped parcel of primarily open land on the eastern side of Caterham, positioned between established residential areas to the west (including Timber Hill Road and Croydon Road) and a transport corridor to the east. The land includes areas of open space and a covered reservoir to the north, with a network of footpaths running through the site. It is bounded by residential development along its western and southern edges,

SITE DETAILS	
	while the eastern boundary follows a linear infrastructure corridor and associated green verge.
Site Specific Issues	The site is in the Green Belt and National Landscape.
Existing Use	N/A
Proposed Use	Mixed use
Proposed Site Capacity	1000 2FE primary school 1720-2050sqm 2 hectares of sports pitches 2ha open space
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No – Within National Landscape

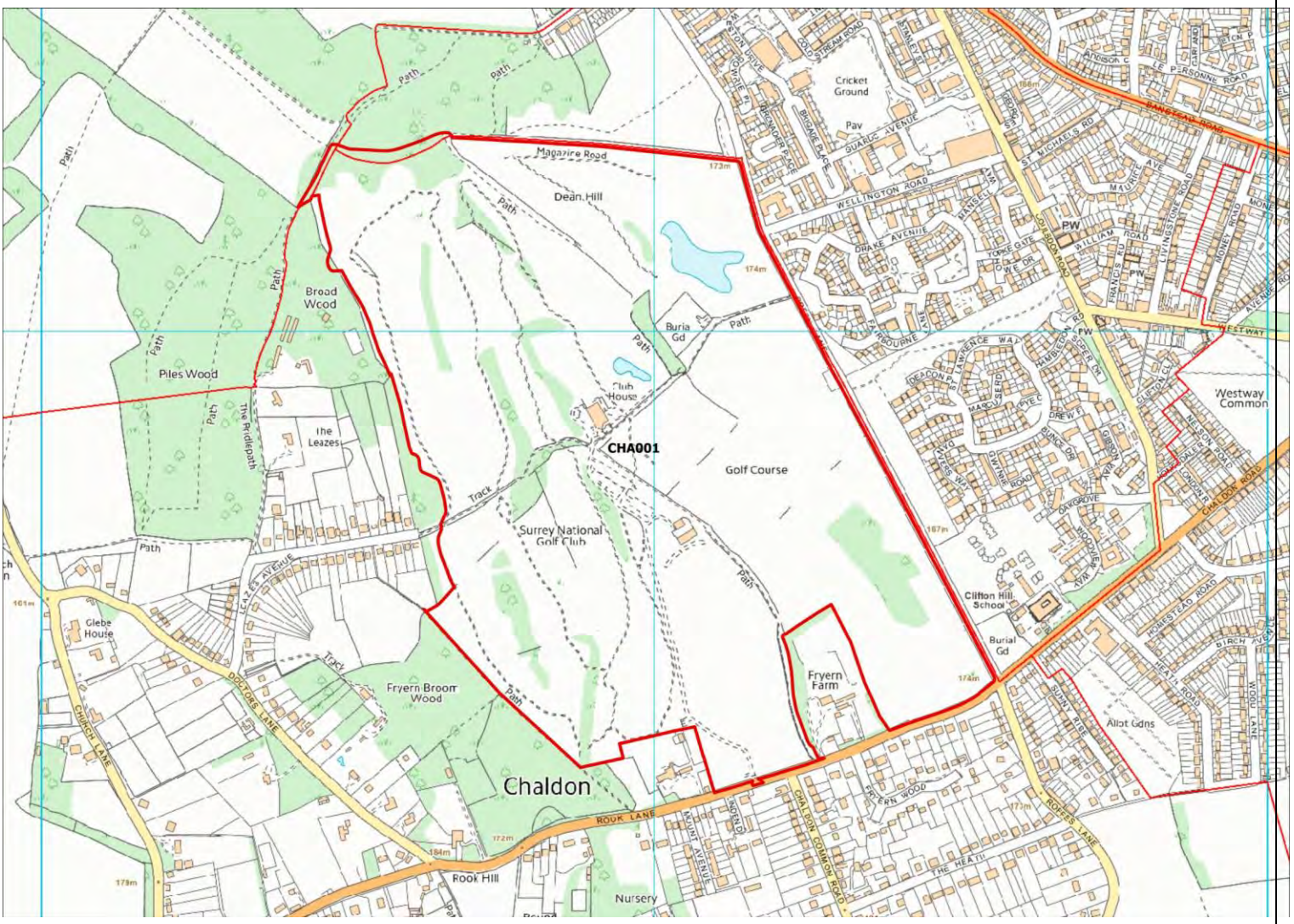
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	Not undertaken as site is within National Landscape.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is entirely within the National Landscape and is therefore considered unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

CHA001
Surrey National Golf Club, Rook Lane, Chaldon, Surrey, CR3 5AA



SITE DETAILS	
HELAA Reference	CHA001
Site Address	Surrey National Golf Club, Rook Lane, Chaldon, Surrey, CR3 5AA
Parish	Chaldon
Site Area	71.40
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is a large area currently in use as a golf course. It has an AGLV designation as well as some Ancient Woodland areas dotted around the site. To the north-west of the site is the proposed Surrey Hills National Landscape extension area, and the north and west of the site are mostly a mixture of greenfield land and woodland. To the east of the site is a residential area within the Caterham settlement

SITE DETAILS	
	boundary. The south of the site is characterised by another residential area that forms part of Chaldon village. To the south-west of the site is Chaldon with sparsely distributed dwellings and woodland.
Site Specific Issues	The site is in the Green Belt, AGLV and an area identfied as a potential SNCI and within a nature reserve. To the north east of the site is the Caterham Barracks Conservation Area. The site has two clusters of Ancient Woodland with a further area on its western boundary. There are also trees subject to TPO.
Existing Use	Golf course with all associated land uses and infrastructure.
Proposed Use	Mixed use
Proposed Site Capacity	1200 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – in setting of proposed extension area.
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – Two areas within the site
Tree Preservation Orders	Yes - 31/CO&PU
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	Yes - South London Downs
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Yes – site is understood to be former MOD and waste site.
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

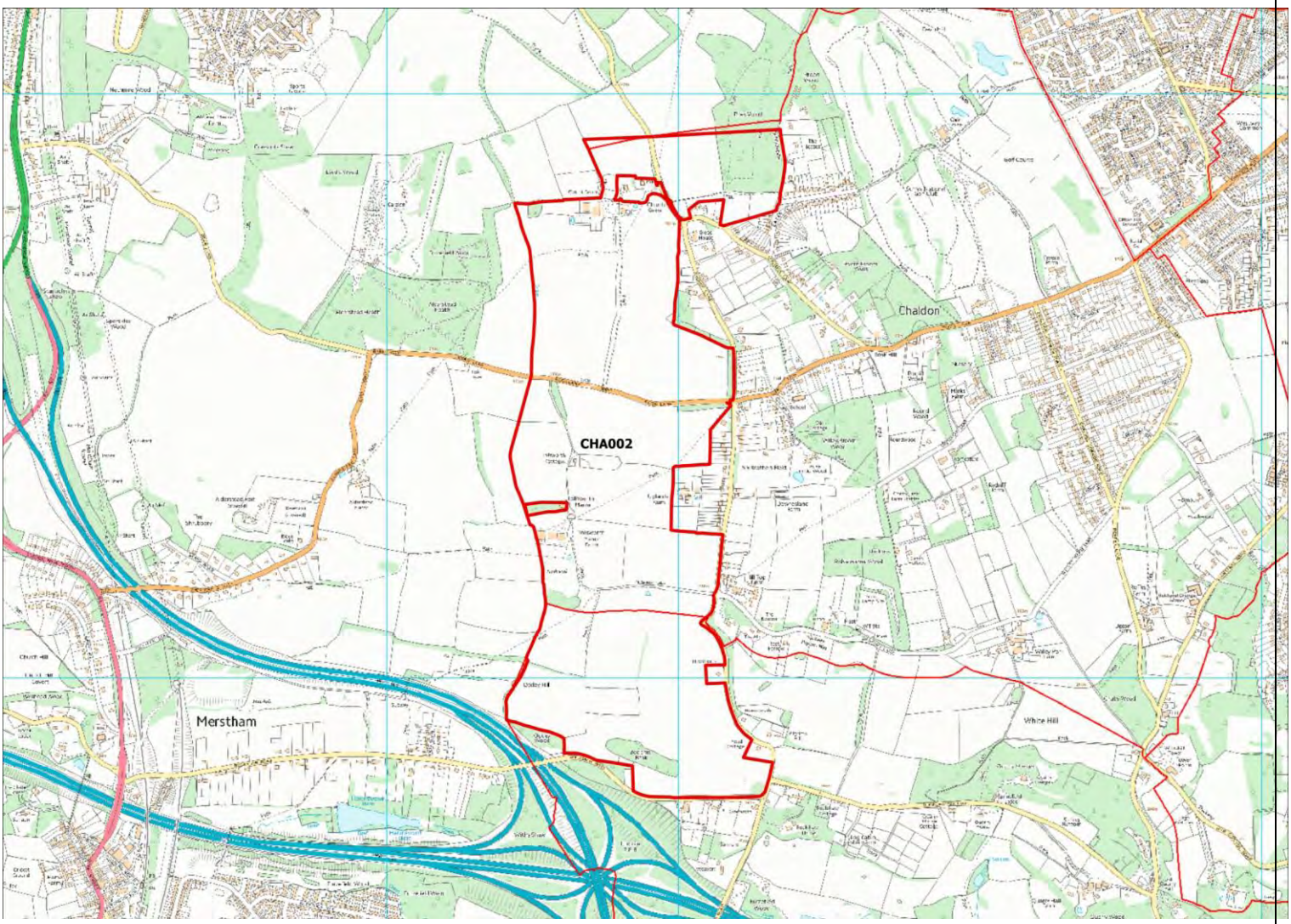
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site comprises the Surrey National Golf Course and associated land on the eastern edge of Caterham, immediately north of Chaldon village. Although parts of the site adjoin existing residential areas, it lies outside the defined settlement boundary and extends across a substantial area of open, undeveloped land, giving it a pronounced edge-of-settlement character. The site is only partially integrated with the built-up area, with pedestrian, cycle and public transport connections that are limited or indirect. Chaldon itself provides only a modest range of services and facilities. Consequently, the location is likely to result in a reliance on private car use for many day-to-day journeys, raising concerns regarding its overall sustainability, particularly in the context of the scale of development proposed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises an extensive area of land in active use as a golf course, forming a large, open and cohesive landscape parcel within the Green Belt. It performs an important recreational and community function and makes a signiifcant contribution to the openness and character of the surrounding area. Moreover, the scale of development proposed would represent a substantial urban extension, resulting in

CONCLUSIONS	
	a disproportionate concentration of growth in a location that is more rural in character. The proposal would also be likely to give rise to significant transport impacts, with increased traffic generation on a local road network that does not appear well-suited to accommodate such growth without substantial intervention. In addition, the site is subject to environmental and landscape constraints, including areas of ancient woodland, land of high landscape value, and notable changes in topography, all of which would reduce the developable area and increase the site's sensitivity to change. Taking these factors together, including the site's role as an existing recreational asset and the identified infrastructure, landscape and environmental constraints, the site is considered unsuitable for the scale of development proposed. Furthermore, its availability remains uncertain given its continued active use as a golf course.
Initial conclusion on suitability	**Unsuitable**

CHA002
Land at Chaldon, Alderstead and Tollsworth Farm, CR3 5BQ



SITE DETAILS	
HELAA Reference	CHA002
Site Address	Land at Chaldon, Alderstead and Tollsworth Farm, CR3 5BQ
Parish	Chaldon
Site Area	136.06
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is in agricultural use and is surrounded by similar uses. The site is isolated from any defined settlements in the district. The southern section of the site is adjacent to the M23.
Site Specific Issues	The site is in the Green Belt and AGLV. The southern section is in the National Landscape. The northern section is in the proposed extension area. Small

SITE DETAILS	
	pockets of ancient woodland on boundary. TPO on parts of site.
Existing Use	Predominantly agricultural and some woodland
Proposed Use	Residential
Proposed Site Capacity	4000
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes Surrey Hills - southern section of site
Proposed National Landscape Extension Area	Yes - Northern section
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	Yes – Various Grade II* and Grade II on eastern boundary
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	35
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from other settlements and not in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The southern section of the site is within the National Landscape and is therefore not suitable for development. The northern section of the site is also within the proposed NL extension area. The site is isolated from any other settlement and is therefore not considered to be suitable for residential development.
Initial conclusion on suitability	**Unsuitable**

CHA003
Land off Leazes Avenue, Chaldon, CR3 5AH

SITE DETAILS	
HELAA Reference	CHA003
Site Address	Land off Leazes Avenue, Chaldon, CR3 5AH
Parish	Chaldon
Site Area	2.21
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is a parcel of greenfield land, potentially in agricultural use. To the south and east are areas in residential use. To the north and west are areas of woodland, agricultural use and open countryside. The area is rural in nature and sparsely populated.
Site Specific Issues	The site is in the Green Belt and a small part of the site's western edge falls within the proposed National Landscape extension area.
Existing Use	Agricultural

SITE DETAILS	
Proposed Use	Residential
Proposed Site Capacity	70
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – Part of the western section of site
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	Yes – setting of various Listed Buildings to the west
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	44
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site comprises a parcel of open land on the edge of Chaldon village, a Tier 4 settlement with a limited

ASSESSMENT OF SITE SUSTAINABILITY	
	range of services and facilities. As such, access to day-to-day needs is constrained, with residents likely to rely on higher-order centres such as Caterham to meet most routine requirements. However, connections to these centres are not particularly strong or convenient. In accessibility terms, pedestrian and cycle links are limited and likely to rely on rural lanes, while public transport provision is modest in both frequency and coverage. Consequently, the site is likely to result in a high level of reliance on private car use for most journeys. Overall, the site performs relatively poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt and forms part of an open, rural landscape parcel that contributes to the wider character and openness of the area. It is also located within the setting of nearby listed buildings, where development would need to carefully consider potential impacts on heritage significance. Furthermore, the western part of the site falls within the proposed extension to the Surrey Hills National Landscape, indicating a heightened level of landscape sensitivity. Taken together, these designations and constraints raise notable concerns regarding the suitability of the site for development although it remains under assessment while further technical work on Green Belt, landscape and transport is completed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA004
Land at 58, Chaldon Common Road, Caterham | CR3 5DH

SITE DETAILS	
HELAA Reference	CHA004
Site Address	Land at 58, Chaldon Common Road, Caterham, CR3 5DH
Parish	Chaldon
Site Area	7.82
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/730 - 81 dwellings and flexible floorspace - Pending
Site Description	The site comprises a series of open fields located immediately to the west of existing residential development along Chaldon Common Road and Willey Farm Lane. The land is predominantly undeveloped and characterised by pastoral grass fields divided by hedgerows and tree belts, with several clusters of mature vegetation creating a

SITE DETAILS	
	semi-enclosed, rural landscape. The landform appears gently undulating, with informal field boundaries and areas of denser woodland toward the northern and western edges, including land adjoining Birchwood Lane. Overall, the land has a distinctly rural and undeveloped character, contributing to the setting of the settlement edge.
Site Specific Issues	The site is in the Green Belt. Various trees on the site. Overhead power lines running along the perimeter of the site may present an issue.
Existing Use	N/A
Proposed Use	residential
Proposed Site Capacity	80
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – adjacent to the site's northern boundary
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	43
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located in the village of Chaldon, a Tier 4 settlement with limited local services and facilities. It also lies on the edge of the settlement boundary of Caterham. Whilst Caterham is relatively close by, access to its retail centre and wider services is constrained and is not readily achieved on foot for all users. Bus services are available but require a relatively long walk to access, and overall public transport accessibility is limited. As such, the site's accessibility to services and facilities is limited. Further assessment would be required to understand the extent of infrastructure and service provision needed to support development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	A live planning application is currently under consideration for the site, and its suitability will be determined following the outcome of that process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA005
Land South of Mount Avenue, Chaldon, Caterham, CR3 5BA

SITE DETAILS	
HELAA Reference	CHA005
Site Address	Land South of Mount Avenue, Chaldon, Caterham, CR3 5BA
Parish	Chaldon
Site Area	1.46
Brownfield / Greenfield	GF
Relevant Planning History	2025/771 - 30 dwelings - at appeal
Site Description	The site is currently in equestrian use. The perimeter of the site is tree-lined. To the north, east and west of the site are residenial uses, although development is not very dense. To the south of the site is open land and trees.
Site Specific Issues	Access to the site is limited with the main access point consisting of a narrow road. The site is in the Green Belt.

SITE DETAILS	
Existing Use	Equestrian use
Proposed Use	Residential
Proposed Site Capacity	35
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	49
Tier of Nearest Settlements	Tier 4

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located near to the village of Chaldon, a Tier 4 settlement with limited local services and facilities. It also lies on the edge of the settlement boundary of Caterham. Whilst Caterham is relatively close by, access to its retail centre and wider services is constrained and is not readily achieved on foot for all users. Bus services are available but require a relatively long walk to access, and overall public transport accessibility is limited. As such, the site's accessibility to services and facilities is limited. Further assessment would be required to understand the extent of infrastructure and service provision needed to support development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is adjacent to the settlement boundary of Caterham on the Hill. There is currently an appeal on the site that will determine the suitability of the site.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA006
Highwood, 55 Rook Lane, Chaldon, Surrey, CR3 5AQ

SITE DETAILS	
HELAA Reference	CHA006 (CHA007 is a duplicate submission)
Site Address	Highwood, 55 Rook Lane, Chaldon, Surrey, CR3 5AQ
Parish	Chaldon
Site Area	1.80
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site comprises a dwelling set within an extensive area of greenfield land, including clusters of trees and a tennis court. The western part of the site is designated as Ancient Woodland. The surrounding area includes residential properties to the east and sporadic dwellings to the north, south and west, with the wider landscape characterised by woodland and open green space.

Site Specific Issues	The site is in the Green Belt. Ancient woodland on western boundary. Trees subject to TPO.
Existing Use	Residential and associated land
Proposed Use	Residential
Proposed Site Capacity	54
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - western section of site covered
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

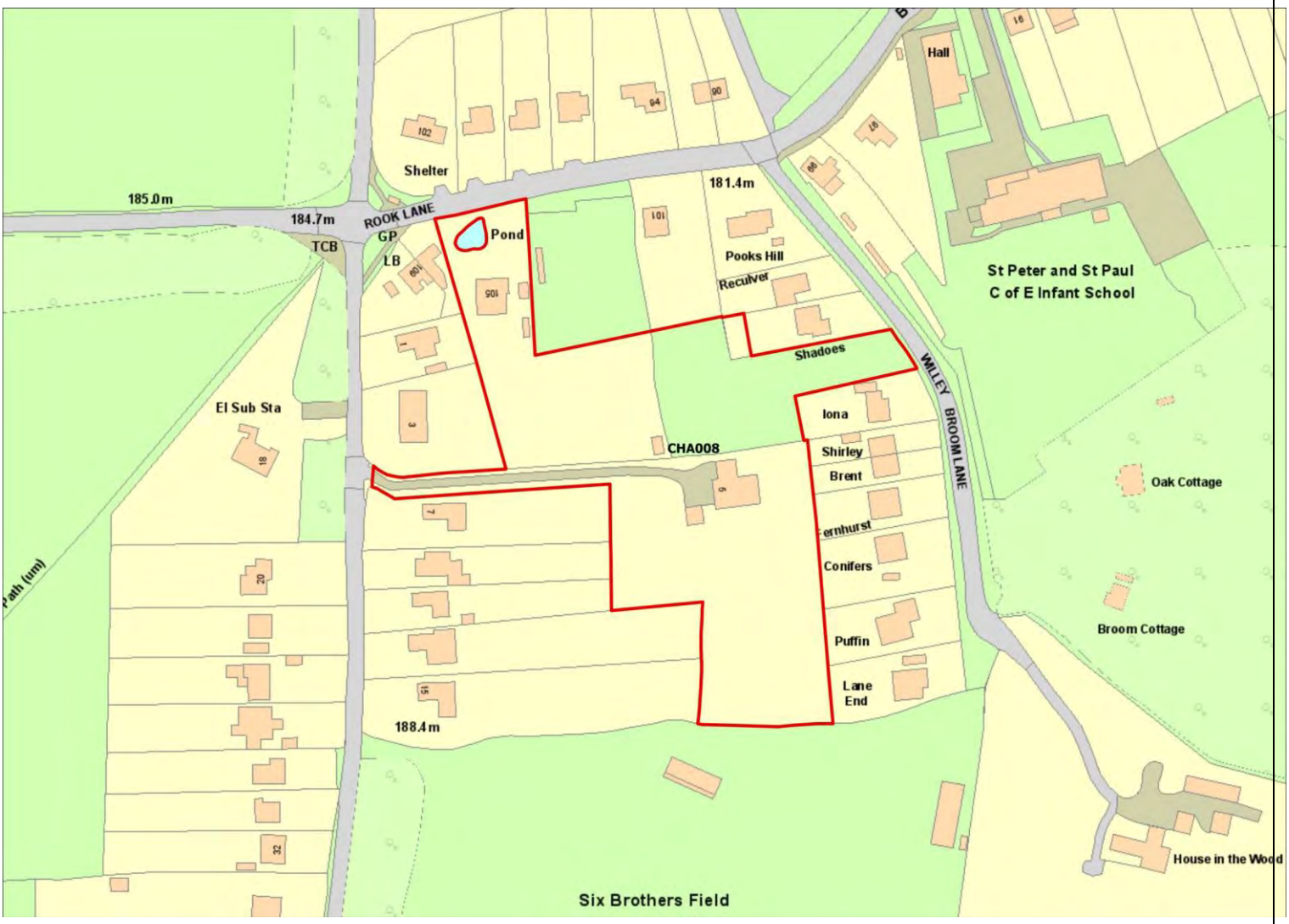
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	52
Tier of Nearest Settlements	Tier 4

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located near to the village of Chaldon, a Tier 4 settlement with limited local services and facilities. It also lies on the edge of the settlement boundary of Caterham. Whilst Caterham is relatively close by, access to its retail centre and wider services is constrained and is not readily achieved on foot for all users. Bus services are available but require a relatively long walk to access, and overall public transport accessibility is limited. As such, the site's accessibility to services and facilities is limited. Further assessment would be required to understand the extent of infrastructure and service provision needed to support development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt and is an open, predominantly undeveloped parcel of land adjacent to the settlement edge. The western section of the site includes areas of ancient woodland, representing a significant environmental constraint. Taken together, these raise clear concerns regarding suitability but the site will remain under assessment while these issues are considered further.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA008
105 Rook Lane, Chaldon, Surrey CR3 5BP and 5 Hilltop Lane, Chaldon, Surrey CR3 5BJ



SITE DETAILS	
HELAA Reference	CHA008
Site Address	105 Rook Lane, Chaldon, Surrey CR3 5BP and 5 Hilltop Lane, Chaldon, Surrey CR3 5BJ
Parish	Chaldon
Site Area	1.11
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is within a small block of residential development and consists of the residential gardens of a number of dwellings. Immediately surrounding the site are the dwellings themselves, while further out is a mixture of agricultural land and woodland.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Residential
Proposed Use	Residential

SITE DETAILS	
Proposed Site Capacity	14
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located within Chaldon (Tier 4), where local services and facilities are very limited. Access to a wider range of services is likely to rely on nearby

ASSESSMENT OF SITE SUSTAINABILITY	
	higher-order settlements such as Caterham, with travel predominantly by car. Overall, the site has limited accessibility and performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	In the next 5-10 years

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and is therefore subject to significant policy constraints. It lies within Chaldon (Tier 4), where access to services and facilities is very limited. Whilst the site is within an established part of the village, it remains relatively isolated from higher-order settlements, with limited accessibility to a wider range of services. As such, its overall suitability for development is uncertain pending further assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA009
Land North West Side of Rook Lane, Chaldon, Surrey, CR3 5BN

SITE DETAILS	
HELAA Reference	CHA009
Site Address	Land North West Side of Rook Lane, Chaldon, Surrey, CR3 5BN
Parish	Chaldon
Site Area	1.20
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is currently in equestrian use and is a large open area. The surrounding uses are mostly woodland and green space, with low density dwellings dotted around the site.
Site Specific Issues	The site is in the Green Belt. To the west of the site is the Grade II listed Rook Cottage.
Existing Use	Currently used for storage of equestrian vehicles and horse grazing

SITE DETAILS	
Proposed Use	Residential
Proposed Site Capacity	13-15
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Rook Cottage
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

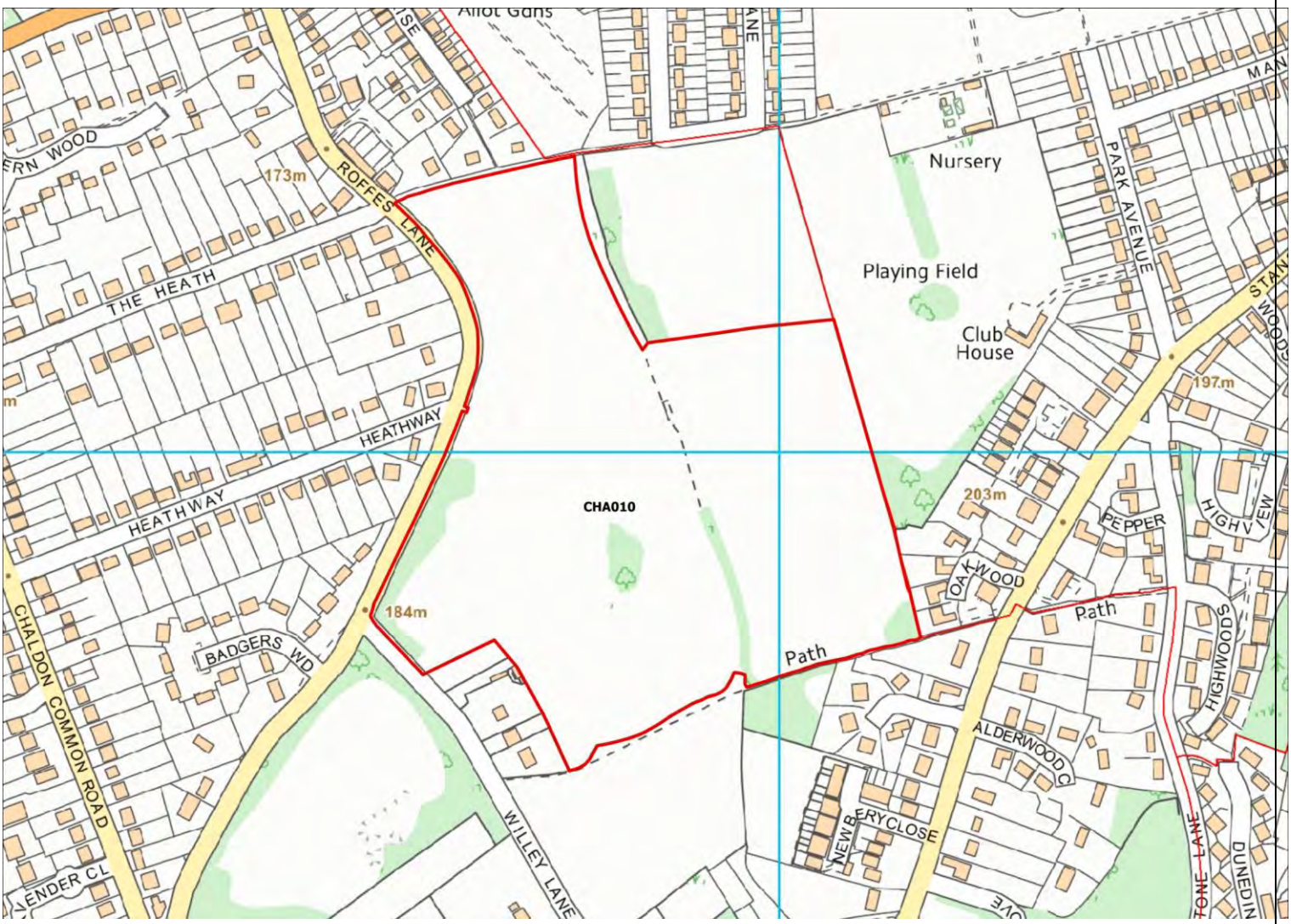
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	44
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located within Chaldon (Tier 4), where local services and facilities are very limited. Access

ASSESSMENT OF SITE SUSTAINABILITY	
	to a wider range of services is likely to rely on nearby higher-order settlements such as Caterham, with travel predominantly by car. Overall, the site has limited accessibility and performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	In the next 5-10 years

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt, which represents a significant policy constraint requiring further assessment. It lies on the edge of Chaldon (Tier 4), where local services are limited, and is detached from Caterham and other higher-order settlements. As a result, accessibility to a full range of services is constrained. The site does not closely relate to the core built form of the village, and development would appear incongruous with the existing settlement pattern. Taken together, these factors raise substantial concerns regarding the site's suitability. The site remains under assessment pending further technical work.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA010
Land east of Roffes Lane, Caterham, CR3 5PU



SITE DETAILS	
HELAA Reference	CHA010
Site Address	Land east of Roffes Lane, Caterham, CR3 5PU
Parish	Chaldon
Site Area	12.56
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is grassland and also used for grazing. Immediately to the east, south and south-west of the site is more grassland, and the rest of the surrounding area is in low density residential use.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Grassland / Rough Grazing
Proposed Use	Mixed use
Proposed Site Capacity	170 non-residential floorspace - unknown

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

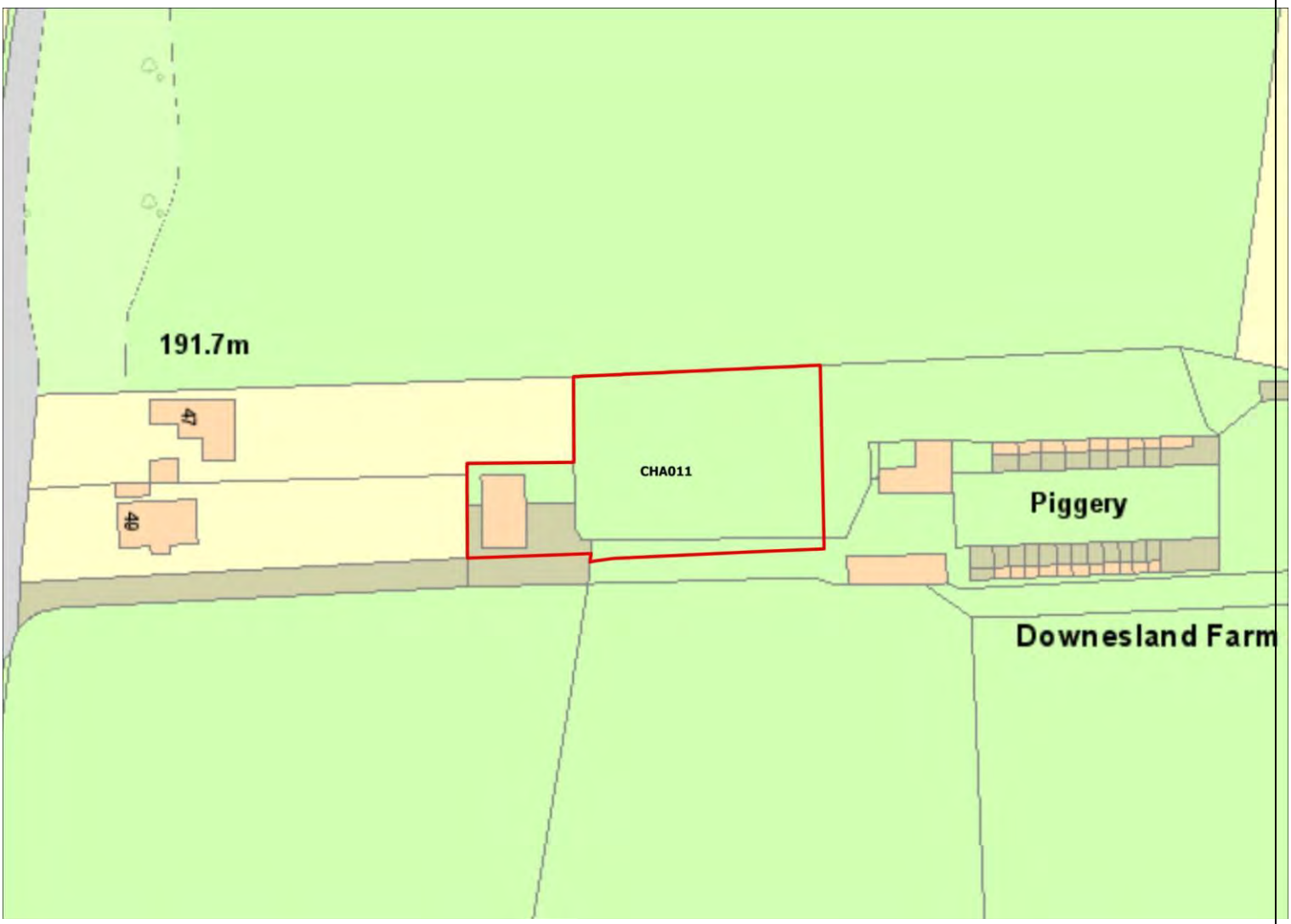
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	59
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located on the edge of the Caterham on the Hill settlement boundary, which is a higher-order settlement with access to a good range of services,

ASSESSMENT OF SITE SUSTAINABILITY	
	facilities and public transport. However, the site occupies a peripheral position, and access to these services is less direct than more centrally located sites. While there are opportunities to access Caterham, this is likely to rely in part on bus connections, which require a walk to nearby stops and may not be convenient for all users. Chaldon itself offers only a very limited range of facilities. Further assessment will be required to understand the extent to which infrastructure and services could support additional development at this location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and forms part of an important area of open land that contributes to its function, including the separation of settlements. As such, the extent of any harm to the Green Belt would require careful assessment. The site lies adjacent to the Caterham on the Hill settlement boundary; however, the proposed scale of development (approximately 170 dwellings) would represent a notable extension into open land, likely resulting in significant impacts on landscape character and the existing settlement pattern. While there may be some limited scope for development more closely related to the existing settlement edge, any such potential would be heavily constrained and would require detailed consideration of Green Belt impacts and landscape sensitivity. Overall, the site's suitability remains uncertain pending further assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CHA011
Downesland Farm Hilltop Lane Chaldon, CR3 5BG



SITE DETAILS	
HELAA Reference	CHA011
Site Address	Downesland Farm Hilltop Lane Chaldon, CR3 5BG
Parish	Chaldon
Site Area	0.15
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	This section has not been completed due to the site not meeting the size threshold for consideration.
Site Specific Issues	N/A
Existing Use	N/A
Proposed Use	Employment
Proposed Site Capacity	N/A
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

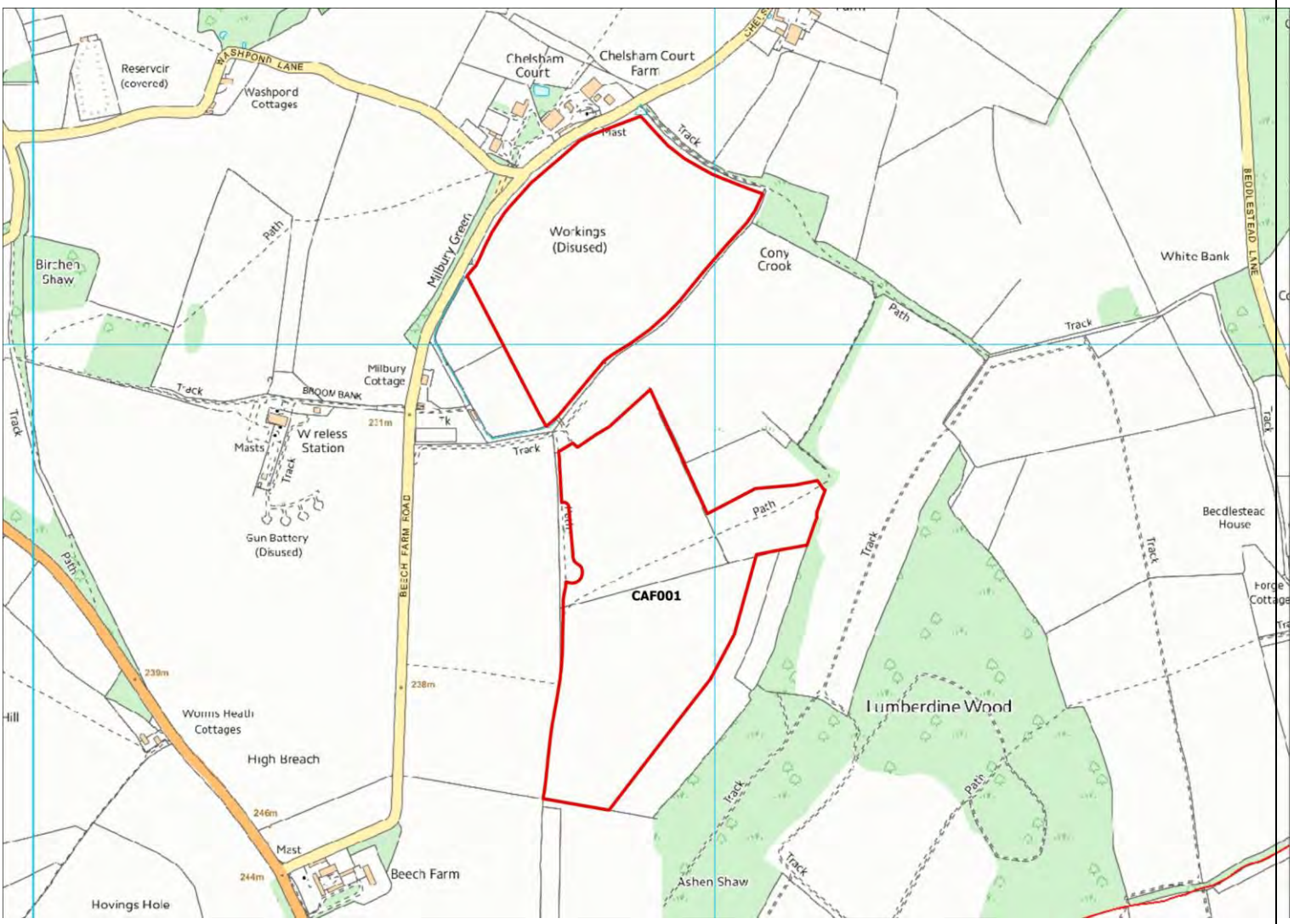
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	40
Tier of Nearest Settlements	N/A
Sustainability Assessment	This section has not been completed due to the site not meeting the size threshold for consideration.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

CAF001
Land at Beech Farm, Beech Farm Road, Warlingham, CR6 9QJ



SITE DETAILS	
HELAA Reference	CAF001
Site Address	Land at Beech Farm, Beech Farm Road, Warlingham, CR6 9QJ
Parish	Chelsham and Farleigh
Site Area	22.68
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises a series of irregularly shaped parcels of predominantly open land located off Beech Farm Road, to the south of Warlingham. The northern parcel includes an area of disused workings, while the remaining land is largely undeveloped and characterised by open fields with defined boundaries and tracks. The site is set within a rural landscape, with scattered farmsteads and

SITE DETAILS	
	isolated dwellings nearby, including Chelsham Court Farm to the north and Beech Farm to the south. It is bordered by woodland and pasture, including Lumberdine Wood to the east, and is accessed via Beech Farm Road, reinforcing its countryside setting and separation from the main built-up area.
Site Specific Issues	The site is in the Green Belt and in the proposed extension area to the Surrey Hills National Landscape. To the west of Nore Hill Scheduled Monument.
Existing Use	Agricultural
Proposed Use	Biodiversity Net Gain
Proposed Site Capacity	N/A
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	Yes – Nore Hill to the west
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Quarry workings
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	

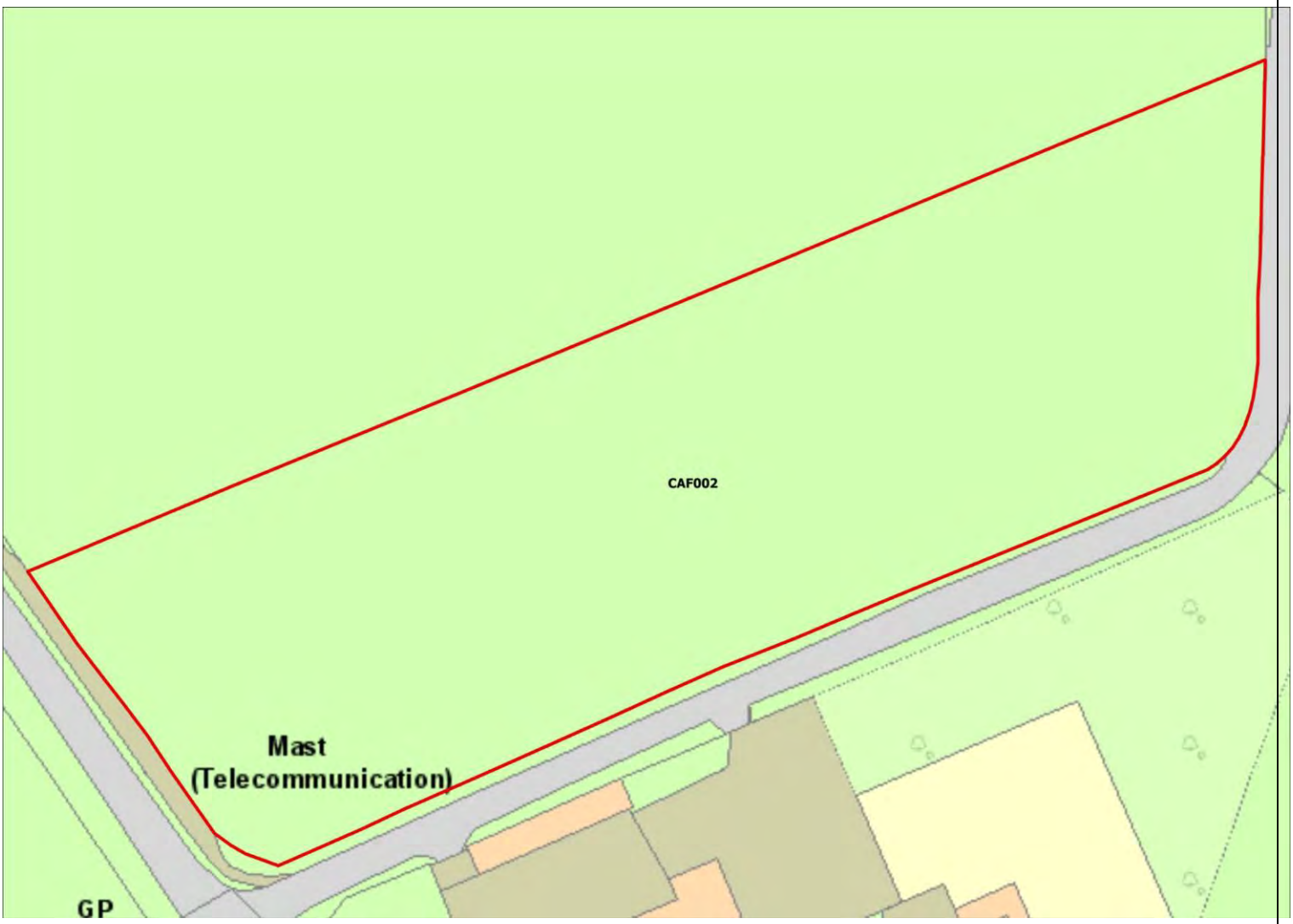
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is put forward for Biodiversity Net Gain and doesn't have the same need to be in a sustainable location in the same way built development does.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is being proposed for biodiversity net gain, which is considered to be suitable in principle. Further assessment will be carried out before its final suitability is confirmed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CAF002
Land at Beech Farm Road, Chelsham, Warlingham /
Pony Paddocks, Beech Farm Road, Warlingham | CR6 9QJ



SITE DETAILS	
HELAA Reference	CAF002
Site Address	Land at Beech Farm Road, Chelsham, Warlingham / Pony Paddocks, Beech Farm Road, Warlingham, CR6 9QJ
Parish	Chelsham and Farleigh
Site Area	1.15
Brownfield / Greenfield	GF
Relevant Planning History	2025/525 - G&T - 2 pitches - Allowed at appeal
Site Description	N/A
Site Specific Issues	None identified
Existing Use	Unauthorised Gypsy/Traveller site (3 Pitches)
Proposed Use	Gypsy and traveller pitches
Proposed Site Capacity	3
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

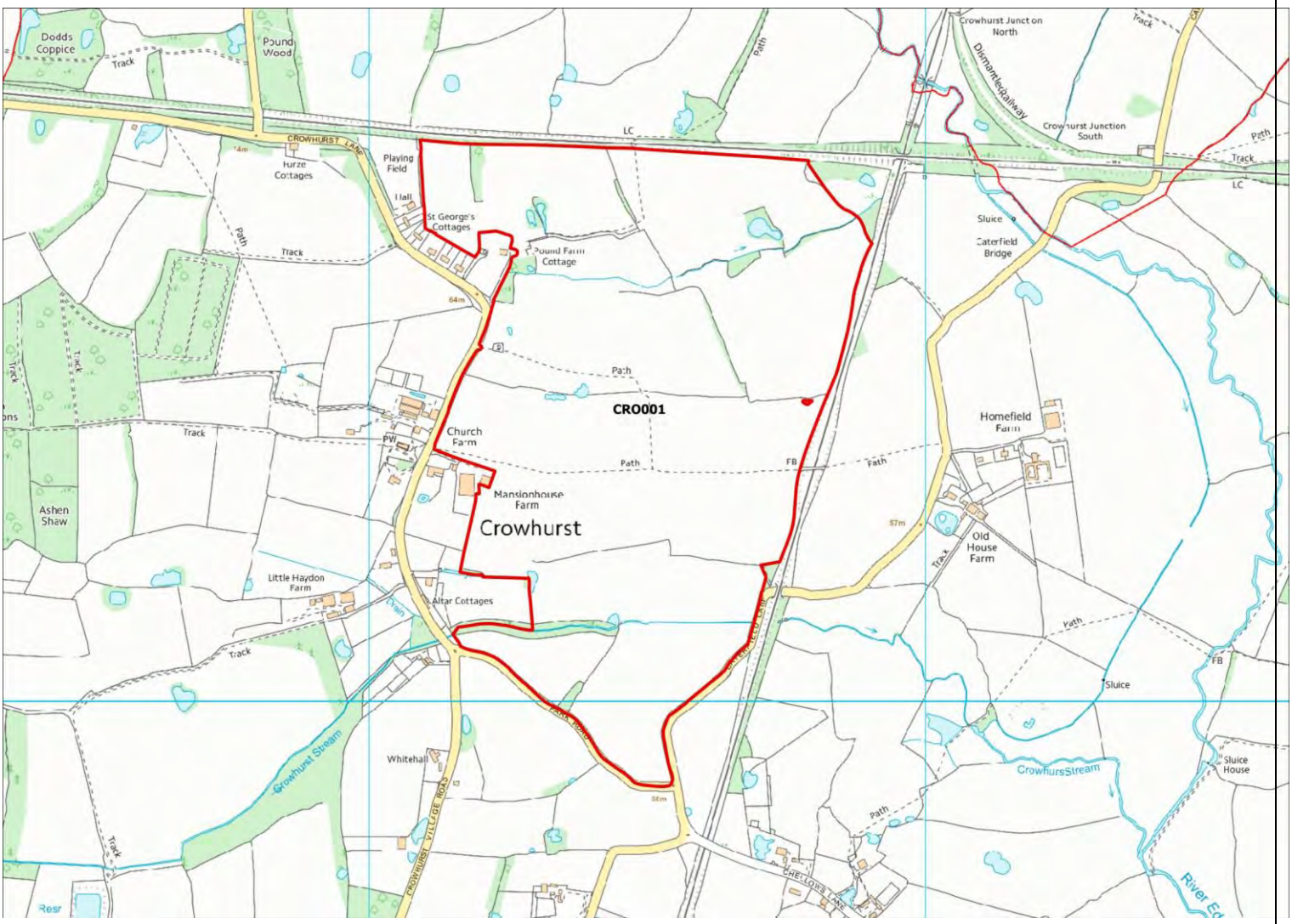
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site has planning permission for 2 pitches allowed at appeal under permission 2025/525, which confirmed the site's sustainabilty for that level of development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site's suitability for 2 pitches has been confirmed by the grant of planning permission on the site. Further assessment will be undertaken on the proposed additional pitch against the site's constraints, which include its isolated location and being within the Green Belt.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

CRO001
Land at Crowhurst, Crowhurst Lane, RH7 6LR



SITE DETAILS	
HELAA Reference	CRO001
Site Address	Land at Crowhurst, Crowhurst Lane, RH7 6LR
Parish	Crowhurst
Site Area	60.96
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site area is extensive and far in excess of what is required for the proposed yield. Further detail is needed to clarify where precisely the proposed development would be located. The site as submitted contains large swathes of open countryside and assococated vegeation.
Site Specific Issues	Parts of the site are in Flood Zone 3. The site is in the Green Belt. There are pockets of ancient woodland in the site and on its boundaries.

SITE DETAILS	
Existing Use	Agricultural
Proposed Use	Residential
Proposed Site Capacity	10 to 25
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	No
Listed Buildings	Yes – various Grade II* and Grade II Listed buildings in the main cluster of Church Farm buildings to the west of the site.
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

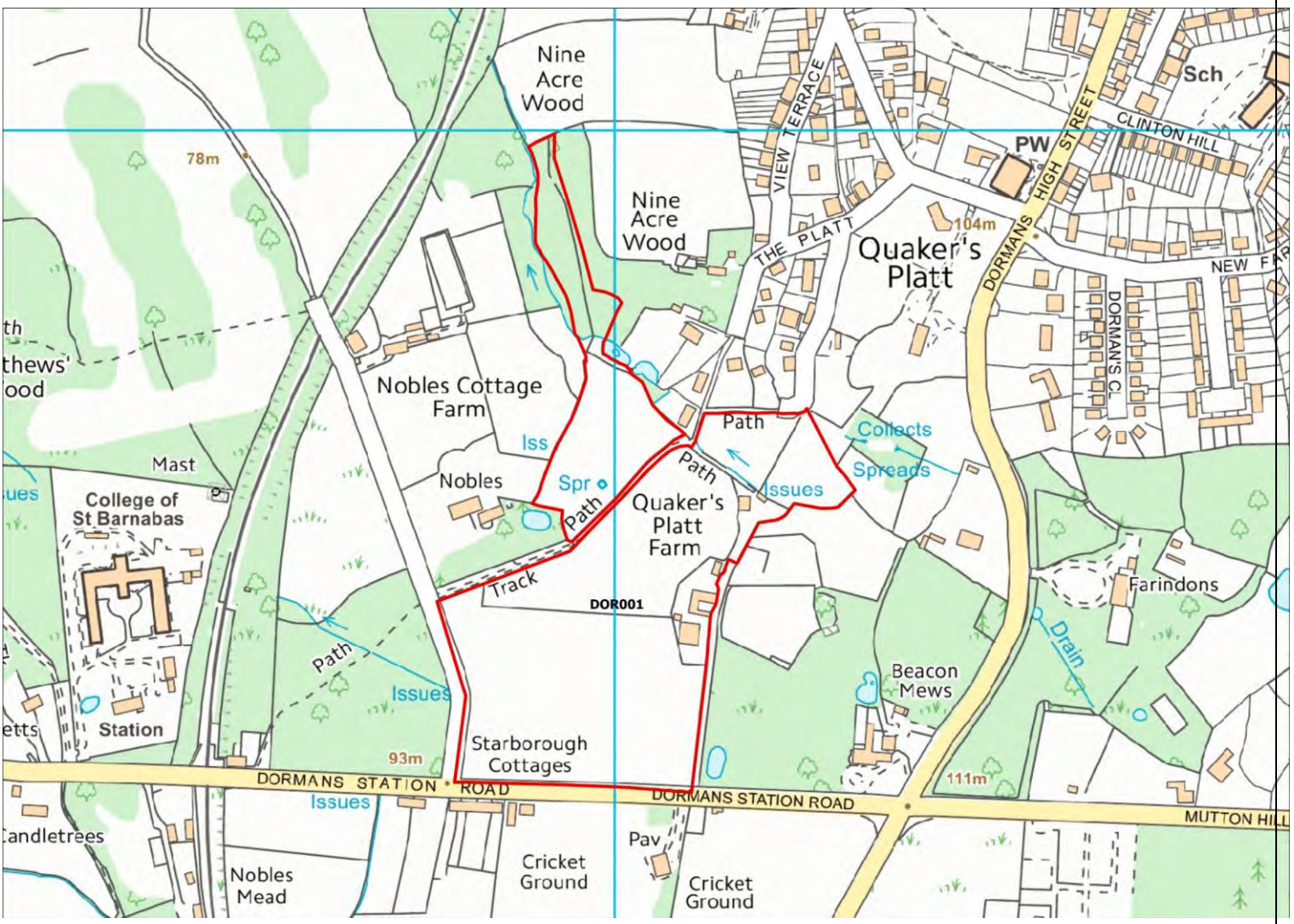
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	14

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located in an isolated rural position to the south of Crowhurst Lane. It lies well outside any defined settlement and has very limited access to day-to-day services and facilities, with occupiers likely to rely on higher-order settlements to meet routine needs. The site is not within a reasonable walking distance of frequent or reliable public transport, and any nearby bus provision is limited in frequency and destination, meaning there is no realistic alternative to the private car. The local highway network comprises narrow rural lanes with limited or no footways, poor lighting and constrained conditions for pedestrians and cyclists. As a result, opportunities for safe and convenient walking and cycling are significantly restricted. Future development would therefore be highly car-dependent, resulting in unsustainable travel patterns and failing to support wider objectives to reduce the need to travel and promote sustainable modes of transport.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is not considered suitable for allocation. It is located in an isolated and unsustainable location, with poor access to services, facilities and public transport, and limited opportunities for walking and cycling. Development would result in a high level of car dependency and would not represent a logical or sustainable extension to the existing settlement pattern.
Initial conclusion on suitability	**Unsuitable**

DOR001
The Hay Barn, Dormans Station Road, Dormansland, Surrey, RH7 6NL



SITE DETAILS	
HELAA Reference	DOR001
Site Address	The Hay Barn, Dormans Station Road, Dormansland, Surrey, RH7 6NL
Parish	Dormansland
Site Area	6.71
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is generally not developed other than a few small buildings associated with the land's agriculutral. The character of the site is open, verdant countryside that contributes strongly to the setting of Dormansland village.
Site Specific Issues	Ancient woodland in north west part of the site
Existing Use	Agricultural
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	201
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

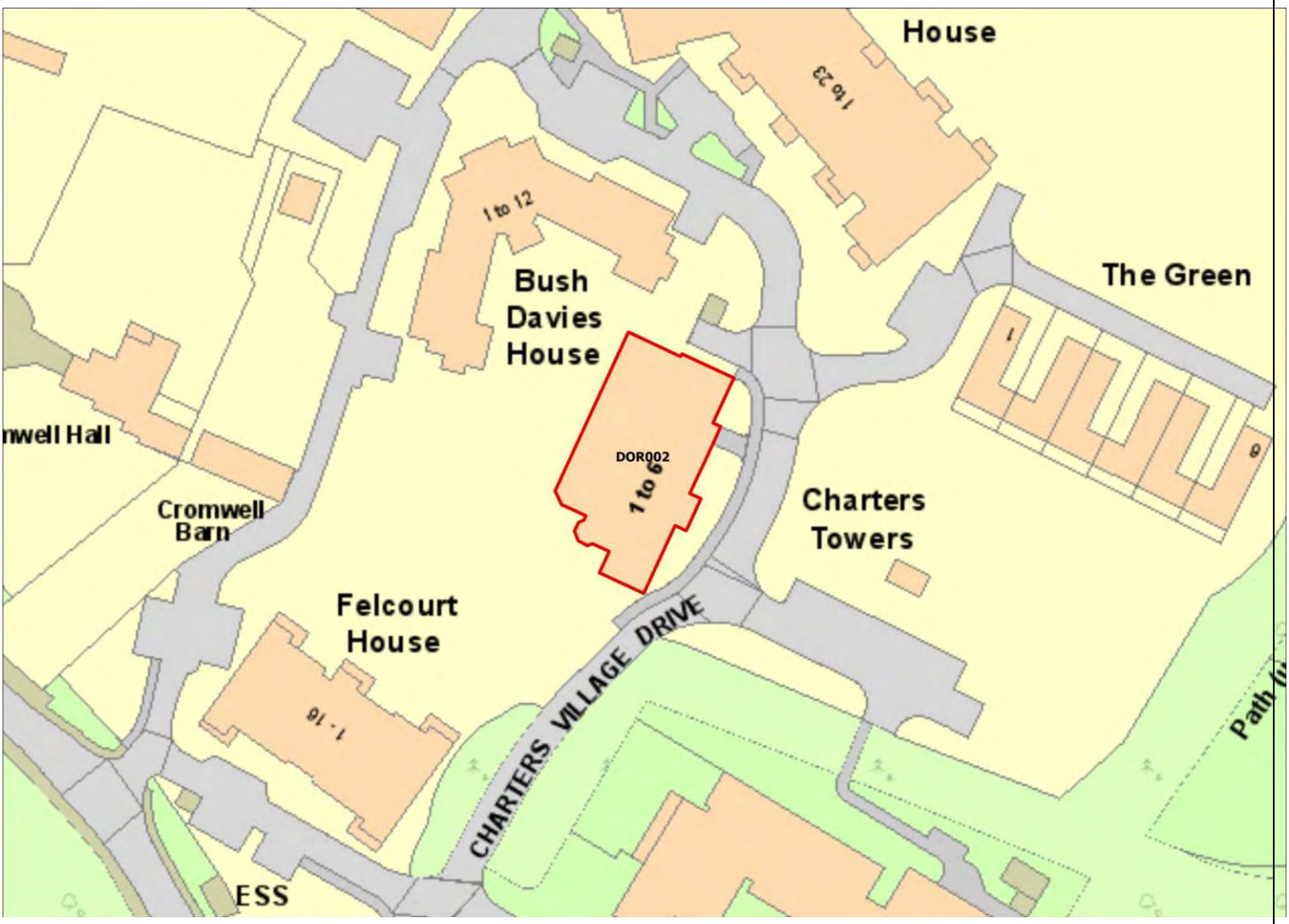
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located beyond the defined settlement edge of Dormansland and is not well integrated with the core of the village, although it does have some relationship to built development to the north and

ASSESSMENT OF SITE SUSTAINABILITY	
	east. Dormansland is a smaller settlement with a limited range of services and facilities, and is not an inherently sustainable location for accommodating significant growth. It is noted that the southern part of the site is around 50 metres of Dormans Park railway station, which provides a relatively good level of accessibility to rail services. However, opportunities for walking and cycling to other day-to-day services may remain constrained, and the limited service provision within the village means that car-based travel would still dominate. The site also comprises potentially Best and Most Versatile (BMV) agricultural land, which weighs against its sustainability credentials.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Development in this location would extend the settlement in a manner that does not reflect the existing pattern of development and would appear as an incongruous encroachment into the surrounding countryside. In addition, the site is located within the Green Belt, and its release would require robust justification through Green Belt assessment. At this stage, the potential impact on Green Belt purposes remains uncertain and weighs against the site's suitability. It is not clear how the site would be accessed safely to accommodate the level of developent proposed. When considered together, the site does not appear to be suitable for development albeit will remain under assessment while the issues identified are considered further.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR002
Land to the south of Charters Village, RH19 2JR



SITE DETAILS	
HELAA Reference	DOR002
Site Address	Land to the south of Charters Village, RH19 2JR
Parish	Dormansland
Site Area	0.07
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be part of the retirement village and is surrounded by similar uses.
Site Specific Issues	The site is partly within the zone of influence for the Ashdown Forest SPA
Existing Use	Retirement home
Proposed Use	Residential
Promoted Site Capacity	15 -20
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Yes - Ashdown Forest Zone of Influence- 100% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located beyond the northern extent of the village within a small, loosely formed cluster of buildings, surrounded predominantly by open countryside and agricultural land. It is isolated from the main settlement and does not have a strong functional or physical relationship with the core of the village, limiting its integration with existing services and facilities. As a result, the site does not represent a sustainable location for new residential development.

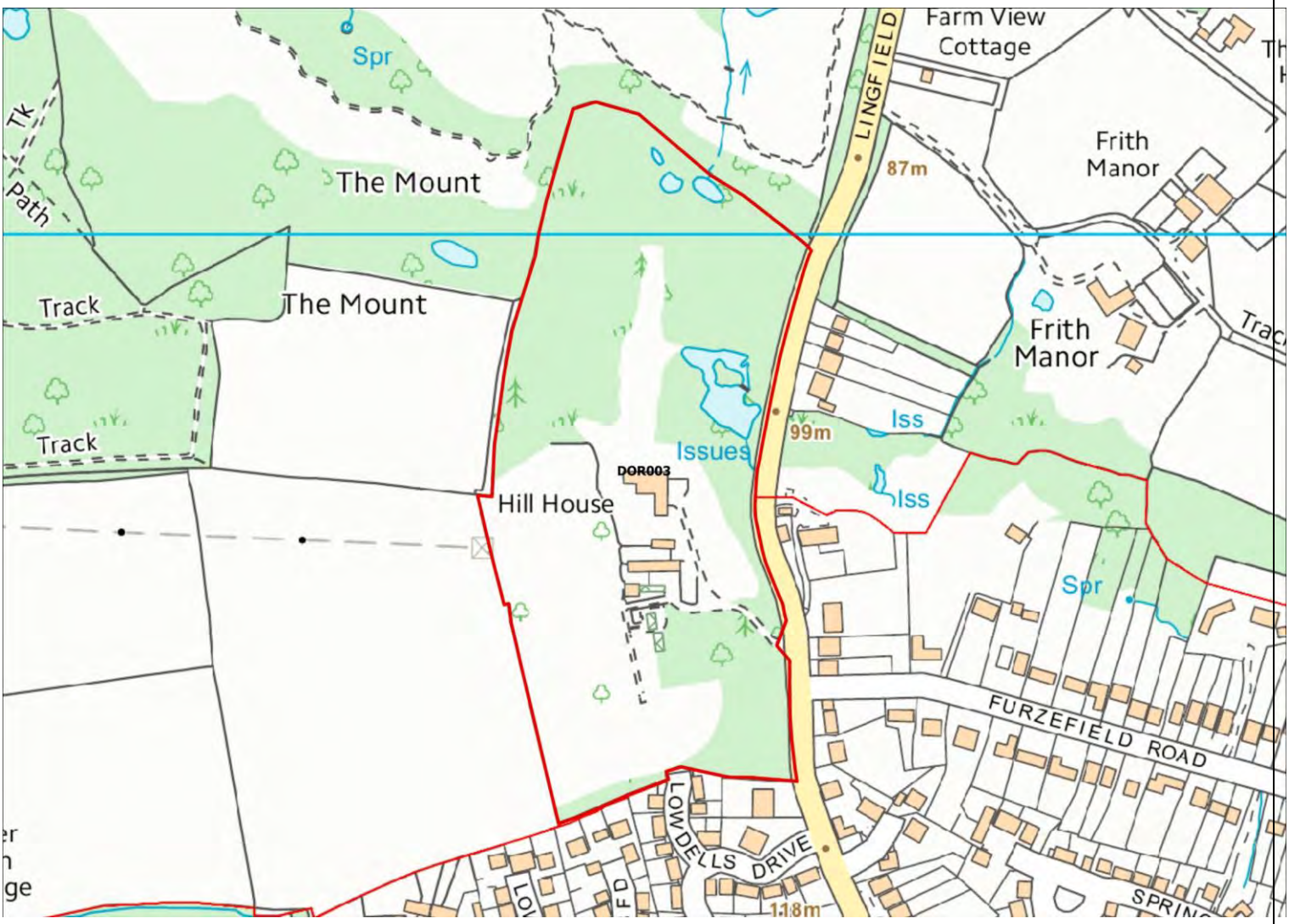
	The nearest higher-order settlement is East Grinstead, which provides a wider range of services and facilities. While access to East Grinstead may be achievable via an existing bus route, the overall level of accessibility is likely to be limited, and the attractiveness of public transport as a genuine alternative to the private car may be constrained by service frequency and convenience. Opportunities for walking and cycling are also likely to be restricted given the rural character of the surrounding road network. Consequently, future occupiers would be likely to rely on private vehicles for most day-to-day journeys, resulting in relatively unsustainable travel patterns.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is not located in a sustainable location and is physically and functionally detached from any main settlement, resulting in a high degree of reliance on private vehicle use for day-to-day needs. Notwithstanding this, the site forms part of an established retirement village/complex, within which additional similar uses are being proposed. The presence of an existing building means the site would be classified as previously developed land (PDL), which weighs in its favour. This context may provide some scope for limited or specialist forms of residential development that are closely aligned with the existing use and function of the wider site. The site is also located within the Green Belt, and any redevelopment would need to be assessed against national and local Green Belt policy, with robust justification required to demonstrate that any harm is clearly outweighed. In addition, the suitability of the site for development will be heavily influenced by its proximity to the Ashdown Forest Special Protection Area (SPA), and the ability to avoid or appropriately mitigate any potential impacts arising from additional residential development. Overall, while there may be limited potential for redevelopment or intensification in association with

CONCLUSIONS	
	the existing retirement village use, the site's isolated location, Green Belt designation and environmental constraints are significant considerations and would need to be satisfactorily addressed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR003
Land on the west side of Lingfield Road East Grinstead, RH19 2EE



SITE DETAILS	
HELAA Reference	DOR003
Site Address	Land on the west side of Lingfield Road East Grinstead, RH19 2EE
Parish	Dormansland
Site Area	7.17
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is on the edge of the settlement of East Grinstead and is close to existing residential areas to the south. The site itself is a mixture of uses including commercial and residential, although it is mostly greenfield land and woodland. To the north, east and west of the site is open countryside, agricultural uses and woodland.

SITE DETAILS	
Site Specific Issues	Site is entirely within the zone of influence of the Ashdown Forest SPA. Part of the site is ancient woodland.
Existing Use	Mixed use C3, B1, B8 and open storage
Proposed Use	residential
Promoted Site Capacity	50+ 4-6 GTA
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland in north west section
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Ashdown Forest - 100% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	55
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located on the edge of the built-up area of East Grinstead and is well related to the settlement, with access to a range of services and facilities including shops, schools and public transport. As such, in locational terms the site is considered to be relatively sustainable.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site borders the built-up area of East Grinstead, which lies outside the administrative boundary of Tandridge District. Future occupiers would therefore be likely to rely on services and facilities located outside the district, and any development would be subject to cross-boundary considerations, including consultation with Mid Sussex District Council. In locational terms, the site is relatively well related to the built-up area of East Grinstead and would be likely to rely on its services and facilities. Development would represent a northward extension of East Grinstead. However, the relationship to the existing settlement pattern would depend on the extent of development. Development of the whole site would not relate well to the form and pattern of the settlement, whereas more limited development, focused on the southern part of the site adjacent to the existing built edge, may present a more logical and contained extension. The site is subject to a number of significant environmental constraints. Part of the site comprises Ancient Woodland, which is a high-level constraint to development. The site also lies within the Ashdown Forest Special Protection Area (SPA) Zone of Influence, and any proposal would need to demonstrate that adverse effects on the integrity of the SPA can be avoided or appropriately mitigated.

CONCLUSIONS	
	These constraints may limit the developable area and overall capacity of the site. There are also a large number of trees within the site, which would be likely to constrain layout and reduce development potential. In addition, the site lies within the Green Belt and includes areas of ecological interest and potential surface water flood risk. These factors further constrain the site and would need to be carefully addressed as part of any proposal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR004
Land South of Furzefield Chase, Dormans Park, Surrey, RH19 2LY

SITE DETAILS	
HELAA Reference	DOR004
Site Address	Land South of Furzefield Chase, Dormans Park, Surrey, RH19 2LY
Parish	Dormansland
Site Area	5.31
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is almost entirely woodland. Dormans Park is to the north of the site while a retirement village is to the south of the site. To the east and west of the site is more woodland and/or agricultural uses.
Site Specific Issues	Site is mostly within the zone of influence of the Ashdown Forest SPA.
Existing Use	Field
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	5 to 20
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Yes – Zone of influence for Ashdown Forest - 70% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located to the south of Dormans Park, which does not provide any services or facilities. A railway station is located to the north of the site; however, this lies outside of the defined settlement

ASSESSMENT OF SITE SUSTAINABILITY	
	and access would require travel through relatively dispersed residential areas. The village of Dormansland lies further to the north and provides only a very limited range of day-to-day services and facilities. As such, future occupiers of the site would be likely to rely on higher-order settlements for a wider range of needs. Overall, the site is some distance from a main settlement and is not well served by public transport, resulting in a location where future occupiers would be likely to be reliant on private vehicle use. This is not a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is heavily constrained, being almost entirely covered by woodland, with a substantial proportion designated as Ancient Woodland. In addition, a large part of the site lies within Flood Zone 3. These constraints significantly limit the developable area and, taken together, render the site unsuitable for development. The site's location, with limited access to services and public transport, further reinforces this conclusion.
Initial conclusion on suitability	**Unsuitable**

DOR006
Beacon Platt, High Street, Dormansland, Surrey, RH7 6RB

SITE DETAILS	
HELAA Reference	DOR006
Site Address	Beacon Platt, High Street, Dormansland, Surrey, RH7 6RB
Parish	Dormansland
Site Area	2.24
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2023/873 2026/169 - 4 dwellings approved
Site Description	The site has an existing residential dwelling but is otherwise open and verdant, which contributes strongly to Dormansland's rural setting.
Site Specific Issues	None identified at this stage.
Existing Use	Residential and associated land
Proposed Use	Residential
Promoted Site Capacity	60

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	43
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The northern part of the site benefits from an extant planning permission for four dwellings, where an appeal decision concluded that the site was in a sustainable location, having regard to proximity to bus stops and Dormans Park railway station.

ASSESSMENT OF SITE SUSTAINABILITY	
	The site as a whole is located adjacent to the southern edge of Dormansland and would have some access to limited local facilities within the village, as well as rail services at Dormans Park. However, these facilities are very limited in scale, and the site is some distance from higher-order settlements offering a wider range of services and employment opportunities. While the northern part of the site has been accepted as sustainable for a small-scale development, the larger site extends further into the countryside and would be less well related to the existing built form. As a result, future occupiers of development across the wider site would be likely to be more reliant on private vehicle use.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the settlement with for four dwellings approved on the northern part of the site. However, the site promoted through the HELAA is significantly larger and extends further into the countryside, where development would be less well related to the existing built form and character of the settlement. In addition, the site lies within the Green Belt, and any development would need to be assessed against Green Belt policy, including consideration of its impact on openness. As a result, while a small-scale scheme has been found to be acceptable in this location, the capacity for further development across the wider site would need to be carefully assessed, having regard to its relationship with the settlement and Green Belt considerations.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR007
18 HIGH STREET, DORMANSLAND, LINGFIELD, SURREY, RH7 6PY

SITE DETAILS	
HELAA Reference	DOR007
Site Address	18 High Street, Dormansland, Lingfield, Surrey, RH7 6PY
Parish	Dormansland
Site Area	0.06
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Vacant land surrounded by residential development.
Site Specific Issues	It is not clear whether a safe access can be achieved to the site
Existing Use	Vacant land
Proposed Use	Residential
Promoted Site Capacity	5-6 flats
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

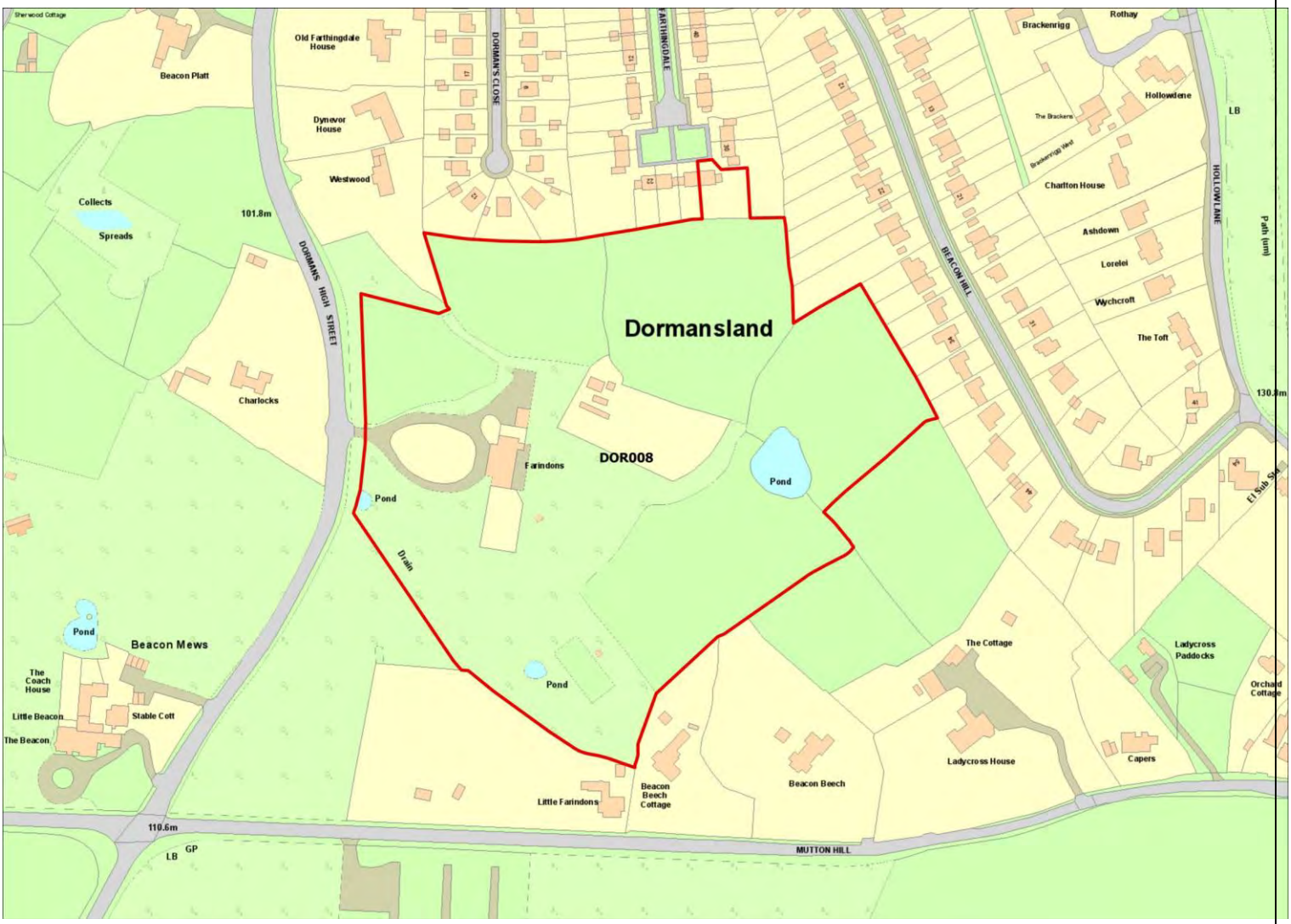
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	43
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located within the defined settlement of Dormansland and is within walking distance of the village centre and its associated services and facilities. As such, the site is considered to be in a relatively sustainable location in the context of Dormansland.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the built-up area of Dormansland and, in principle, is in a suitable location for development. However, the site has been promoted for a scheme of 5–6 flats, which would represent a form and density of development that is not in keeping with the prevailing character of the surrounding area, which is predominantly comprised of low-density residential properties. A reduced scale of development more reflective of the character of the area would likely result in a scheme below the HELAA threshold of five dwellings. On this basis, the site is not considered suitable for allocation through the HELAA.
Initial conclusion on suitability	**Unsuitable**

DOR008
Land at Farindons and 28 New Farthingdale, Dormansland, RH7 6NN



SITE DETAILS	
HELAA Reference	DOR008
Site Address	Land at Farindons and 28 New Farthingdale, Dormansland, RH7 6NN
Parish	Dormansland
Site Area	5.00
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	Planning application for 69 dwellings under consideration – 2026/650
Site Description	The site is mostly open land or forest with an exisitng dwelling. The surrounding area is open countryside.
Site Specific Issues	The site is on a bend in the road that is potentially unsafe for the level of development proposed.
Existing Use	House and garden - C3 residential, fields, additional house at 28 New Farthingdale.
Proposed Use	Mixed use

SITE DETAILS	
Promoted Site Capacity	107 non-residential floorspace - unknown
Could site form part of larger site?	Yes - DOR10

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located adjacent to the southern edge of Dormansland and would have access to the very

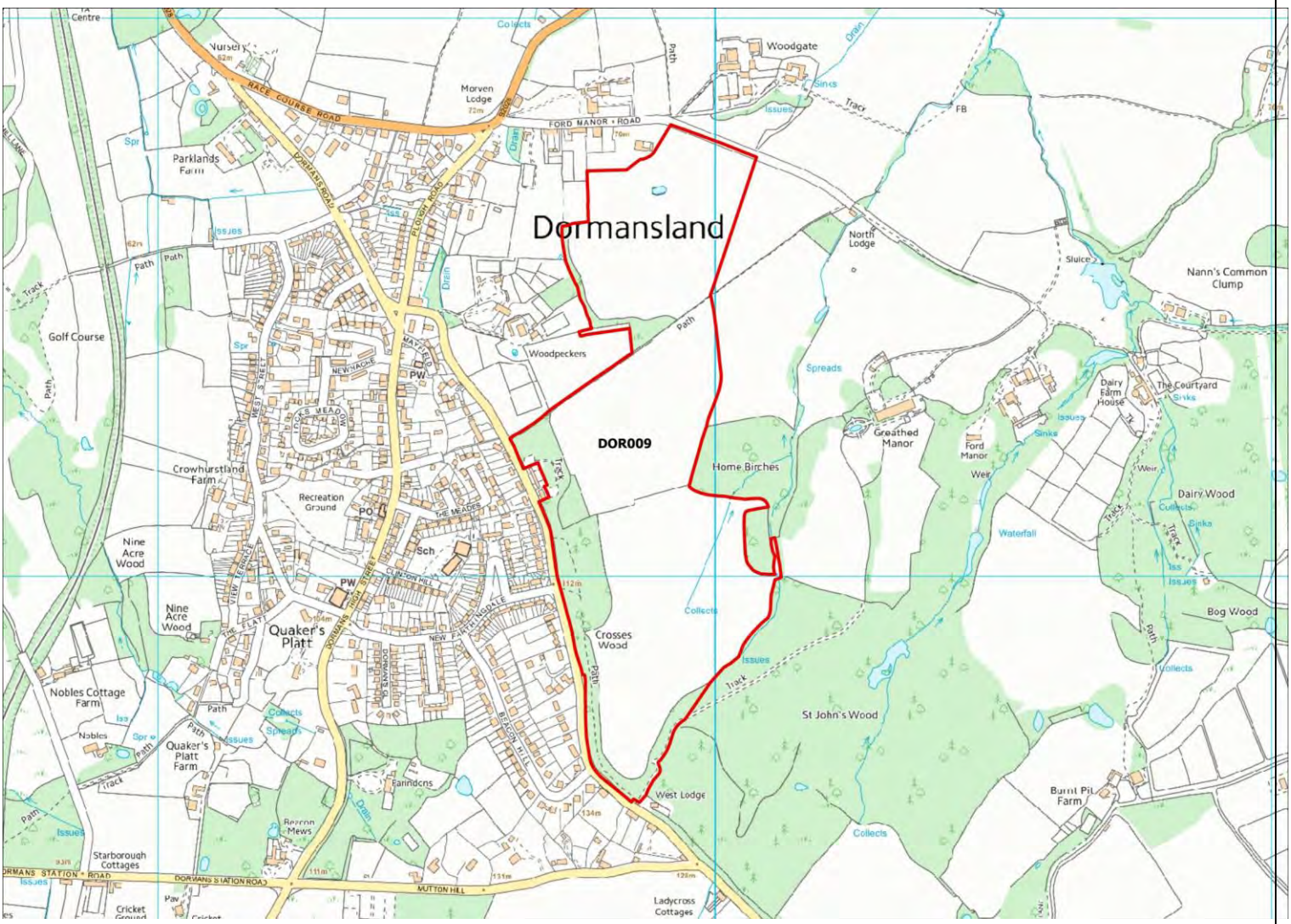
ASSESSMENT OF SITE SUSTAINABILITY	
	limited range of services and facilities available within the village. However, there are no pavements along this stretch of road, which significantly limits safe and convenient pedestrian access to the village centre and its services. While parts of the site are relatively close to the built-up area, the lack of pedestrian infrastructure represents a major constraint to accessibility. In addition, the site is extensive and extends further into the countryside, where access to services and facilities becomes more limited. Overall, although the site is adjacent to the settlement, poor pedestrian connectivity and limited public transport provision mean that future occupiers would be likely to be reliant on private vehicle use, and the site is therefore not considered to be in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to, but outside, the defined settlement boundary of Dormansland and lies wholly within the Green Belt. As such, any development would need to be assessed against Green Belt policy, including its impact on openness and the purposes of including land within the Green Belt. Development of the scale proposed (approximately 107 dwellings) would represent a substantial encroachment into the countryside and would have a significant impact on the openness of the Green Belt. The site is extensive and extends well beyond the existing built form, resulting in a development that would be poorly related to the settlement pattern and would not represent a logical or contained extension to Dormansland.

CONCLUSIONS	
	There are also concerns regarding access to the site. The site is located on a bend in the adjoining road, and it is unclear whether a safe and suitable vehicular access can be achieved to serve a development of this scale. This issue is compounded by the absence of pedestrian infrastructure in the vicinity, further limiting the suitability of the site. It is noted that a planning application on the site has been submitted, which will confirm the suitability of the site when determined.
Initial conclusion on suitability	**Awaiting planning decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR009
Ford Manor Estate, Dormansland, Lingfield, RH7 6NS



SITE DETAILS	
HELAA Reference	DOR009
Site Address	Ford Manor Estate, Dormansland, Lingfield, RH7 6NS
Parish	Dormansland
Site Area	30.85
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	This section has not been completed due to prescence of major constraint affecting suitability of the site.
Site Specific Issues	Site is within High Weald NL.
Existing Use	The site is farmed partly in hand, partly under farm tenancies however there are no residents on the site identified in red.

SITE DETAILS	
	The wider blue line land includes a number of residential properties, farm buildings and Greathead Manor
Proposed Use	Mixed use
Promoted Site Capacity	945 non-residential floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No – In National Landscape

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - High Weald - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland - western edge of site covered
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	40
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site is wholly within the High Weald National Landscape and is therefore not considerd suitable for development.
Initial conclusion on suitability	**Unsuitable**

DOR010
Westwood, High Street, Dormansland, Surrey, RH7 6NN

SITE DETAILS	
HELAA Reference	DOR010
Site Address	Westwood, High Street, Dormansland, Surrey, RH7 6NN
Parish	Dormansland
Site Area	0.43
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is partly within the exisitng settlement boundary and already in residential use. It has residential development to the north and east and road to the west. To the south is open countryside.
Site Specific Issues	Access would need to be assessed
Existing Use	Residential Floor area is approx 325 sq.m.
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	3 to 18
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located adjacent to the southern edge of Dormansland and is relatively well related to the existing built-up area. As such, it would have access

ASSESSMENT OF SITE SUSTAINABILITY	
	to the limited range of services and facilities available within the village. However, there are no pavements along this stretch of Dormans High Street, which significantly limits safe and convenient pedestrian access to the village centre and its services. This represents a clear constraint to accessibility. Notwithstanding its closer relationship to the settlement compared to larger sites further to the south, overall the site is not well served by pedestrian infrastructure or public transport. As a result, future occupiers would be likely to be reliant on private vehicle use.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the settlement boundary of Dormansland and is relatively well related to the existing built-up area. However, the site lies within the Green Belt, and any development would need to be assessed against Green Belt policy, including its impact on openness. While the site is smaller and more contained than parcels further to the south, development would nonetheless result in encroachment into the countryside. There are also concerns regarding access. The site fronts onto Dormans High Street, where there is a lack of pedestrian infrastructure, and it is unclear whether safe and suitable access can be achieved, particularly given the alignment of the road in this location. Taking these factors into account, while the site is better related to the settlement than larger adjoining sites, its suitability for development is constrained and would require further detailed assessment,

CONCLUSIONS	
	particularly in respect of Green Belt impact and access.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR011
Land at Parklands Farm, Dormansland, RH7 6QH

SITE DETAILS	
HELAA Reference	DOR011
Site Address	Land at Parklands Farm, Dormansland, RH7 6QH
Parish	Dormansland
Site Area	6.36
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is mostly open land or forest with an exisitng dwelling. The surrounding area is open countryside with Dormansland to the east.
Site Specific Issues	Part of the site is known to be subject to flooding. Unclear how the site would be accessed.
Existing Use	Some outbuildings associated with Parklands Farm (including an agricultural barn and other light industrial/office uses) and associated hardstanding

SITE DETAILS	
	currently on site would be replaced with residential use.
Proposed Use	Residential
Promoted Site Capacity	40
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 3

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located to the north of Dormansland and is physically separated from the main built-up area. As a result, it does not have a strong functional relationship with the village and access to services and facilities is less direct than sites located adjacent to the settlement edge. While Dormansland provides a limited range of day-to-day services, and a railway station is located further to the south, the separation of the site from the built form significantly reduces the likelihood of convenient walking access. Future occupiers would therefore be likely to rely on private vehicle use for many trips. In isolation, the site is not considered to be well located in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the north of Dormansland and is physically separated from the main built-up area. As such, development of the site in isolation would not form a logical or coherent extension to the settlement and would be poorly related to the existing pattern of development. The site lies within the Green Belt, and any development would need to be assessed against Green Belt policy, including the impact on openness and the purposes of including land within the Green Belt. Development in this location would represent encroachment into the countryside and would not be well contained. It is unclear whether a safe access could be formed to the site and parts of the site are consrained by flood risk. Both of these issues are constraints to any development potential on the site. Overall, the site would not integrate with the existing settlement boundary and is not considered to be suitable as a standalone allocation. Further

	assessment is required on technical matters including access and flooding.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR012
Land at West Street, Dormansland, Lingfield, RH7 6QH

SITE DETAILS	
HELAA Reference	DOR012
Site Address	Land at West Street, Dormansland, Lingfield, RH7 6QH
Parish	Dormansland
Site Area	2.86
Brownfield / Greenfield	GF
Relevant Planning History	N/A

SITE DETAILS	
Site Description	The site is mostly open land or forest with an exisitng dwelling. The surrounding area is open countryside with Dormansland to the east.
Site Specific Issues	The road to the south of the site is in private ownership. As such it is not known whether the site can be accessed safely, or at all. Issues with flooding on parts of the site.
Existing Use	Managed Grassland / Arable Field
Proposed Use	Residential
Promoted Site Capacity	30-35
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	43
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located adjacent to the northern edge of Dormansland and within relatively close proximity to the limited range of services and facilities available within the village. Dormansland, however, provides only a very modest level of day-to-day services, with a wider range of facilities available in higher-order settlements beyond the parish. While a railway station is located to the south, accessibility to public transport and services is more limited than in larger, more sustainable settlements. Overall, the site is not considered to be in a sustainable location due to its distance to the limited services that exist. Future occupiers would be likely be reliant on private vehicle use for a range of trips.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the northern edge of Dormansland. However, development in this location would extend the settlement into the countryside and would need to be carefully considered in terms of its relationship to the existing pattern and form of development. The site lies within the Green Belt, and any development would need to be assessed against Green Belt policy, including its impact on openness and the purposes of including land within the Green Belt. Development in this location would result in a loss of openness and would not be strongly contained by existing built form. It is not clear is a safe access could be achieved to the site. To the south is a bridleway under responsibility of adjacent residential properties to maintain. It is not tarmarked and susceptible to flooding when rain is heavy. These conditions would not be condusive for an access meaning any access

	could only be onto Dormans Road. Due to the speeds along Doramans Road it is not clear if a safe access could be created to the site. This will be further investigated along with the other issues with the site's suitability identified at this stage. The site's distance from services affects the credentials of the site but it remains under consideration while further technical work is undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR013
Starborough Farm, Starborough Road, Marsh Green, TN8 5RB

SITE DETAILS	
HELAA Reference	DOR013
Site Address	Starborough Farm, Starborough Road Marsh Green, TN8 5RB
Parish	Dormansland
Site Area	0.36
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site appears to be occupied by a dwelling or agricultural building. The surrounding area is in agricultural use.
Site Specific Issues	None identified at this stage.
Existing Use	A mixture of predominantly B1 Uses
Proposed Use	Residential
Promoted Site Capacity	16-33
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Do major constraints prevent significant new development from coming forward on this site?	No
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF / GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	21
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located far from any settlement in the district and it is in a generally isolated location with low public transport connnectivity. Access to services and facilities is limited, The site is not in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is isolated and is therefore unsustainably located. On this basis it would not be considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

DOR014
Barberry, The Approach, RH19 3NU

SITE DETAILS	
HELAA Reference	DOR014
Site Address	Barberry, The Approach | RH193NU
Parish	Dormansland
Site Area	0.34
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is currently an existing house with a large garden and the proposed plot is the garden. The site is on the edge of a small low density residential area and is mostly surrounded by agricultural land.
Site Specific Issues	The site is in the zone of influence for the Ashdown Forest SPA
Existing Use	The Site is currently makes up part of the garden to Barberry, The Approach, Dormans Park
Proposed Use	residential

SITE DETAILS	
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Yes - Ashdown Forest- 100% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

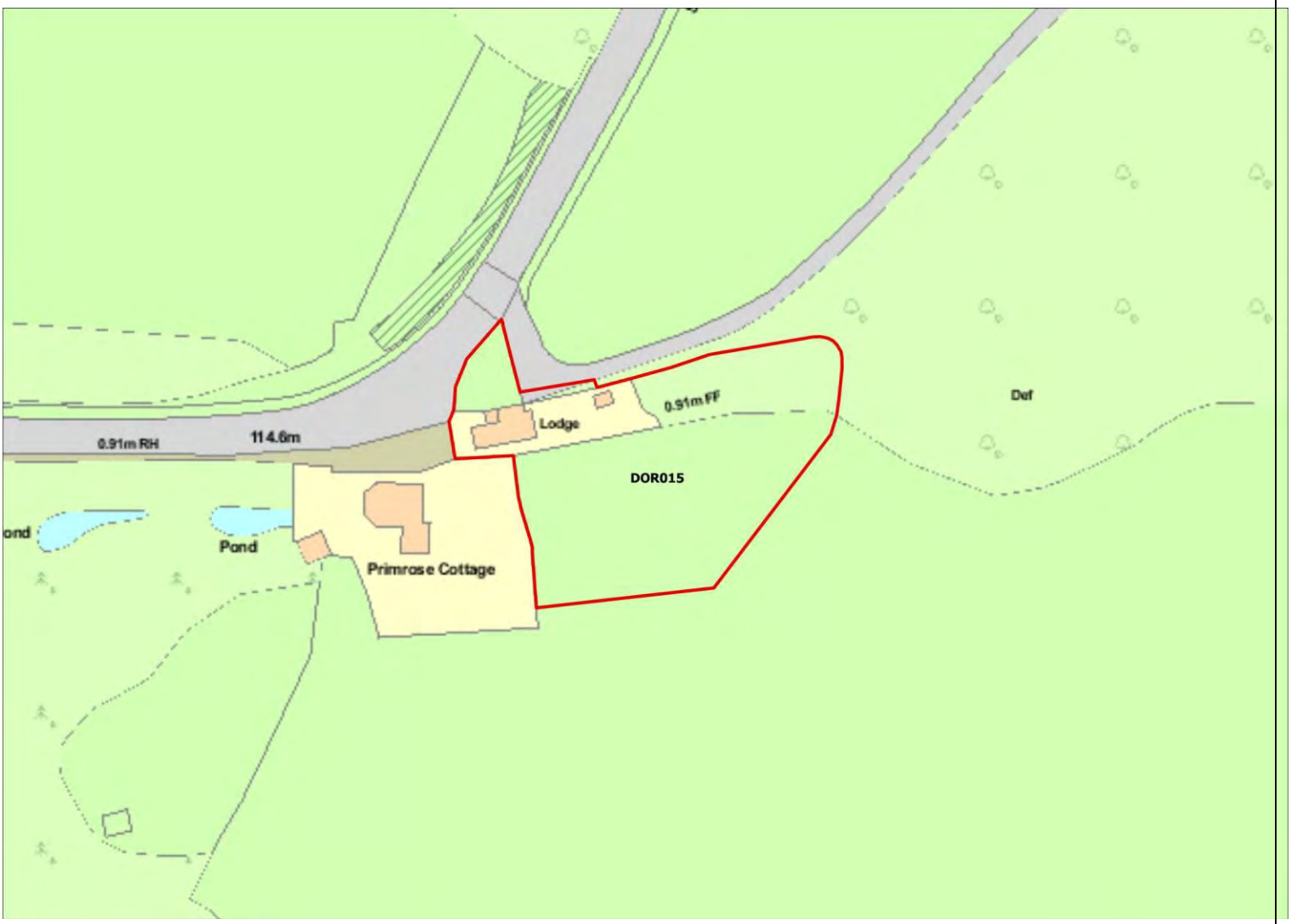
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	39
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is on the edge of the residential area of Dormans Park but quite far from any major settlement. Access to services and facilities would

ASSESSMENT OF SITE SUSTAINABILITY	
	therefore be limited and residential development here would be car dependent.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is proposing 1 dwelling, which is below the threshold for includion in the HELAA
Initial conclusion on suitability	**Unsuitable**

DOR015
South Lodge, Wilderwick, Sandhawes Hill, Dormansland, Rh19 3nr



SITE DETAILS	
HELAA Reference	DOR015
Site Address	South Lodge, Wilderwick, Sandhawes Hill, Dormansland, Rh19 3nr
Parish	Dormansland
Site Area	0.18
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	This section has not been completed due to prescence of major constraint affecting suitability of the site.
Site Specific Issues	None identified
Existing Use	Property and garden
Proposed Use	residential
Promoted Site Capacity	7
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - High Weald - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Yes - Ashdown Forest- 100% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	47
Tier of Nearest Settlements	N/A
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is wholly within the High Weald National Landscape and is therefore not considerd suitable for development.
Initial conclusion on suitability	**Unsuitable**

DOR016
Land adjacent to Dormans Station lying on the North Side of Station Road under title numbersSY223820 and SY590841

SITE DETAILS	
HELAA Reference	DOR016
Site Address	Land adjacent to Dormans Station lying on the North Side of Station Road under title numbersSY223820 and SY590841
Parish	Dormansland
Site Area	2.04
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is open countryside with various trees, hedgerows within. Whilst well located to the nearby railway station it is an isolated site of itself that would not integrate at all with the existing Dormansland village without all the land in between also being allocated for development.

SITE DETAILS	
Site Specific Issues	Tree coverage
Existing Use	Countryside / Green Belt
Proposed Use	Residential
Promoted Site Capacity	20-30
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	Yes - 26/GOD - covers Northern section of site (35% of site)
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	44
Tier of Nearest Settlements	N/A

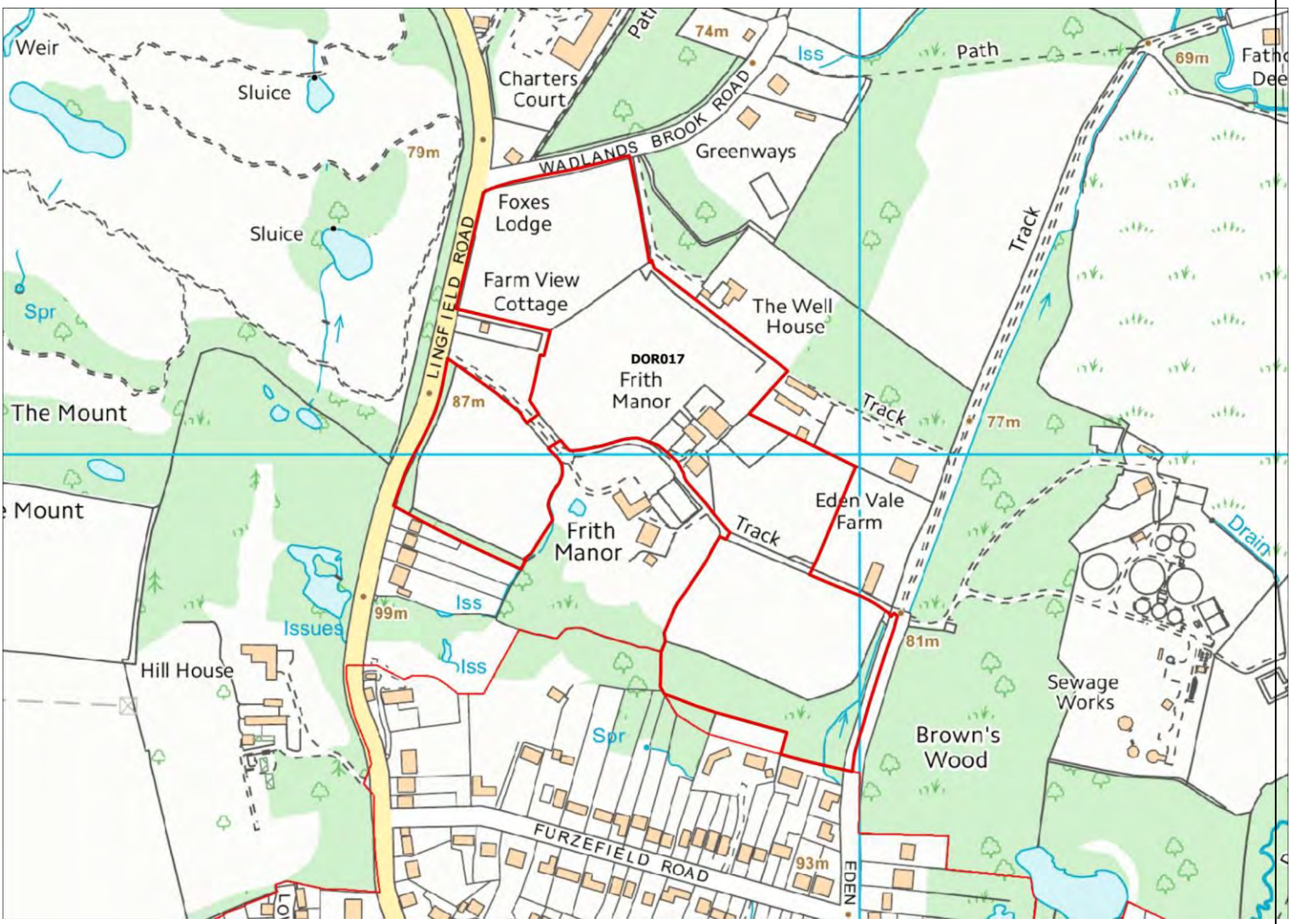
ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located in close proximity to Dormans Park railway station, which provides direct rail services, including connections to London, and represents an accessibility benefit. However, the site is located approximately 500 metres from the edge of Dormansland village and is not well integrated with the main built-up area. While the village provides a very limited range of day-to-day services and facilities, access from the site is less direct and may rely on informal or less convenient pedestrian routes. Overall, the site benefits from good access to rail services but is less well related to the village itself. As such, future occupiers would be reliant on private vehicle use for a proportion of trips, particularly for access to local services.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is not well integrated with the existing settlement pattern and is physically separated from the main built-up area of Dormansland. Development in this location would result in an isolated and incongruous pocket of development that would not relate well to the existing form of the village. The site lies within the Green Belt, and any development would need to be assessed against Green Belt policy, including its impact on openness. Development of the site would represent encroachment into the countryside and would not be well contained by existing built form. In addition, the site is characterised by a rural and semi-natural setting, and development would be likely to result in harm to the character and appearance of the area.

CONCLUSIONS	
	Taking these factors into account, the site is considered to be poorly related to the settlement and significantly constrained in suitability terms.
Initial conclusion on suitability	**Unsuitable**

DOR017
LAND AT PARKLANDS, LINGFIELD ROAD, EAST GRINSTEAD



SITE DETAILS	
HELAA Reference	DOR017
Site Address	Land at Parklands Farm, Lingfield Road, East Grinstead
Parish	Dormansland
Site Area	8.37
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/1411 - 100 dwellings – Pending. Previous scheme for residential dismissed at appeal
Site Description	The site is a mixture of fields and associated farm buildings. There is ancient woodland to the immediate south of the site and large areas of woodland to the east and a mixture of woodland and agricultural land to the west. Further south is the settlement of East Grinstead.
Site Specific Issues	None identified

SITE DETAILS	
Existing Use	Fields and part PDL
Proposed Use	Mixed use
Promoted Site Capacity	110 non-residential floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Yes - Ashdown Forest- 100% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Potential asbestos
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

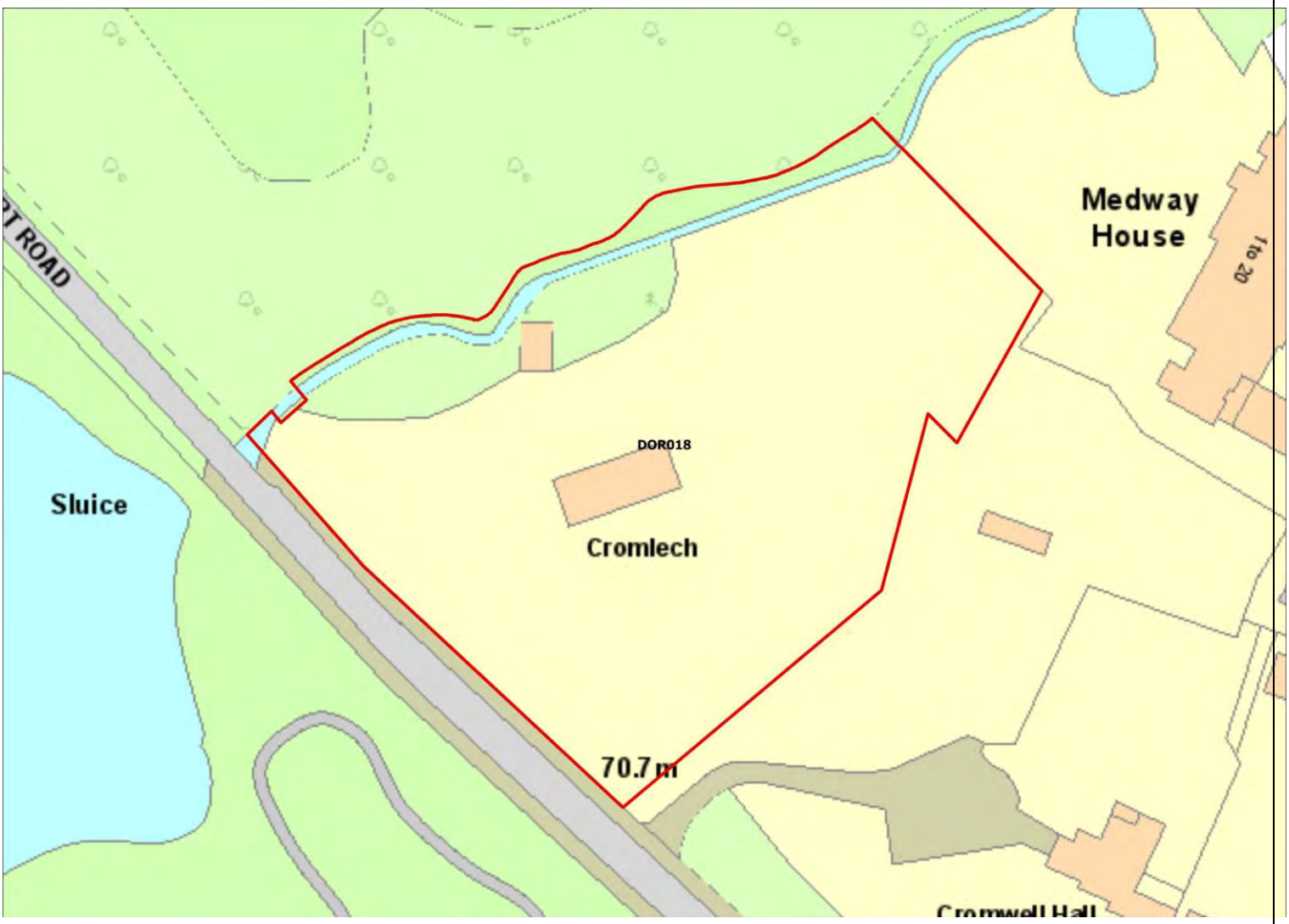
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located in a predominantly rural area and is not well related to any defined settlement within Tandridge District. The nearest main settlement is East Grinstead; however, the site lies some distance from it and does not have a strong functional relationship in terms of day-to-day access to services and facilities. While there is bus provision along Lingfield Road, accessibility to a wider range of services is limited, and opportunities for convenient walking or cycling trips are constrained by the dispersed nature of surrounding development. Overall, the site is in a relatively isolated location, and future occupiers would be likely to be reliant on private vehicle use for most trips. As such, the site is not considered to be in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There is currently an application on the site for 100+ homes under ref: 2025/1411. The suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

DOR018
Cromlech Felcourt Road, East Grinstead, RH19 2JR



SITE DETAILS	
HELAA Reference	DOR018
Site Address	Cromlech Felcourt Road, East Grinstead, RH19 2JR
Parish	Dormansland
Site Area	0.76
Brownfield / Greenfield	BF
Relevant Planning History	2025/683 - 7 dwellings approved
Site Description	The site appears to be in residential/agricultural use with agricultural uses and open countryside surrounding it in most directions. To the east of the site is a retirement village.
Site Specific Issues	None identified
Existing Use	Residential
Proposed Use	residential
Promoted Site Capacity	22
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	40
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located in a predominantly rural area and is not well related to any defined settlement within Tandridge District. It is some distance from the nearest main centres, including East Grinstead, and does not have a strong functional relationship with them in terms of day-to-day access to services and facilities.

ASSESSMENT OF SITE SUSTAINABILITY	
	While an existing bus route provides a connection towards East Grinstead, opportunities for walking and cycling are limited, and overall accessibility to a wider range of services is constrained. Future occupiers would therefore be likely to be reliant on private vehicle use for most trips. The site does benefit from an extant planning permission for seven dwellings, indicating that a small-scale development has been found to be acceptable in this location. However, this does not alter the overall sustainability of the site, which remains relatively poor.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located in an isolated rural location and is not well related to any defined settlement. Development in this location would represent encroachment into the open countryside and would be incongruous in the context of its surroundings. The site lies within the Green Belt, and any development would need to be assessed against Green Belt policy, including its impact on openness. Development beyond a limited scale would be likely to have a detrimental impact in this regard. The site benefits from an extant planning permission for seven dwellings, demonstrating that a small-scale scheme has been found to be acceptable in principle. However, a higher number of dwellings has been promoted through the HELAA process, which would result in a more substantial form of development that would need to be carefully assessed in terms of its relationship to the surrounding area and Green Belt considerations. Taking these factors into account, while a limited form of development has been accepted, the potential for any increase in capacity would require further detailed assessment.
Initial conclusion on suitability	**Under assessment**

CONCLUSIONS	
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL001
Land Opposite from Doves Barn and Nursery

SITE DETAILS	
HELAA Reference	FEL001
Site Address	Land Opposite from Doves Barn and Nursery
Parish	Felbridge
Site Area	2.93
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is an open field. There is a boundary hedging on the eastern part of the site. It forms part of a gap in the exisitng linear pattern of development.
Site Specific Issues	Tree coverage
Existing Use	Agricultural grazing land
Proposed Use	Residential
Promoted Site Capacity	150
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	YES
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located adjacent to the A264, which provides access to the strategic road network. The corridor is served by bus routes 400 and 291, offering connections to higher-order settlements. Route 400 provides access to East Grinstead (approximately 3 miles to the south-east), which functions as a key service centre with a mainline rail station, as well as to Crawley (approximately 7 miles to the west), a

ASSESSMENT OF SITE SUSTAINABILITY	
	major employment centre. Lingfield lies approximately 5 miles to the north. The site is not within reasonable walking distance of local shops, services, or community facilities within Felbridge itself, reflecting the limited role and function of the settlement. However, the proximity to relatively frequent bus services improves access to a wider range of facilities and employment opportunities in nearby towns, particularly East Grinstead. Overall, while the site performs poorly in terms of immediate access to day-to-day services on foot, its proximity to bus services along the A264 provides a degree of accessibility to higher-order settlements. As such, the site can be considered to have limited sustainability credentials, with some reliance on public transport mitigating, but not overcoming, the absence of local services.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the defined settlement boundary of Felbridge; however, development would extend built form westwards beyond the existing linear pattern of development and represent backland encroachment into the open countryside. The site lies within the Green Belt, where there is a strong policy presumption against inappropriate development. Development of the site would therefore need to be assessed in the context of national and local Green Belt policy, including consideration of potential impacts on Green Belt purposes. This would require further detailed assessment, including whether exceptional circumstances exist to justify release through the Local Plan process.

CONCLUSIONS	
	Further technical work would be required to fully understand site-specific considerations, including landscape, access, and environmental impacts. On this basis, although the site raises potential concerns in relation to Green Belt and other matters that require further assessment before the site's suitability can be confirmed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

SITE DETAILS	
HELAA Reference	FEL002
Site Address	Land on the North Side of Crawley Down Road, Felbridge, East Grinstead, RH19 2QJ
Parish	Felbridge
Site Area	1.52
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	An open field adjacent to existing pocket of development that forms the western extent of Felbridge.
Site Specific Issues	Access not confirmed
Existing Use	Land is a fallow (but managed) grassland field
Proposed Use	Residential
Promoted Site Capacity	45

SITE DETAILS	
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Yes - Ashdown Forest - southern section of site covered - 10% coverage
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	YES
Connectivity Tool Scoring	47
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located immediately to the north of Crawley Down Road, which is served by bus route 291, providing connections between Tunbridge Wells and Crawley. The nearest bus stop is located within

ASSESSMENT OF SITE SUSTAINABILITY	
	approximately 50 metres of the site. Bus route 400 also operates along Copthorne Road to the north, providing connections to East Grinstead and Crawley. However, the nearest stop for this service is located over 500 metres from the site and is therefore less conveniently accessed. East Grinstead, located approximately 2 miles to the east, provides a range of higher-order services, facilities, and a mainline railway station. However, there are no shops, services, or community facilities within reasonable walking distance of the site itself, reflecting the limited service provision within this part of Felbridge. Overall, the site benefits from good access to a bus service, which provides connections to a number of larger centres. This enhances accessibility to employment and services beyond the immediate area. However, the absence of day-to-day facilities within walking distance limits the site's sustainability credentials.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	5 years

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the settlement boundary of Felbridge; however, development would extend built form into the open countryside and represent encroachment beyond the existing settlement pattern. The site lies within the Green Belt, where there is a strong policy presumption against inappropriate development. Any proposal would therefore need to be considered against national and local Green Belt policy, including an assessment of the impact on the purposes of the Green Belt. This would necessitate further detailed work, particularly in relation to whether exceptional circumstances exist to justify release through the Local Plan process.

CONCLUSIONS	
	Further technical assessment would be required to fully understand site-specific considerations, including landscape impact, access arrangements, and environmental factors.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL003
Land at Roseleigh, Junction of Effingham Road and West Park Road, Copthorne, West Sussex, RH10 3HG

SITE DETAILS	
HELAA Reference	FEL003
Site Address	Land at Roseleigh, Junction of Effingham Road and West Park Road, Copthorne West Sussex, RH10 3HG
Parish	Felbridge
Site Area	5.35
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is an open field adajcent to an exisitng garden centre. To the south on the opposite side of Effingahm Road are existing dwellings laid out linearly along the road. To the east beyond the garden centre is a pocket of development comprising mainly residential dwellings. The site has

SITE DETAILS	
	a number of mature trees on its eastern border, some of which are subject to a TPO.
Site Specific Issues	Access details have not been confirmed. TPO present.
Existing Use	The site is presently used for keeping horses. The house and buildings are vacant and in disrepair.
Proposed Use	Residential
Promoted Site Capacity	80-100
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 13/GOD - south eastern edge of site
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

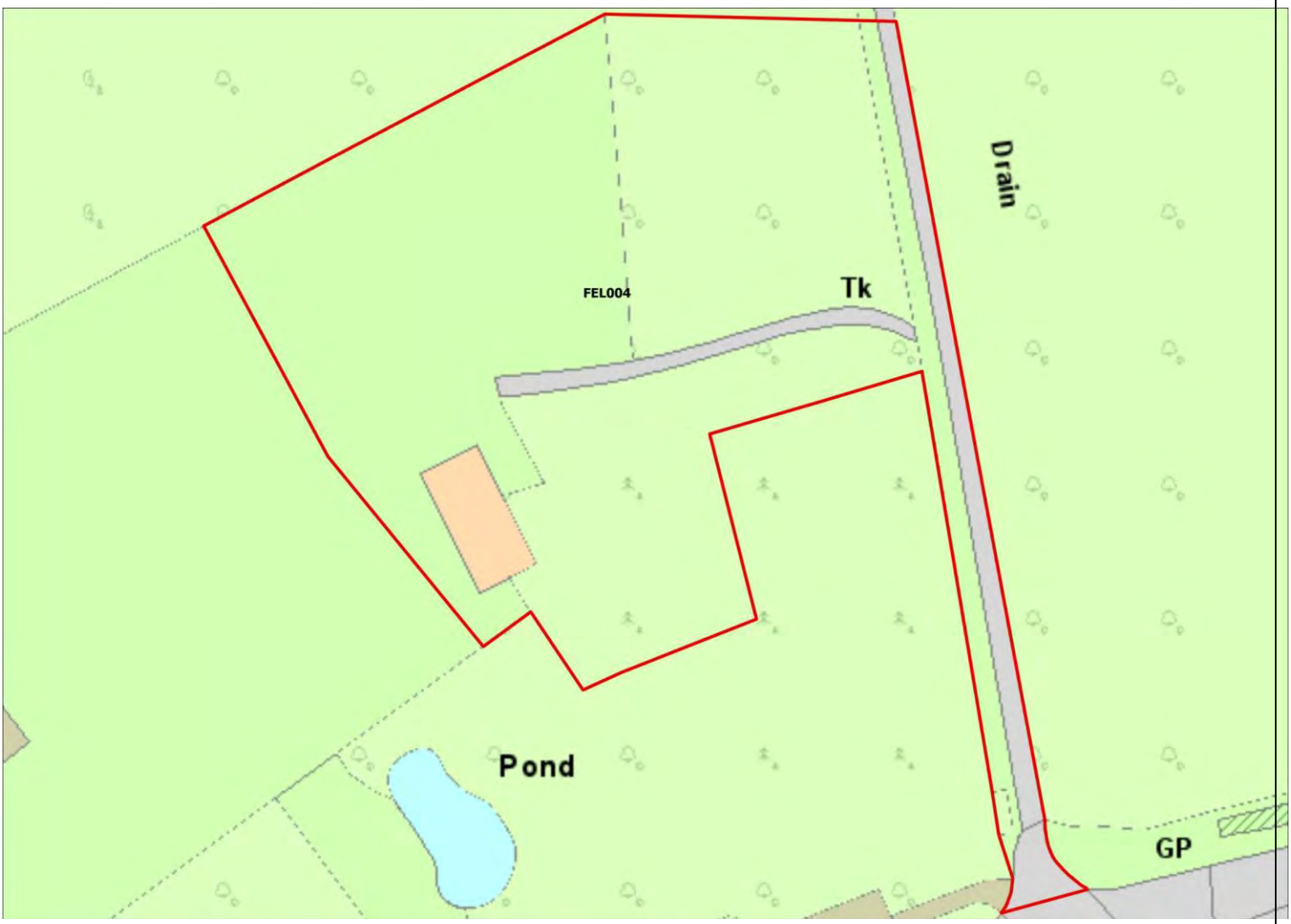
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	38
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site occupies a prominent position at the junction of Effingham Road and West Park Road, adjoining a roundabout that forms part of the B2037/B2028 corridor. The surrounding area is characterised by linear development along these corridors, together with a mix of residential properties and commercial uses, including the nearby Haskins Garden Centre at Snow Hill. The site benefits from access to bus route 485, which runs adjacent to the site and provides connections between Snow Hill Garden Centre and East Grinstead. However, this service operates at a low frequency (approximately four services per day), which limits its effectiveness as a realistic alternative to private car use. In terms of facilities, there are limited day-to-day shops and services within walking distance of the site itself. Nevertheless, the proximity to East Grinstead (approximately 2–3 miles to the east) means that a wider range of services, employment opportunities and a mainline railway station are accessible by bus or car. The site is located within an area that exhibits a degree of built form and activity associated with a key road junction, and is not physically isolated in character. However, the limited frequency of public transport and absence of easily accessible local services constrains its overall sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site occupies a prominent position at the junction of Effingham Road and West Park Road and is closely related to a roundabout serving the B2037/B2028 corridor. The surrounding area

CONCLUSIONS	
	includes linear roadside development and a mix of residential and commercial uses, and the site does not appear isolated in physical or visual terms. However, the site lies outside any defined settlement boundary and its development would result in encroachment into the open countryside. The site is also located within the Green Belt, where there is a strong policy presumption against inappropriate development. Any development proposals would therefore need to be assessed against national and local Green Belt policy, including consideration of impacts on the purposes of the Green Belt. Further detailed assessment would be required to understand the site's relationship to the wider settlement pattern, the extent to which it contributes to openness, and whether exceptional circumstances exist to justify release through the Local Plan process. Additional technical work would also be needed in relation to matters such as access, landscape impact, and environmental constraints.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL004
Merriewood Barn, Land Rear of Southern Water Compound, Copthorne Road, Felbridge, RH19 2QG



SITE DETAILS	
HELAA Reference	FEL004
Site Address	Merriewood Barn, Land Rear of Southern Water Compound, Copthorne Road, Felbridge, RH19 2QG
Parish	Felbridge
Site Area	0.90
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is an open field and trees. The trees form part of a large area of ancient woodland that is adjacent to the site to the east. There is development to the west albeit outside of a defined settlement.
Site Specific Issues	Tree coverage
Existing Use	B8
Proposed Use	employment
Promoted Site Capacity	755sqm

SITE DETAILS	
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes – Hedgecourt
SSSI Impact Zone	Yes – Hedgecourt
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland - 35% coverage
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	YES
Connectivity Tool Scoring	34
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is understood to be promoted for B8 (storage and distribution) use in association with an established B8 use immediately to the south. It is located adjacent to the A264 (Copthorne Road),

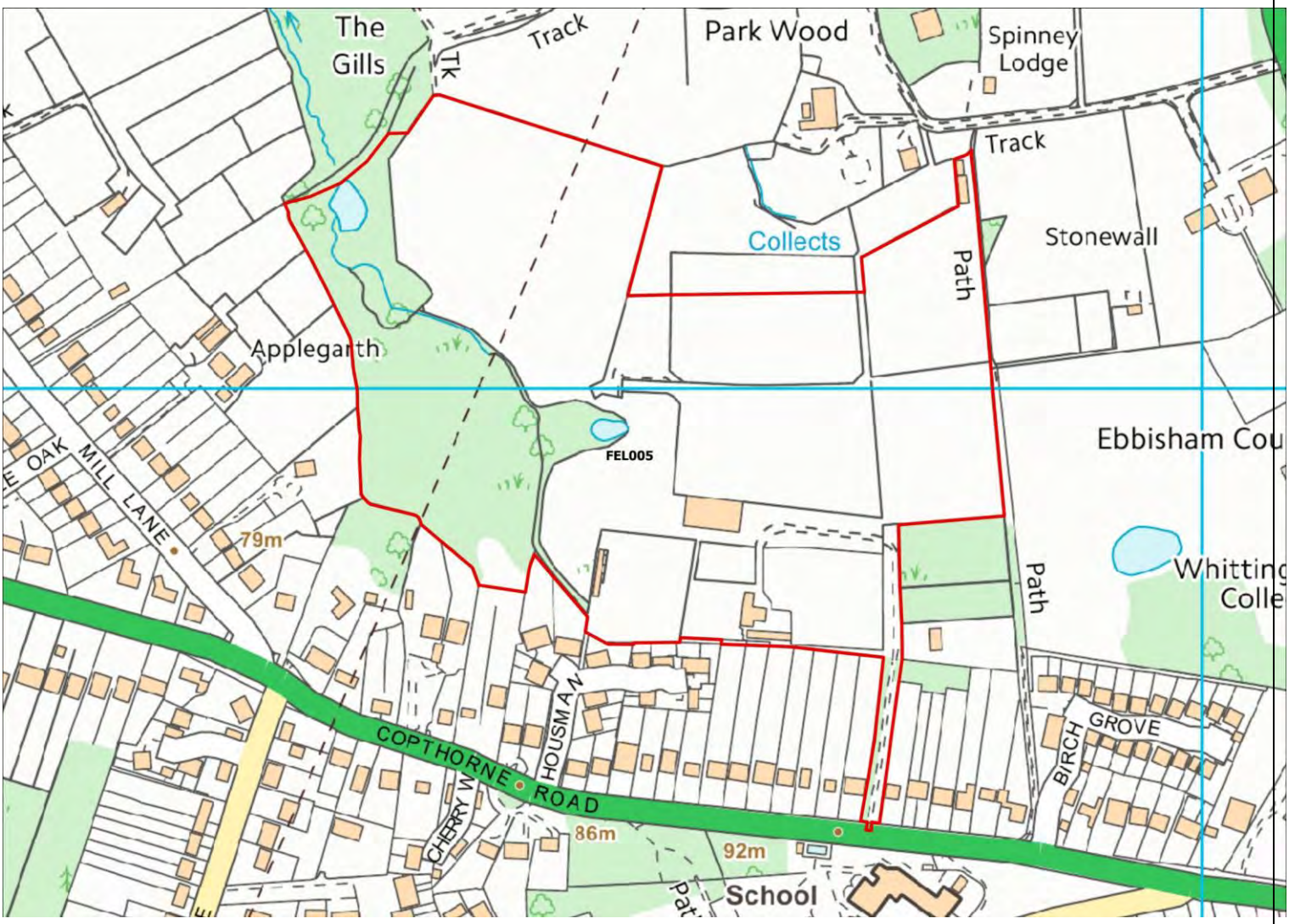
ASSESSMENT OF SITE SUSTAINABILITY	
	which forms a strategic transport corridor within the area. The 400 bus service operates along the A264 and provides connections to East Grinstead and Crawley. The nearest bus stop is located within a reasonable walking distance of the site, offering some opportunity for access by non-car modes, although the suitability of this for employment trips will depend on service frequency and working patterns. The site is not located within walking distance of a range of day-to-day services or facilities, and the surrounding area is predominantly characterised by countryside and dispersed development. However, for employment use, the site benefits from good access to the strategic road network and is well related to an existing employment use, which supports its functional role. Overall, while the site performs relatively poorly in terms of access to local services and facilities, its location on a strategic road corridor and relationship with an existing employment use provide some sustainability benefits. As such, the site can be considered to have limited sustainability credentials, with its suitability dependent on employment use than residential development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located outside any defined settlement boundary and is situated within the open countryside. It lies within the Green Belt, where there is a strong policy presumption against inappropriate development. However, the site is associated with an existing B8 (storage and distribution) use located immediately to the south, and it has been promoted for employment purposes as an extension to this established operation. This relationship to an existing employment use and its location adjacent to the

CONCLUSIONS	
	A264 lend some support to the principle of employment-related development in this location, particularly where it may represent a logical consolidation or expansion of an existing use. Notwithstanding this, any development would need to be assessed against national and local Green Belt policy, including consideration of the impact on openness and the purposes of the Green Belt. Further detailed assessment would therefore be required, including whether exceptional circumstances exist to justify release through the Local Plan process. Additional technical work would also be needed in respect of environmental constraints, access, and landscape impact.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL005
Felbridge Showground, Copthorne Road, Felbridge, East Grinstead, RH19 2NU



SITE DETAILS	
HELAA Reference	FEL005
Site Address	Felbridge Showground, Copthorne Road, Felbridge, East Grinstead, RH19 2NU
Parish	Felbridge
Site Area	10.99
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site's southern part is in use for equestrian and is laid out with associated uses of land. The northern part of the site is open grassed land. The site is well contained with mature trees on its borders. The wider character is linear and sprawl-type residential development that extends from Felbridge. Access would be from A264, which would lead to the Star Junction to the east that has capacity issues.

SITE DETAILS	
Site Specific Issues	Access would need to be confirmed to support the level of development proposed. Ancient woodland on part of the site.
Existing Use	Equestrian Facility
Proposed Use	Residential
Promoted Site Capacity	230
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland - 7% coverage in North western edge
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	Ashdown Forest
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A

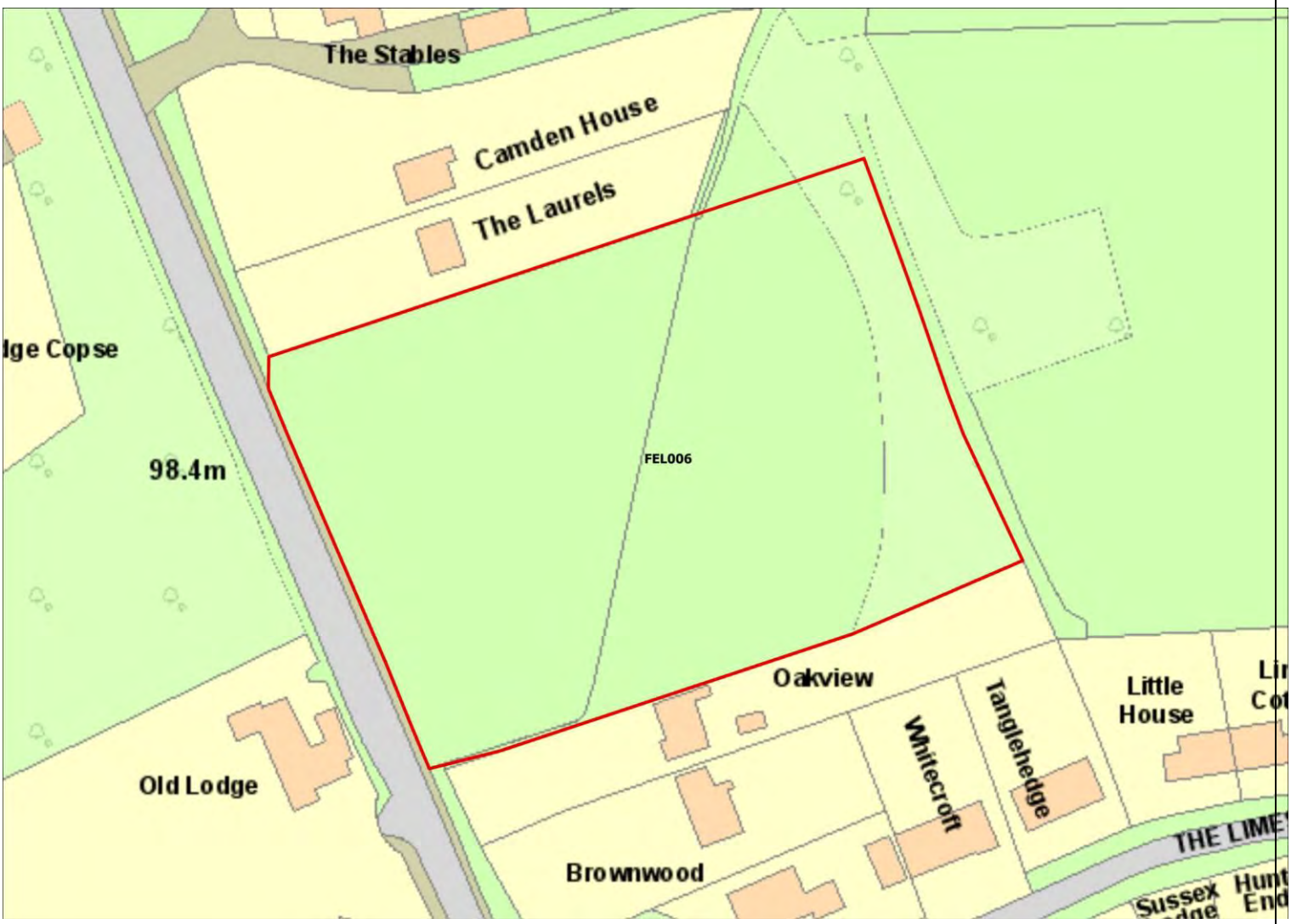
ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	51
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is accessed from Copthorne Road (A264), which is served by bus routes 400 and 291, providing connections to East Grinstead, Crawley, and other surrounding settlements. The nearest bus stops are located within a reasonable walking distance of the site, offering a good level of accessibility to public transport relative to the rural context. The site lies adjacent to the main built-up area of Felbridge, with established residential development located immediately to the south (including the Springfields area). Whilst Felbridge itself is limited in terms of shops and services, the site is relatively well related to the existing settlement pattern. East Grinstead town centre, which provides a wider range of retail, services, employment opportunities, and a mainline railway station, is located approximately 1.8 miles to the east. This is accessible by the aforementioned bus routes and by car. The site therefore benefits from relatively good public transport accessibility and a strong relationship with existing built form, although access to day-to-day facilities on foot within Felbridge remains limited. Overall, the site can be considered to have moderate sustainability credentials, reflecting a balance between reasonably good connectivity to higher-order centres and limited local service provision.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the defined settlement boundary of Felbridge and is currently in use as a showground, comprising an established area of activity with associated structures and access arrangements. As such, the site does not represent undeveloped, pristine countryside in its entirety.

CONCLUSIONS	
	However, development of the site for more intensive or permanent uses would extend built form beyond the existing settlement boundary and result in encroachment into the open countryside, particularly to the north. This may alter the existing settlement pattern and its relationship with the surrounding rural area. The site is located within the Green Belt, where there is a strong policy presumption against inappropriate development. Any proposal would therefore need to be assessed against national and local Green Belt policy, including impacts on openness and the purposes of the Green Belt. Further detailed assessment would be required in terms of transport impact and access given that traffic would lead to the Star Inn Junction, which is a known issue at capacity with limited options to make infrastructure upgrades.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL006
Land between The Laurels and Oakview, London Road, Felbridge, RH19 2QZ



SITE DETAILS	
HELAA Reference	FEL006
Site Address	Land between The Laurels and Oakview, London Road, Felbridge, RH19 2QZ
Parish	Felbridge
Site Area	0.74
Brownfield / Greenfield	GF
Relevant Planning History	2025/1277 - 3 homes - Pending
Site Description	An open field adjacent to existing pocket of development
Site Specific Issues	None identified - check on site visit
Existing Use	Vacant
Proposed Use	residential
Promoted Site Capacity	3 to 12
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 7/2011/TAN
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	54
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the north of the defined settlement boundary of Felbridge and comprises a parcel of land that is bordered by residential properties to the south and east, with further dispersed development to the north. As such, the site is not isolated in character and has a degree of relationship with the existing built form.

ASSESSMENT OF SITE SUSTAINABILITY	
	In transport terms, the site is within the wider catchment of the A264 (Copthorne Road), which is served by bus routes including the 400 and 291, providing connections to East Grinstead, Crawley, and surrounding settlements. However, the nearest bus stops are not immediately adjacent to the site and are likely to be at a moderate walking distance, which may reduce the attractiveness of public transport for day-to-day trips. Felbridge itself offers only a limited range of shops and services, and there are no significant day-to-day facilities within easy walking distance of the site. A wider range of services, employment opportunities, and a mainline railway station are available in East Grinstead (approximately 2–3 miles to the east), although these are more likely to be accessed by car or bus. Overall, the site benefits from a degree of integration with existing built form and reasonable proximity to a higher-order settlement. However, limited access to local services on foot and less convenient access to public transport constrain its sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is adjacent to the settlement boundary of Felbridge. There is currently a live planning application on this site under ref 2025/1277. The suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL007
Merriewood Barn, Land Rear of Southern Water Compound, Copthorne Road, Felbridge, RH19 2QG

SITE DETAILS	
HELAA Reference	FEL007
Site Address	Merriewood Barn, Land Rear of Southern Water Compound, Copthorne Road, Felbridge, RH19 2QG
Parish	Felbridge
Site Area	0.45
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site comprises an existing building that is understood to be in use for B8. A small pocket of the site's northern eastern corner is designated as ancient woodland. The trees form part of a large area of ancient woodland that is adjacent to the site to the east. There is development to the west albeit outside of a defined settlement.
Site Specific Issues	Ancient woodland and trees

SITE DETAILS	
Existing Use	B8
Proposed Use	Employment
Promoted Site Capacity	397sqm
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

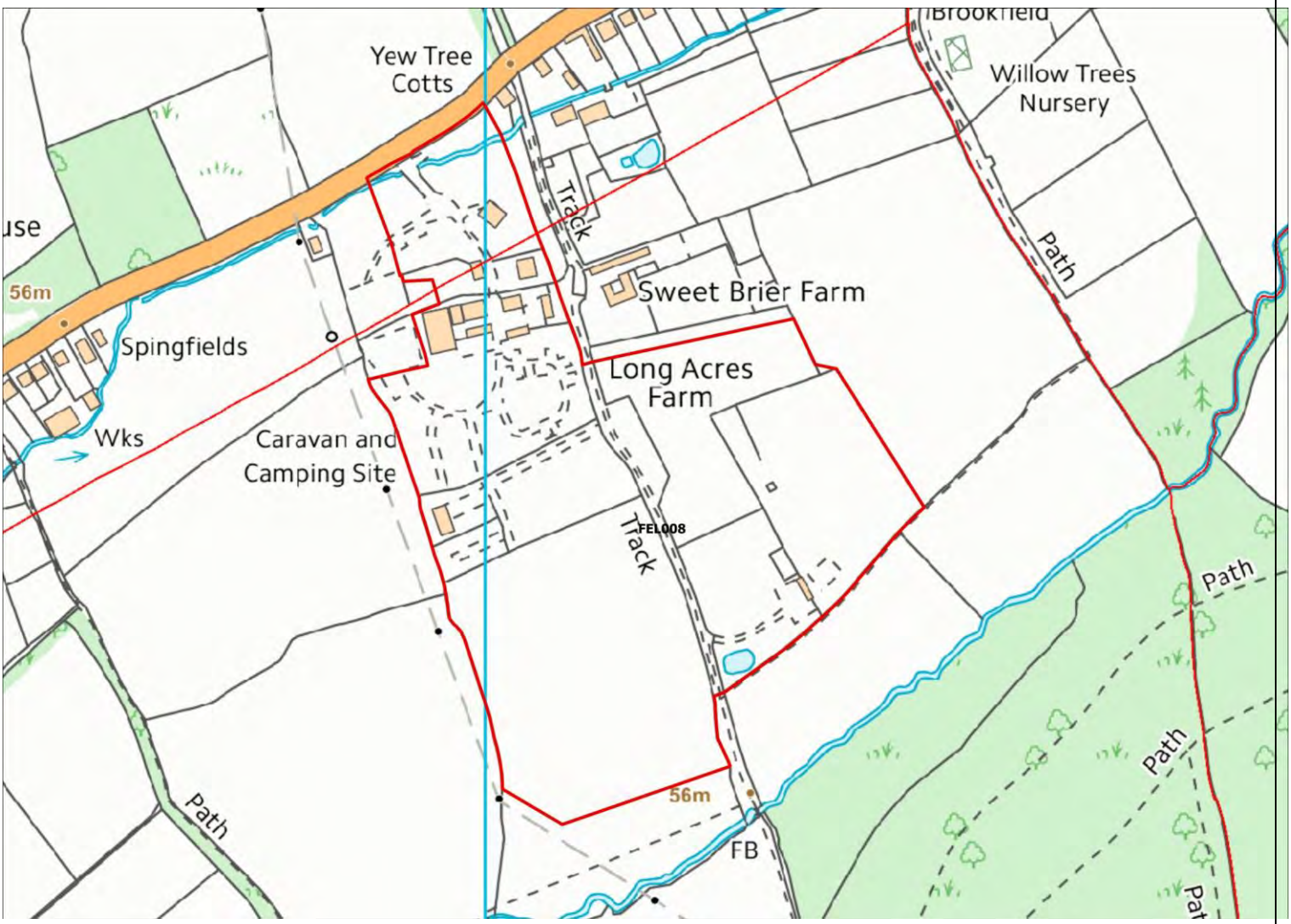
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is understood to be proposed for B8 use in association with an exisitng B8 use. The site itself is

ASSESSMENT OF SITE SUSTAINABILITY	
	located near to Copthorne Road (A264) where the 400 bus service runs. The site is within a reasonable walking distance to the nearest bus stop for this service. Other than this, the site is in a remote location and not considered to be sustainable.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises an existing employment use (B8 storage and distribution) located outside any defined settlement boundary, within the open countryside. The site is also situated within the Green Belt, where there is a strong policy presumption against inappropriate development. As an established employment site, there is an existing lawful use at this location, and the principle of employment activity is already established. The site's position adjacent to the A264 provides access to the wider road network, which supports its continued use for employment purposes. However, any proposals for intensification, expansion, or redevelopment would need to be carefully assessed against national and local Green Belt policy, including consideration of the impact on openness and the purposes of the Green Belt. The site is located in proximity to Star Inn Junction to the east, which is identified as operating at or near capacity. Any proposal for intensification or expansion of employment use would therefore need to be supported by appropriate transport evidence and, where necessary, mitigation to address potential impacts on the local highway network.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL008
Long Acres Caravan and Camping Park, Newchapel Road, Lingfield, RH7 6LE



SITE DETAILS	
HELAA Reference	FEL008
Site Address	Long Acres Caravan and Camping Park, Newchapel Road, Lingfield, RH7 6LE
Parish	Felbridge
Site Area	8.60
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	An open field uses for camping adjacent to existing pocket of development
Site Specific Issues	None identified
Existing Use	Caravan and camping park, and light industrial
Proposed Use	Culture, tourism and arts
Promoted Site Capacity	21,838.39m3
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site comprises an existing caravan and leisure use set within a large parcel of land to the south of Turners Hill Road, centred around an established complex of buildings and internal access roads, including Sweet Briar Farm. Whilst the site contains an element of built development and activity, it is not directly related to a defined settlement and is located within a predominantly rural area. In transport terms, the site does not benefit from immediate access to frequent public transport

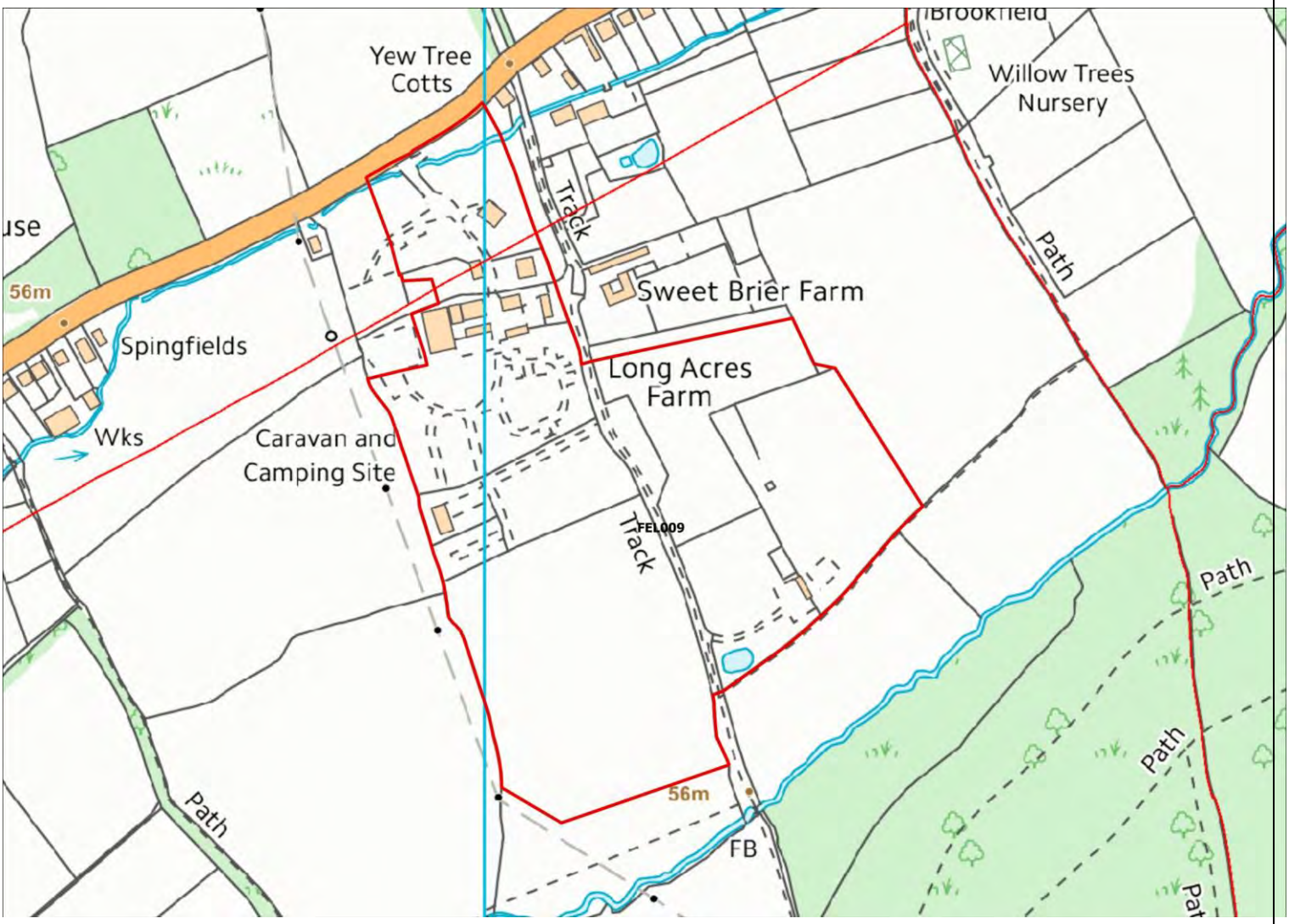
ASSESSMENT OF SITE SUSTAINABILITY	
	services. The nearest bus routes are located some distance from the site, and access is therefore likely to be heavily reliant on private car use, particularly given the scale of development proposed. There are no shops, services, or community facilities within a reasonable walking distance of the site. Higher-order services, employment opportunities, and rail connections are available in nearby towns such as East Grinstead and Crawley; however, these are not readily accessible by sustainable modes from the site. Whilst the site benefits from an existing leisure use and some degree of on-site activity, its separation from established settlements and lack of realistic access to services and public transport significantly limit its sustainability credentials. Accordingly, the site is considered to have limited sustainability credentials, particularly in the context of the scale of leisure development proposed, which would be likely to generate a high level of car-based trips.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located outside any defined settlement boundary and is situated within a predominantly rural area, some distance from the main built-up areas of Felbridge and East Grinstead. Whilst the site contains an existing caravan and leisure use, it remains largely detached from established settlements and services. The site lies within the Green Belt, where there is a strong policy presumption against inappropriate development. The scale of development proposed (approximately 22,000 sqm of leisure use) would represent a significant intensification of activity on the site and is likely to have a substantial impact on openness. As such, any proposal would need to be

CONCLUSIONS	
	carefully assessed against national and local Green Belt policy, including consideration of the purposes of the Green Belt. There are also environmental sensitivities in the wider area, including proximity to areas of woodland, which may constrain development and would require detailed assessment in terms of landscape and ecological impact. In addition, the scale and nature of the proposed leisure development would likely generate a high level of trips, and given the site's limited accessibility, this raises potential concerns in relation to transport impacts and sustainability. Further detailed assessment would therefore be required to consider the principle and extent of development, including whether exceptional circumstances exist to justify release from the Green Belt through the Local Plan process, along with other technical matters.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

FEL009
Long Acres Caravan And Camping Park, Newchapel Road, Lingfield, RH7 6LE



SITE DETAILS	
HELAA Reference	FEL009
Site Address	Long Acres Caravan And Camping Park, Newchapel Road, Lingfield, RH7 6LE
Parish	Felbridge
Site Area	8.60
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	An open field adjacent to existing pocket of development
Site Specific Issues	None identified - check on site visit
Existing Use	Caravan and camping park, and light industrial
Proposed Use	Culture, tourism and arts
Promoted Site Capacity	7,807m2
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	Same as FEL008

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located outside any defined settlement boundary and is situated within a predominantly rural area, some distance from the main built-up areas of Felbridge and East Grinstead. Whilst the site contains an existing caravan and leisure use, it remains largely detached from established settlements and services. The site lies within the Green Belt, where there is a strong policy presumption against inappropriate development. The scale of development proposed (approximately 8,000 sqm of leisure use, which is a reduced quantum compared to the duplicate submission at Site FEL008) would nonetheless represent a notable intensification of activity on the site and is likely to result in harm to openness. As such, any proposal would need to be carefully assessed against national and local Green Belt policy, including consideration of the purposes of the Green Belt. There are also environmental sensitivities in the wider area, including proximity to areas of woodland, which may constrain development and would require detailed assessment in terms of landscape and ecological impact. In addition, the scale and nature of the proposed leisure development would likely generate a high level of trips, and given the site's limited accessibility, this raises potential concerns in relation to transport impacts and sustainability. Further detailed assessment would therefore be required to consider the principle and extent of development, including whether exceptional circumstances exist to justify release from the Green Belt through the Local Plan process, along with other technical matters.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS003
Upper Barn Farm, Byers Lane, South Godstone, Godstone, RH9 8JL

SITE DETAILS	
HELAA Reference	GDS003
Site Address	Upper Barn Farm, Byers Lane, South Godstone, Godstone, RH9 8JL
Parish	Godstone
Site Area	6.33
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural land; large parallelogram shaped parcel of land covering much of the south east and west of the site with smaller strip to the north. Two ponds on site and collection of farm buildings; trees to perimeter and hedgerow running through site east to west with additional trees and foliage scattered to the west of the site. Site submission notes that part

SITE DETAILS	
	of site is brownfield - this is not the case; agriclutural land is wholly greenfield including built structures.
Site Specific Issues	Isolated site with inadequate access from a single track off a lane; telegraph poles on site and electricity cabling overhead; green arable land with hedgerows running east to west through site; trees to site border
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	30-50
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF

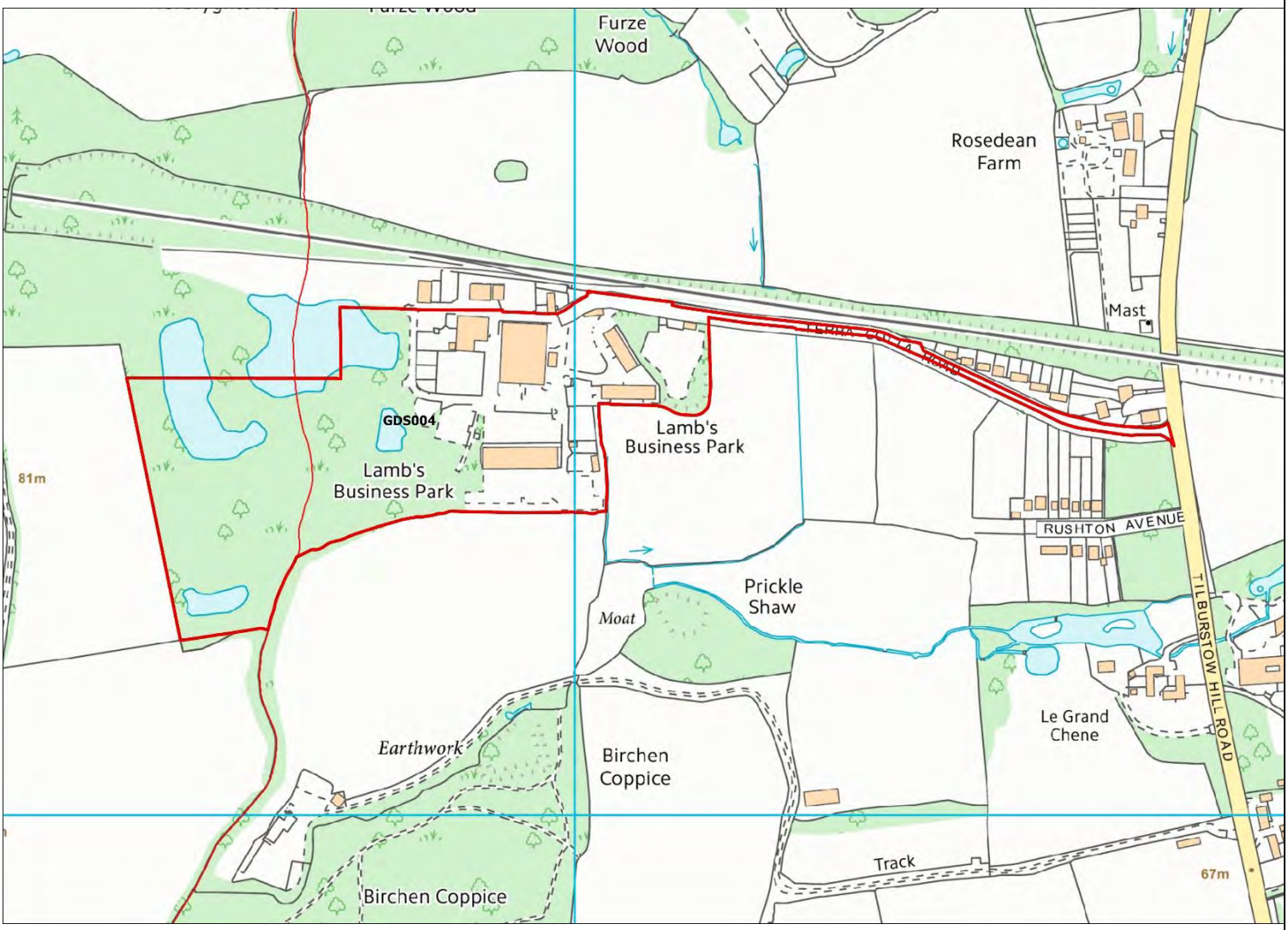
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	28
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is detached from the built-up area and located within open countryside. It is physically separated from the nearest defined settlement at Blindley Heath, resulting in poor accessibility to key services and facilities. The limited availability of local amenities and the likely reliance on private vehicle travel mean the site performs poorly in sustainability term and not a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt in open countryside and is physically isolated from defined settlements, resulting in poor access to services and facilities. Access is constrained via narrow single-track lanes, and safe and suitable access cannot be achieved. The site is therefore considered unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

GDS004
Lambs Business Park, Terracotta Road, South Godstone, RH9 8LJ



SITE DETAILS	
HELAA Reference	GDS004
Site Address	Lambs Business Park, Terracotta Road, South Godstone, RH9 8LJ
Parish	Godstone
Site Area	10.63
Brownfield / Greenfield	BF / GF
Relevant Planning History	N/A
Site Description	The site comprises land that forms part of an existing strategic employment area (as identified in the 2008 Core Strategy) and associated adajcent open land to the west. The eastern parcel, which comprises the existing business park has a distinct difference in the age and quality of the commercial units; the units to the east

SITE DETAILS	
	and south are modern and satisfy the commercial demand for such space, units to the north and west are mainly buildings associated with the former brickworks; these have recently been upgraded to EPC ratings of D or E to enable them to continue to be let to occupational tenants, on a short-term basis. The western land parcel was historically used as a quarry with permission for clay extraction, inert landfill and the importation of aggregates via the railway siding. A portion of this land is allocated for waste management purposes within the adopted 2019-2033 Surrey Waste Plan. Both parcels are put forward in the HELAA process for consideration for regeneration, enhancement and intensification to provide high value business uses, including data centres. The site slopes from the northwest towards the south and is bound by the Redhill to Tonbridge Railway Line to the north; countryside, which is largely used for agriculture, to the south; Maple Wood and countryside, which is largely used for agricultural purposes, to the west; and field parcels and residential premises located on Terracotta Road and Ruston Avenue to the east.
Site Specific Issues	Potential highways impact due to increase of vehicle use; the access to the site is through Terracotta Road would need to be assessed for its suitabilty to accommodate further development in safety and traffic impact terms. Due to weight licence restrictions the egress of existing vehicular movements from the site is directed southwards along Tilburstow Road to connect onto the A22, which is understood to cause existing from the volumes of heavy goods vehicles onto what is a relatively constrained rural road network. The local road network needs further assessment to assess its capacity to accommodate any further traffic. There are a number of ponds. The is within cose proximity to Ancient Woodland to the south and west.
Existing Use	Employment / open land
Proposed Use	Employment
Promoted Site Capacity	N/A
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - to the Northwest of site and southeast of the site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes – to the north of the site
Possible Contaminated Land	Potential nutrient nitrogen deposition Potential nitrogen dioxide
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF / GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	25
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site forms part of an established employment area. Existing employment uses can contribute positively to sustainability by providing local jobs and reducing the need to travel long distances for work.

ASSESSMENT OF SITE SUSTAINABILITY	
	However, the site's location within a largely rural area will limit accessibility by non-car modes, and the range of nearby services and facilities is relatively constrained. Overall, the site performs moderately in sustainability terms due to its established existing employment function and when balanced against its relatively limited accessibility and isolated context.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site forms part of an existing employment area and is identified as a Strategic Employment Site in the Core Strategy (2008). Its established employment use indicates some potential for continued or intensified employment-related development subject to further technical assessment relating to traffic, access and environmental considerations. The site is located within the Green Belt, and any proposals for redevelopment or intensification would need to be carefully assessed against national and local Green Belt policy. While there may be opportunities to optimise the use of previously developed and underutilised areas within the site, further detailed assessment is required in respect of Green Belt policy, access, environmental constraints and the nature and scale of development proposed. At this stage, the site remains under assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS005
Land North West of Hare Lane, Lingfield, RH7 6JB

SITE DETAILS	
HELAA Reference	GDS005
Site Address	Land North West of Hare Lane, Lingfield, RH7 6JB
Parish	Godstone
Site Area	0.43
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural pasture land bordered to the south by hedgerow and tree lined to east and west; to the north, continuing pasture. Residential dwellings lining road in ribbon fashion adjacent with two of the properties having listed status. No footway to road frontage to site. Site is circa. 1km from Blindley Heath and 2km (as the crow flies but 4km along the road network) from Lingfield.

SITE DETAILS	
Site Specific Issues	Potential access issues as surface water risk present on road to access site.
Existing Use	Agriculture (Grazing Pasture)
Proposed Use	residential
Promoted Site Capacity	5
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Two Grade II Listed buildings (Colboys) adjacent to site.
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

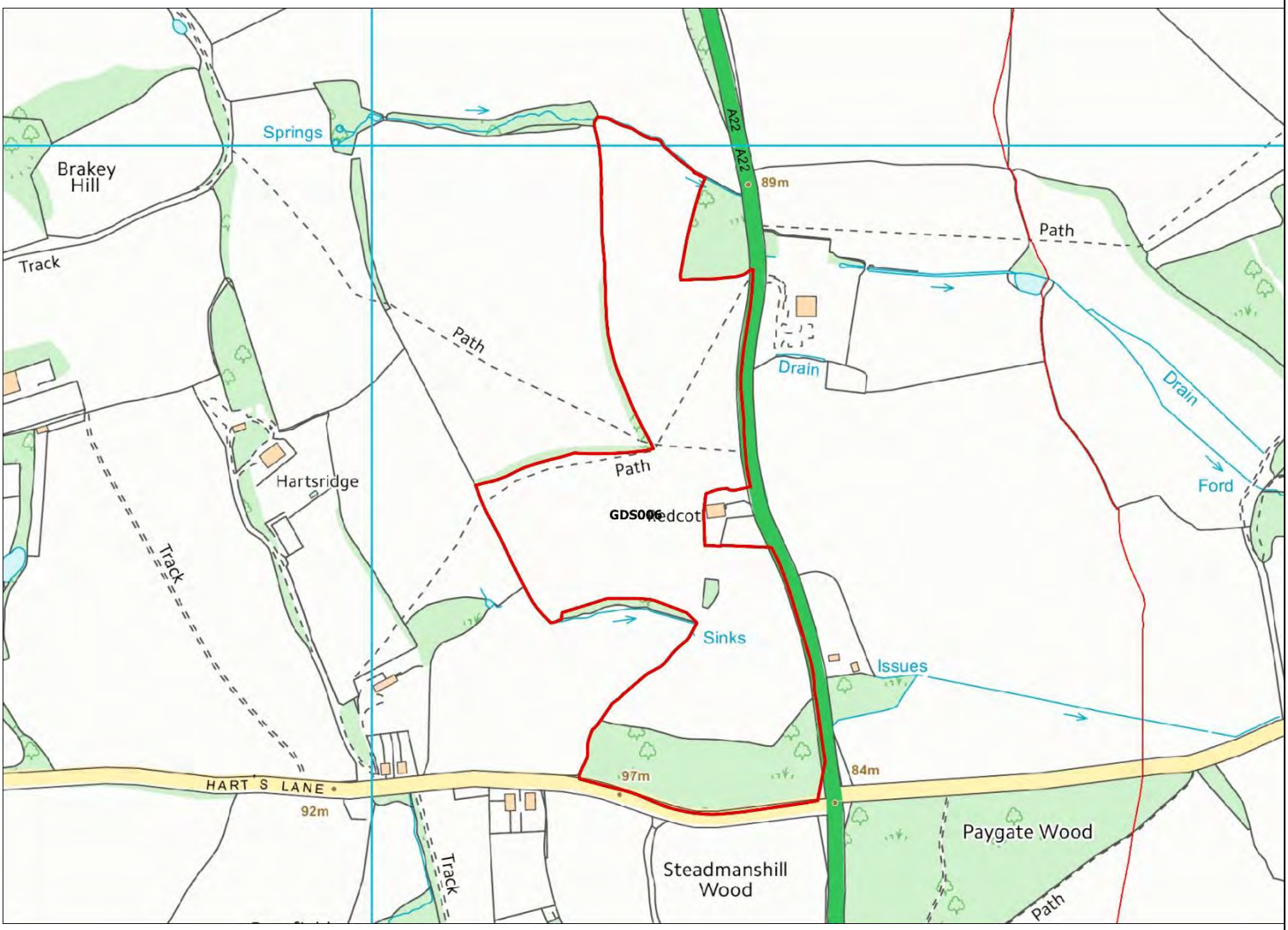
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	23
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is relatively isolated, being located some distance from a range of services and facilities. While there is some existing residential development in the wider area, this comprises a dispersed pattern of development that does not function as a cohesive or sustainable settlement. The site does benefit from proximity to the A22, which provides good strategic road connectivity; however, this is unlikely to offset the limited accessibility to local services and reliance on private car travel. Overall, the site performs poorly in sustainability terms and is not a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and in open countryside, physically separated from the nearest defined settlement. Its isolated position results in limited accessibility to services and facilities, with future occupiers likely to rely on private car travel. Although the site is in proximity to the A22, pedestrian infrastructure is lacking, with no footway along the site frontage. The provision of suitable pedestrian access would likely require significant alterations to the local road network, which may not be achievable or realistic. The site is also in the setting of two Grade II Listed buildings, which could give rise to impacts on their special significance. In light of the site's Green Belt location, its isolated position, heritage issues and the constraints to achieving safe and suitable access, the site is considered unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

GDS006
Land to the west of Eastbourne Road, South Godstone, RH9 8EJ



SITE DETAILS	
HELAA Reference	GDS006
Site Address	Land to the west of Eastbourne Road, South Godstone, RH9 8EJ
Parish	Godstone
Site Area	10.18
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use with similar uses surrounding it.
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	50-150
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland is in the southern part of the site
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Listed building – Milestone 22 adjacent to the site's eastern boundary
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	35
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located some distance from the nearest settlements of Godstone and South Godstone, resulting in limited accessibility to a range of services and facilities. While a bus route is available,

ASSESSMENT OF SITE SUSTAINABILITY	
	providing connections to Godstone in approximately 10 minutes during daytime hours, the level of service provision is limited. Overall, the site is in an isolated location where the majority of occupants will access services using the private car and as such the site is not considered to be in a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is not considered to be in a sustainable location and is isolated from any main settlement. The site is also the proposed National Landscape boundary extension area. For these reasons the site is unsuitable and discounted from the process.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS007
Land north of Love Lane, Godstone Farm, Godstone, RH9 8LX

SITE DETAILS	
HELAA Reference	GDS007
Site Address	Land north of Love Lane, Godstone Farm, Godstone, RH9 8LX
Parish	Godstone
Site Area	0.41
Brownfield / Greenfield	GF
Relevant Planning History	2025/772 - 9 dwellings - Pending
Site Description	Triangular greenfield plot of land, off Love Lane around 300 metres from the village centre of Godstone. The site is moderately sloping from the north down towards its low point on Love Lane. The site is currently overgrown, with mature trees flanking both its east and west sides. A shallow stream runs along side the Tilburstow Hill Road edge of the site. To the east there are several properties

SITE DETAILS	
	that line Eastbourne Road and to the west a larger portion of residential residential development that runs along Tilburstow Hill Road.
Site Specific Issues	Edge of village location with a number of trees on site. It is not clear where a safe access would be created.
Existing Use	Vacant greenfield land
Proposed Use	Residential
Promoted Site Capacity	9
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – The site borders proposed NL boundary and would be in its setting
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes - Circa. 130m from site
SSSI Impact Zone	Yes - Circa. 130m from site
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – within setting of Godstone Conservation Area
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located adjacent to existing built development on the edge of the defined settlement edge of Godstone, a Tier 2 settlement, and therefore benefits from a degree of proximity to an established range of services and facilities. This relationship supports the potential for access to day-to-day needs by walking or cycling, subject to the quality of connections. Whilst Godstone provides a modest level of service provision, consistent with its role in the settlement hierarchy, further consideration will be required in relation to the capacity of local infrastructure and services to accommodate additional growth. Overall, the site performs moderately in sustainability terms due to its relationship with the settlement, although this is dependent on the scale of development and supporting infrastructure.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site currently lies adjacent to the Godstone settlement boundary albeit with the Green Belt, which requires further detailed assessment. The site has direct access to the sevices and facilities contained within Godstone. However, there is a live planning application on this site and its suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS008
Flower Farm, Flower Lane, Godstone, Surrey, RH9 8BP

SITE DETAILS	
HELAA Reference	GDS008
Site Address	Flower Farm, Flower Lane, Godstone, Surrey, RH9 8BP
Parish	Godstone
Site Area	7.49
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural land; large site with small number of trees and small pond - trees and hedging primarily to site perimeter. Residential property to south east of site and small number of other residential properties beyond eastern border. Council depot to the west and continuing agricultural fields to the south. Main road (A25) to site frontage.

SITE DETAILS	
Site Specific Issues	Site removed from main built up area of village (<200m) - small number of trees on site and small pond located to the south of the site. Site borders proposed National Landscape boundary to the south. Loss of agricultural land. PROW along southern boundary.
Existing Use	Agriculture
Proposed Use	Residential
Promoted Site Capacity	220
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – Within setting as southern edge of site borders proposed boundary
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes - SSSI adjacent to site at south west corner
SSSI Impact Zone	Yes - SSSI adjacent to site at south west corner
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – potentially within setting of Listed buildings to the south
Conservation Area	Yes – within setting of Godstone – Church Town Conservation Area to south of the site
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

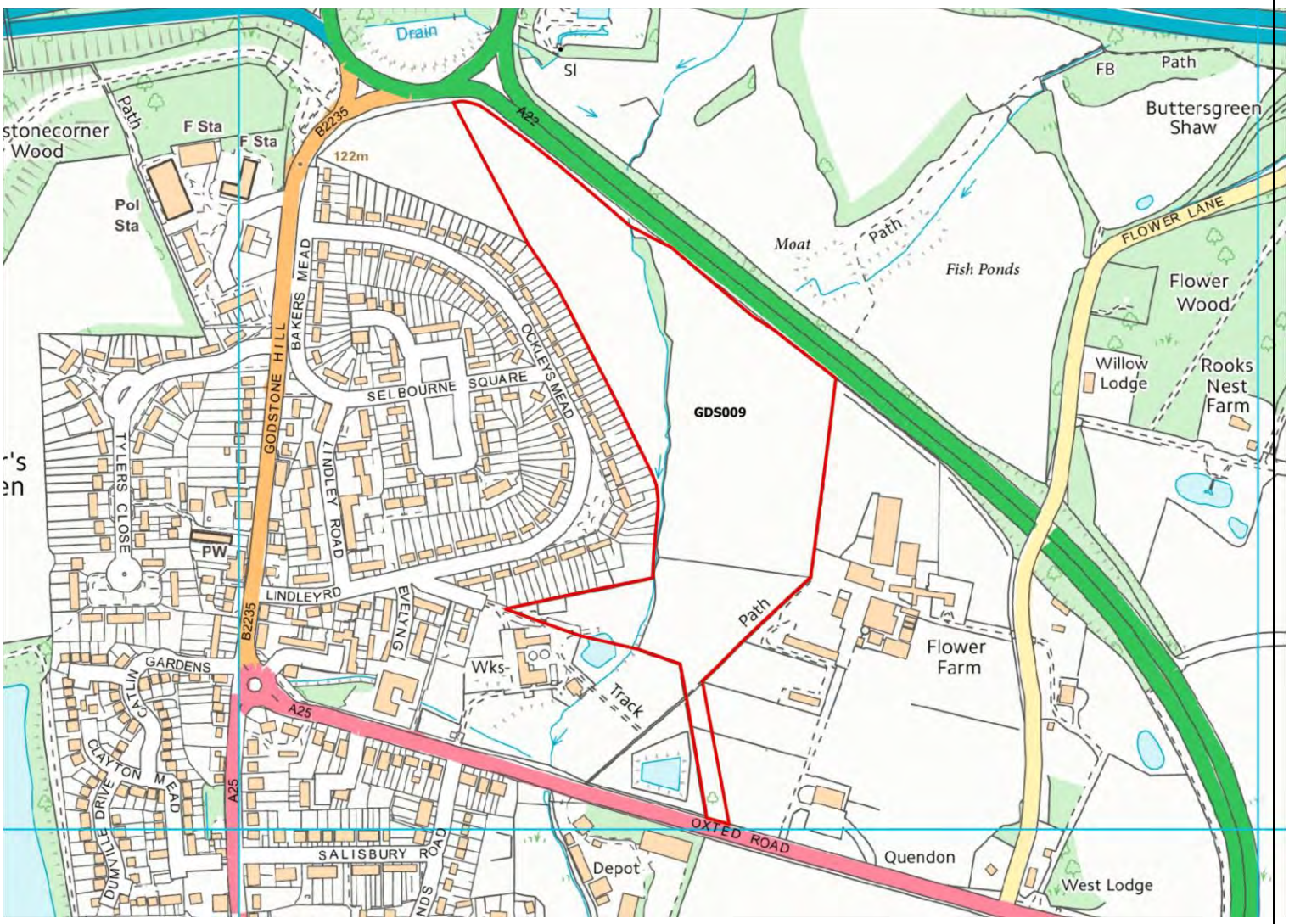
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located around 0.7 miles from Godstone village centre, a Tier 2 settlement, and therefore has some access to an established range of services and facilities. However, it is not directly adjacent to the built-up area, which may limit the extent to which services can be conveniently accessed by walking or cycling. Whilst Godstone provides a modest level of service provision consistent with its role in the settlement hierarchy, further consideration will be required in relation to the capacity of local infrastructure and services to accommodate additional growth. Overall, the site shows some positive sustainability attributes, particularly due to its proximity to a settlement, although there are certain accessibility constraints

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and outside the defined settlement boundary of Godstone. As such, its release for development would need to be justified through the plan-making process, including consideration of whether exceptional circumstances exist and an assessment of potential harm to Green Belt purposes. The site has access to the road network; however, development is likely to increase traffic movements and could exacerbate congestion on the A25. Its separation from the settlement means that future

CONCLUSIONS	
	occupiers would be likely to rely mostly on private car travel to access services and facilities. Development may also have an impact on the setting of the National Landscape and would result in the loss of agricultural land. Taking these factors into account, further detailed assessment is required, and the suitability of the site for development has not been established at this stage.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS009
Flower Farm, Flower Lane, Godstone, Surrey, RH9 8BP



SITE DETAILS	
HELAA Reference	GDS009
Site Address	Flower Farm, Flower Lane, Godstone, Surrey, RH9 8BP
Parish	Godstone
Site Area	8.64
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural land; large site with trees / hedgerow running north south through centre of site. Site is bound to the north by the dual carriageway A22. The east of the site is bound by Flower Farm associated buildings with a PROW along eastern boundary. To the west is the start of the built up area of Godstone. Access to site from the A25 to the south.

SITE DETAILS	
Site Specific Issues	North of site bordering dual carriageway A22 (noise) with hedgerows / trees running through the site in a line from north to south - PROW goes through part of site and runs along eastern border. Surface Water issue (High/Med/Low) follows tree line through
Existing Use	Agriculture
Proposed Use	Residential
Promoted Site Capacity	250
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

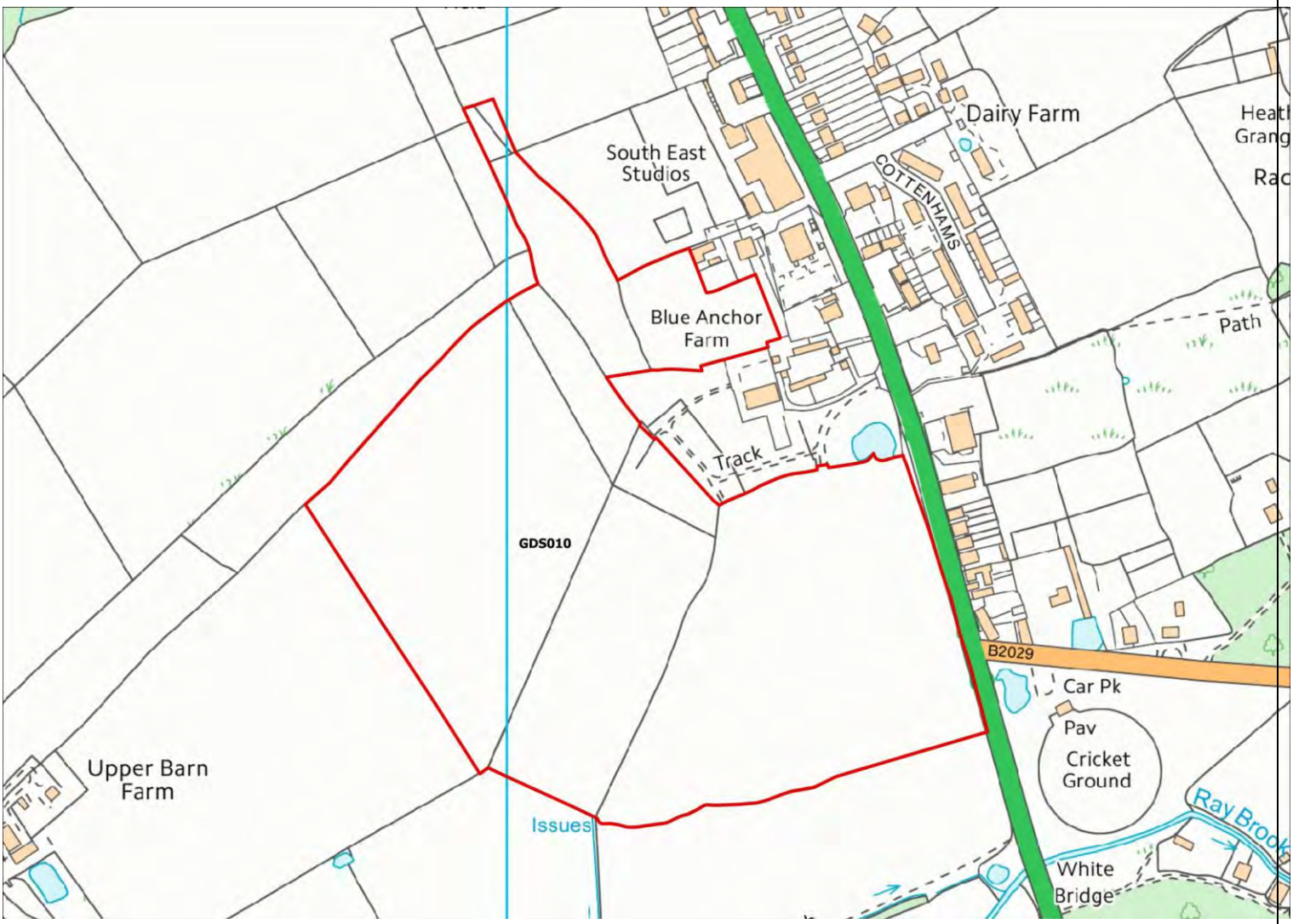
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - North west of site abuts proposed boundary
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	Yes - Within 50m of northern boundary
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located adjacent to the built-up area of Godstone, a Tier 2 settlement, and therefore benefits from proximity to a modest level of established services and facilities. Howver, most higher level services would still need to be accessed beyond, which will likely mostly be undertaken by private car journeys.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and adjacent to the settlement boundary of Godstone. As such, its release for development would need to be justified through the plan-making process, including consideration of whether exceptional circumstances exist and the extent of harm to Green Belt purposes. The site has access to the road network; however, development is likely to increase traffic movements and could add to congestion on the A25. Whilst the site is close to the settlement, future occupiers may still rely on private car travel to access a wider range of services and facilities. Development may also impact the setting of the National Landscape and would result in the loss of agricultural land. In addition, areas of surface water flood risk are present and would require appropriate mitigation. Taking these factors into account, further detailed assessment is required, and the suitability of the site for development has not been established at this stage.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS010
Land to the south west of Blue Anchor PH, Blindley Heath, RH7 6JJ



SITE DETAILS	
HELAA Reference	GDS010
Site Address	Land to the south west of Blue Anchor PH, Blindley Heath, RH7 6JJ
Parish	Godstone
Site Area	15.96
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural land with equestrian use; large site at edge of village location where the farm is located to the south of the village at the end of ribbon residential development. Site at the south east fronts on to the A22; to the south, north, and west is continuing agricultural land, to the east is residential

SITE DETAILS	
	development and a small commercial park and on the opposite sideof the road is further residential development continuing further south.
Site Specific Issues	Large site, edge of village location - part of site lying in biodiversity opportunity area. Potential highways impact due to significant increase in vehicle use. Hedgerows divide existing land parcels. To the south east is Blindley Heath SSSI and Local Nature Reserve. To the north west is Byers Wood SNCI and to the north is Blue Anchor Wood and Hangdog Wood, which are potential SNCIs.
Existing Use	Farmland/equestrian
Proposed Use	Residential
Promoted Site Capacity	200
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes – Blindley Heath to the south east
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes – Blindley Heath to the south east
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Listed former Blue Anchor Inn and Maynards opposite the site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes – to the north east is Blue Anchor Wood. To the north is Byers Wood and Hangdog Wood pSNCIs.
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

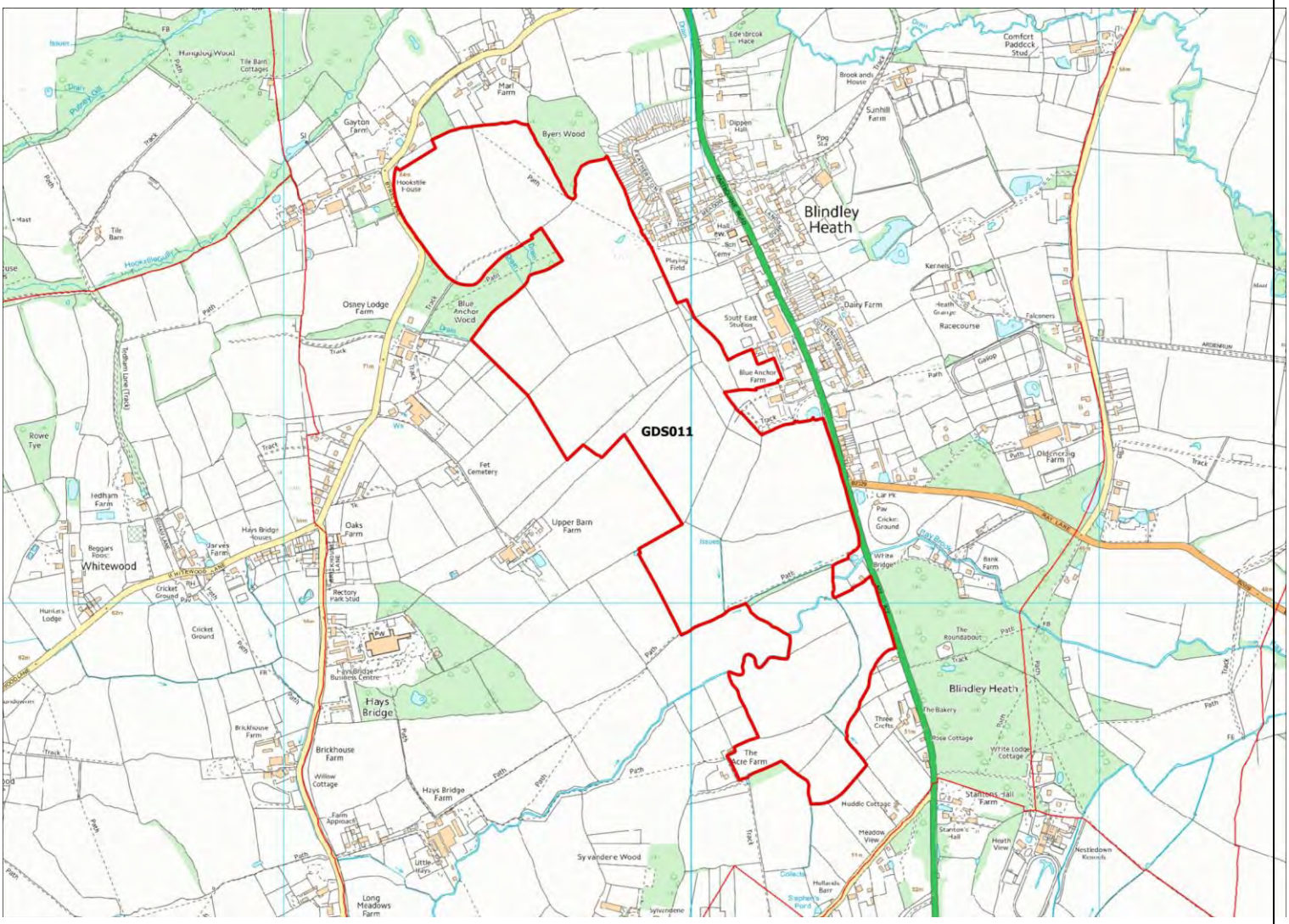
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located on the edge of Blindley Heath, a Tier 4 settlement, and therefore has access to only a very limited range of local services and facilities. As a result, future occupiers would be likely to rely on higher-order settlements to meet many day-to-day needs, with a corresponding significant reliance on private car travel. The site is, therefore, not considered to be a sustainable locaiton for the scale of development proposed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a large area of land within the Green Belt, located on the edge of Blindley Heath. As such, any release for development would need to be justified through the plan-making process, including consideration of whether exceptional circumstances exist and the extent of harm to Green Belt purposes. In locational terms, the site is considered to be poorly related to the district's most sustainable settlements. Blindley Heath offers only a limited service provision, with residents likely to be reliant on private vehicle use to access higher-order facilities, employment opportunities and public transport connections. This raises significant concerns regarding the site's ability to support

CONCLUSIONS	
	sustainable patterns of development, particularly at the scale proposed. In addition, the site is subject to potential heritage considerations, ecological constraints, flood risk and other environmental sensitivities, which may further limit its capacity for development or require substantial mitigation. The site is surrounded by a number of designated and potential ecological assets, including Blindley Heath SSSI and LNR, Blue Anhcor Wood SNCI, and the potential SNCIs at Byers Wood and Hangdog Wood. Given the proximity of these sites, there is potential for adverse effects on habitats, species and ecological connectivity arising from development, which could constrain the developable area and require significant mitigation measures. When considered cumulatively, these constraints give rise to significant concerns regarding the site's overall suitability. Notwithstanding these issues, the site will continue to be assessed as part of the HELAA process, with further technical work required to better understand the extent of constraints.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS011
Land west of Eastbourne Road, Blindley Heath



SITE DETAILS	
HELAA Reference	GDS011
Site Address	Land west of Eastbourne Road, Blindley Heath
Parish	Godstone
Site Area	70.79
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Very large site that stretches the length of Blindley Heath bordering the village in its entirity to the eastern boundary - existing agricultural use with some equestrian use. A number of hedgerows divide the land parcels. North western land parcel bound by Byers Lane whilst the main access would be via the A22 to the south. Continuing agricultural land all along the western boundary.

SITE DETAILS	
Site Specific Issues	Very large site that extends along the whole western side of the village and beyond. Part of site lying in biodiversity opportunity area. Potential highways impact due to significant increase in vehicle use. Hedgerows divide existing land parcels. Significant Surface Water issues throughout. Various listedf buildings to the east and west of the site. To east of the southern section of the site is Blindley Heath SSSI and Local Nature Reserve. Directly adjacent to the north west section is Blue Anchor Wood SNCI and to the north Byers Wood and Hangdog Wood, which are potential SNCIs.
Existing Use	Agricultural and equestrian land
Proposed Use	Mixed use
Promoted Site Capacity	900 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes - Borders southern land parcel
SSSI Impact Zone	Yes - Borders southern land parcel
Local Nature Reserve (LNR)	Yes - Borders southern land parcel
Ancient Woodland	Yes - Ancient woodland - borders Northern parcel of land
Tree Preservation Orders	Yes - Borders Northern land parcel
Listed Buildings	Yes – various to the east and west of the site.
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - Borders Northern land parcel
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Potential former landfill area.

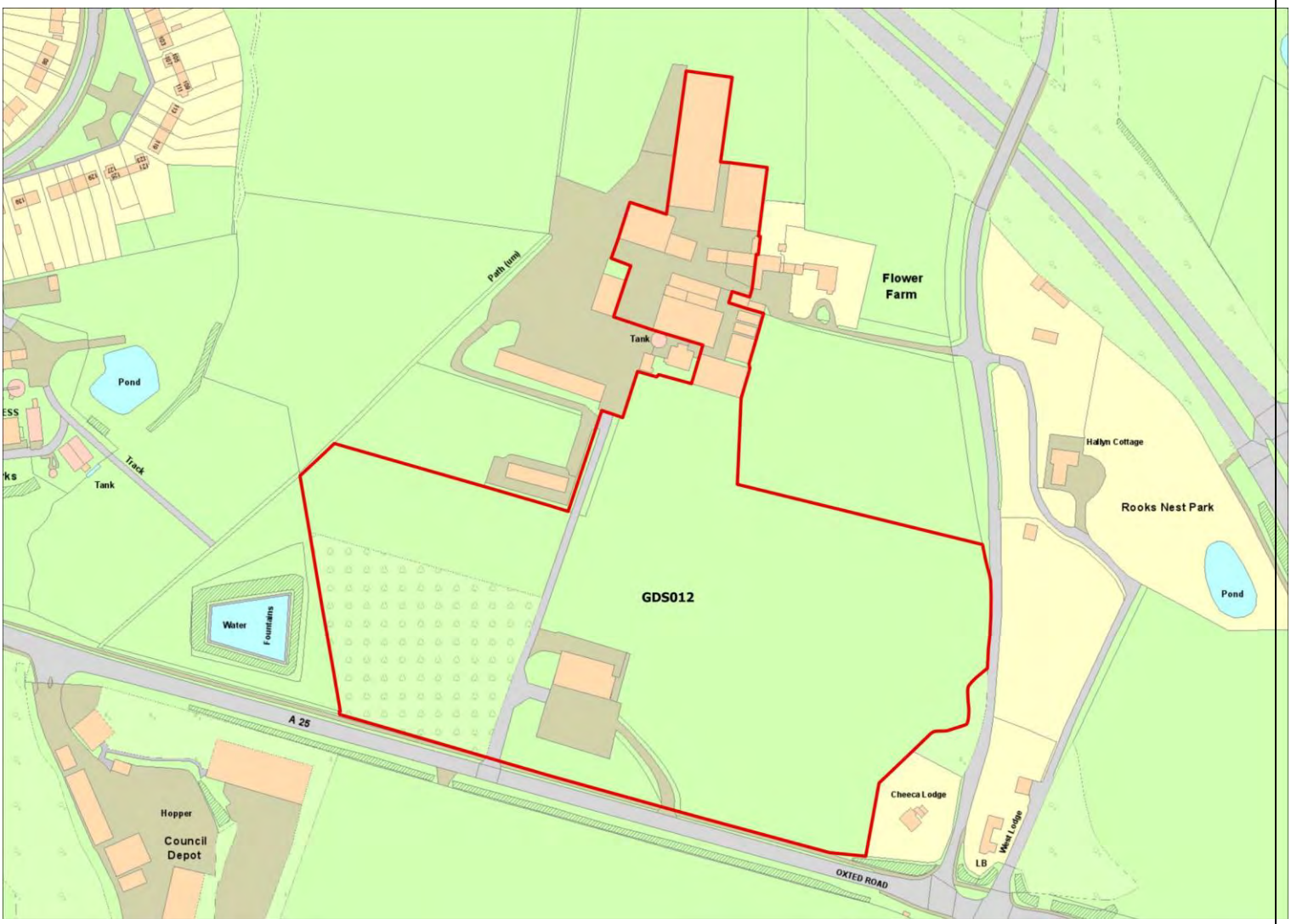
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	35
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site comprises a large area of land extending to the north and south of Blindley Heath, a Tier 4 settlement. Whilst parts of the site adjoin the existing built form, much of the site extends into open countryside and is not closely related to the settlement. Blindley Heath provides only a very limited range of services and facilities, consistent with its role in the settlement hierarchy. As a result, future occupiers—particularly given the scale of the site—would be likely to rely on higher-order settlements to meet day-to-day needs. Although there are bus stops in the vicinity and the site benefits from access to the wider road network, these factors are unlikely to offset the limited local service provision and the site's scale and partial detachment from the settlement. The site is not a sustainable location for the level of development proposed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site comprises a very large area of land within the Green Belt, extending well beyond the existing built form of Blindley Heath into open countryside. Development at this scale would represent a substantial expansion of a Tier 4 settlement and is likely to conflict with the purposes of the Green Belt, including encroachment into the countryside and harm to openness. The scale and extent of the site are not well aligned with the role and function of Blindley Heath within the settlement hierarchy. The limited availability of local services and infrastructure would be unlikely to support development of this magnitude without significant intervention, and there is no clear mechanism for delivering the level of infrastructure and service provision that would be required. In addition, the site is subject to potential heritage considerations, ecological constraints, flood risk and other environmental sensitivities, which may further limit its capacity for development or require substantial mitigation. The site is surrounded by a number of designated and potential ecological assets, including Blindley Heath SSSI and LNR, Blue Anhcor Wood SNCI, and the potential SNCIs at Byers Wood and Hangdog Wood. Given the proximity of these sites, there is potential for adverse effects on habitats, species and ecological connectivity arising from development, which could constrain the developable area and require significant mitigation measures. When considered cumulatively, these constraints give rise to significant concerns regarding the site's overall suitability. The site's scale, its relationship with the wider countryside, and its Green Belt designation present significant constraints, which indicate that the site is highly unlikely to be suitable for development. Notwithstanding this, the site remains under assessment pending further detailed consideration.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS012
Flower Farm, Flower Lane, Godstone, Surrey, RH9 8BP



SITE DETAILS	
HELAA Reference	GDS012
Site Address	Flower Farm, Flower Lane, Godstone, Surrey, RH9 8BP
Parish	Godstone
Site Area	5.58
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Agricultural land with commercial and leisure use on site and residential development adjacent. Access to A25 at the south of the site. Some hedgerows and trees on site with continuing agricultural land to the north bounded by the A22. Continuing agricultural land to east and west with western land also submitted for development.

SITE DETAILS	
Site Specific Issues	Existing commercial and business/employment use on site.
Existing Use	Various commercial industrial, storage, retail, cafe, leisure, agriculture - use classes B2, E, B8 (floorspace 4,000m2).
Proposed Use	Employment
Promoted Site Capacity	N/A
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located close to the built-up area of Godstone, a Tier 2 settlement, although it does not directly adjoin the settlement and is separated in part by intervening land. As such, it has reasonable access to an established range of services and facilities, albeit with some limitations in ease of access by walking and cycling depending on the quality of connections. The site has road access to the A25, providing connectivity to the wider road network. However, this may also reinforce reliance on private car travel, particularly for access to a wider range of services beyond those available locally. Godstone provides a modest level of service provision consistent with its role in the settlement hierarchy, and consideration would need to be given to the capacity of local infrastructure to accommodate additional growth.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and outside the defined settlement boundary of Godstone. As such, its release for development would need to be justified through the plan-making process, including consideration of whether exceptional circumstances exist and the potential for harm to Green Belt purposes, including openness. The site has access to the road network, with frontage to the A25; however, development is likely to increase traffic movements and could exacerbate congestion along this route. The site's separation from the settlement, with intervening land, means that future occupiers would be likely to rely on private car travel to access services and facilities.

CONCLUSIONS	
	Development would result in the loss of agricultural land. Taking these factors into account, further detailed assessment is required, and the suitability of the site for development has not been established at this stage.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS013
Land Adjacent to Blue Anchor Farm, Blindley Heath, RH7 6JL

SITE DETAILS	
HELAA Reference	GDS013
Site Address	Land Adjacent to Blue Anchor Farm, Blindley Heath, RH7 6JL
Parish	Godstone
Site Area	4.04
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2026/491 - 74 dwellings and 2900 sqm of commerical - Pending
Site Description	The site is located to the west of Blindley Heath and comprises an existing area of agricultural / pasture land, consisting of two areas of pasture land divided by existing tree and hedgerow belts and one area that consists of dwellings and gardens. The site encompasses two dwellings (No's 1 and 2 Blue Anchor Farm Cottages) and associated outbuildings

SITE DETAILS	
	located at the south end of the site, set back from the A22. In addition, the site also includes commercial premises at Broadcast Engineering Works, adjacent to the A22 at the east side of the site.
Site Specific Issues	Potential access issue due to flood risk - no other issues identified; slight slope from north to south with a 4-5m level change. PROW running through part of site east to west.
Existing Use	The site comprises several components - including two contiguous fields of pasture, two semi-detached cottages and areas of light industrial accommodation
Proposed Use	Mixed use
Promoted Site Capacity	87 non-residential floorspace - unknown
Could site form part of larger site?	Yes - with GDS011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 11/2016/TAN - to site entrance
Listed Buildings	Yes – Northern part in setting of Grade II Listed Church of St John the Evanglist
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Site of former filling station and engine testing.
Flood Zone 2	Yes
Flood Zone 3	No
Surface Water – Low	Yes – minor

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	BHE 007: Substantial sensitivity x Moderate value = Low landscape capacity BHE008: Slight sensitivity x Slight value = High landscape capacity BHE010: Slight sensitivity x Slight value = High landscape capacity

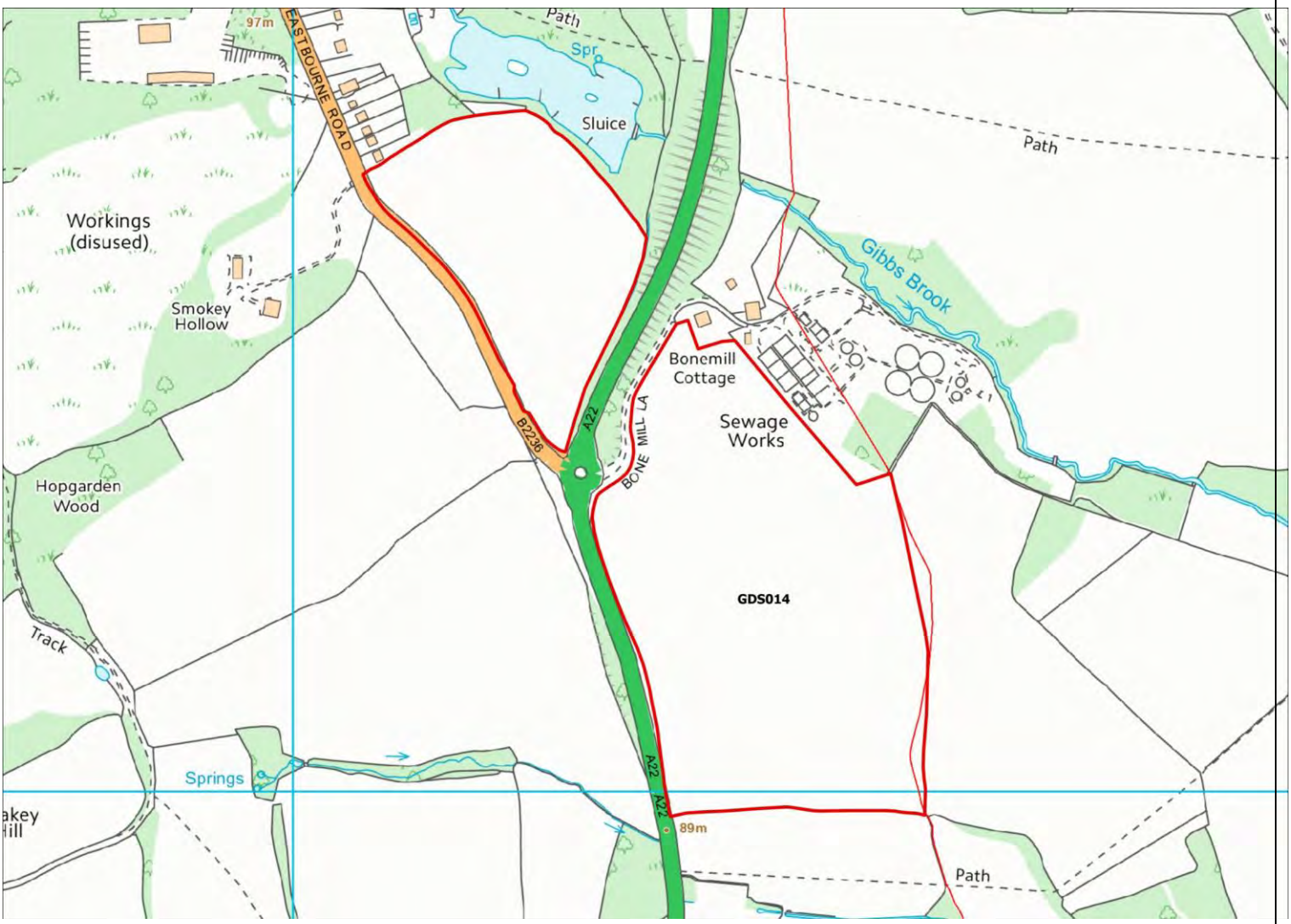
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	36
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located on the western edge of Blindley Heath, a Tier 4 settlement, and therefore has some proximity to a very limited range of local services and facilities. Whilst there is a bus stop in the vicinity, the level of service provision within Blindley Heath is very modest, consistent with its position in the settlement hierarchy. As a result, future occupiers would be likely to rely on higher-order settlements to meet many day-to-day needs, leading to a reliance on private car travel. Overall, the site's performs relatively weakly in sustainability terms and not a sustainable location for development, reflecting the limited service provision and accessibility associated with a lower-tier settlement.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site's suitability will be determined through the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS014
Land at Eastbourne Road, Godstone, RH9 8EH



SITE DETAILS	
HELAA Reference	GDS014
Site Address	Land at Eastbourne Road, Godstone, RH9 8EH
Parish	Godstone
Site Area	15.90
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use with similar uses surrounding it.
Site Specific Issues	The site is in an biodiversity opportunity area.
Existing Use	Agricultural
Proposed Use	Mixed use
Promoted Site Capacity	265 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed The Old Pay house
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

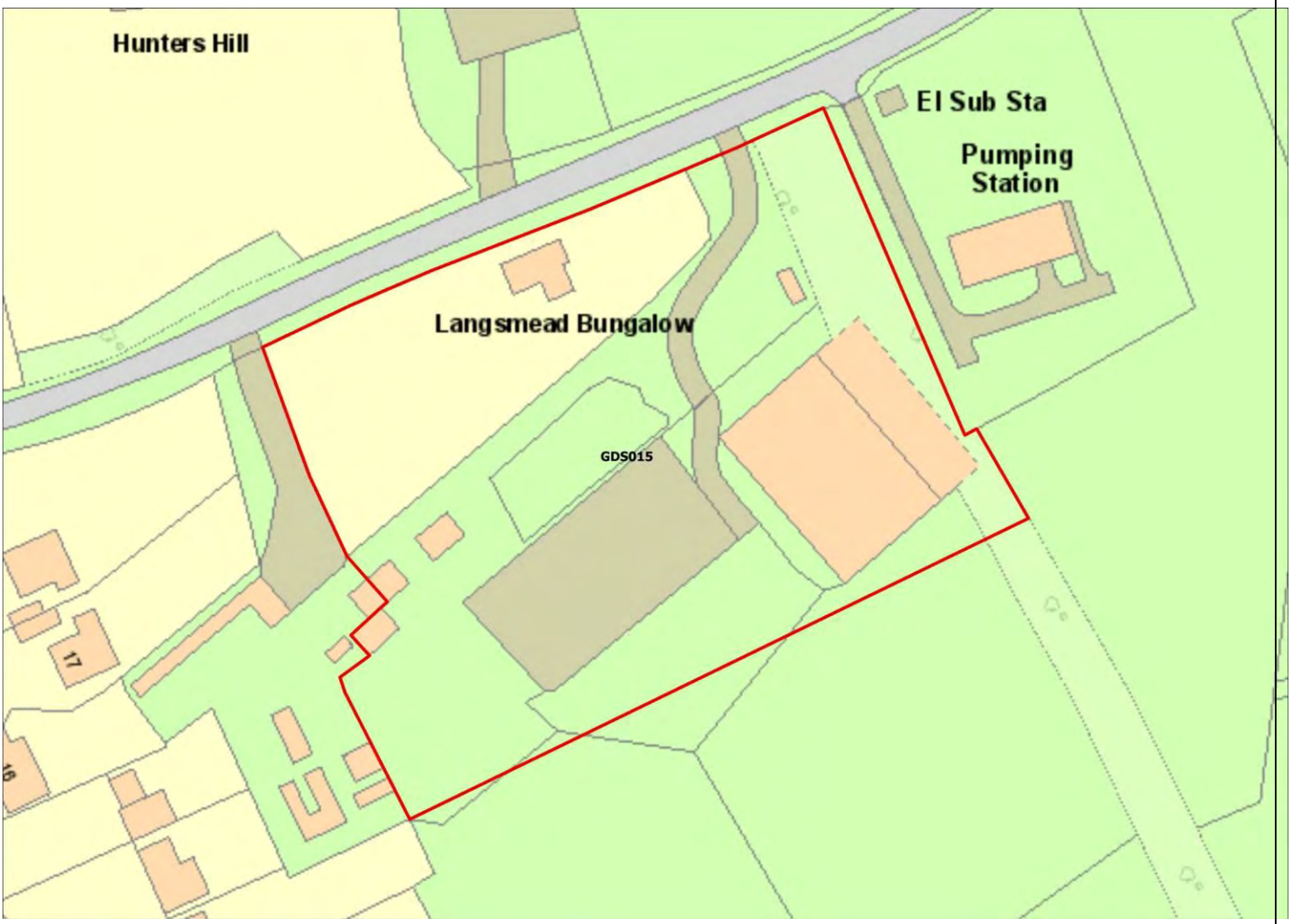
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	33
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located at some distance from the nearest settlements of Godstone and South Godstone, resulting in very limited accessibility to a range of services and facilities. Whilst a bus route provides a connection to Godstone in approximately 10 minutes during daytime hours, the level of service provision within Godstone is relatively modest. As a result, future

ASSESSMENT OF SITE SUSTAINABILITY	
	occupiers would be likely to rely on a wider network of settlements to meet day-to-day needs. The combination of the site's separation from settlements and the limited range of local services means that reliance on private car travel is likely. Overall, the site is not in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within Green Belt and open countryside and is physically separated from the nearest settlements, resulting in a poor relationship to services and facilities and a reliance on private car travel. The site falls within the proposed National Landscape boundary extension area, which represents a significant constraint to development. In light of the site's isolated location and its inclusion within the proposed National Landscape extension, the site is not considered suitable for development.
Initial conclusion on suitability	**Unsuitable**

GDS015
Land at Langsmead Bungalow, Eastbourne Road, Blindley Heath, RH7 6JX



SITE DETAILS	
HELAA Reference	GDS015
Site Address	Land at Langsmead Bungalow, Eastbourne Road, Blindley Heath, RH7 6JX
Parish	Godstone
Site Area	0.81
Brownfield / Greenfield	BF
Relevant Planning History	2024/1239 - 7 dwellings approved pending s106
Site Description	The site adjoins the settlement boundary to the west, with the properties of the neighbouring Langsmead residential street backing directly onto the site. Further built form adjoins the site to the north, including further residential development (mainly larger houses within large plots) and a water pumping station. Site in part brownfield - disused bungalow, caravans and former equine facility

SITE DETAILS	
	including indoor riding school, and menages. Former riding school leased out to scaffolding company for storage. To the east and south of the site are agricultural fields.
Site Specific Issues	Access road to site unclassified lane and unlikley to support development - highway/access assessment required; browfield in part with built form on site; number of trees to northern border of site.
Existing Use	Brownfield site - disused bungalow, caravans and former equine facility including indoor riding school, and menages. Former riding school leased out to scaffolding company for storage.
Proposed Use	residential
Promoted Site Capacity	6
Could site form part of larger site?	Yes - GDS039

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikley
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	36
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the east of Blindley Heath, a Tier 4 settlement, and therefore has access to only a limited range of local services and facilities. Whilst there is a bus stop in proximity to the site, the overall level of service provision within the settlement is modest, consistent with its position in the settlement hierarchy. As a result, future occupiers would be likely to rely on higher-order settlements to meet many day-to-day needs, with a corresponding reliance on private car travel. Accessibility to the site itself is also constrained, which may further limit the potential for sustainable travel options. Overall, the site performs relatively weakly in sustainability terms, reflecting both the limited local service provision and accessibility constraints.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site has planning permission under ref 2024/1239 and is therefore suitable for development.
Initial conclusion on suitability	**Suitable - has PP**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS016
The Mount, Eastbourne Road, South Godstone, RH9 8JD

SITE DETAILS	
HELAA Reference	GDS016
Site Address	The Mount, Eastbourne Road, South Godstone, RH9 8JD
Parish	Godstone
Site Area	6.71
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Residential dwelling and associated land with extensive tree coverage, ancient woodland, and watercourse within site boundary. Site isolated from main settlement with access on to A22. Site bound on all sides by continuing agricultural land with small number of residential dwellings to the south west. The site is occupied by three residential dwellings with associated ancillary accommodation. The

SITE DETAILS	
	dwellings benefit from associated ancillary land and access to Faygate Lane and Eastbourne Road.
Site Specific Issues	Extensive tree cover to the west of the site and ancient woodland to north and east border; watercourse running through site; existing residential dwellings and ancilliary buildings on site.
Existing Use	The site is occupied with three residential dwellings with associated ancillary accommodation. The dwellings benefit from associated ancillary land and access to Faygate Lane and Eastbourne Road.
Proposed Use	Residential
Promoted Site Capacity	30 - 40
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - wholly within site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	37
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within open countryside and is physically separated from the nearest settlement, South Godstone. As such, accessibility to a range of services and facilities is very limited. Future occupiers would be likely to rely on nearby settlements to meet day-to-day needs, resulting in a reliance on private car travel. Overall, the site is not in a sustainable locattion due to its isolated location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within Green Belt and the open countryside and is physically separated from the nearest settlement, resulting in a poor relationship to services and facilities. Its isolated location would lead to a high reliance on private car travel and does not represent a sustainable pattern of development. The site is also subject to environmental constraints, including areas of flood risk and the presence of ancient woodland on the edge of the site. Taking these factors into account, and in particular the site's isolated location, the site is considered unsuitable for development.
Initial conclusion on suitability	**Unsuitable**

GDS017
Blue Anchor Farm, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JL

SITE DETAILS	
HELAA Reference	GDS017
Site Address	Blue Anchor Farm, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JL
Parish	Godstone
Site Area	1.62
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Agricultural and equestrian land - land comprises farm buildings to the centre and pasture land to the south west; pond located to the south east with extensive tracks around the site. To the south and west of the site is continuing pasture land. To the east on the opposite side of the road is residential development. To the north are small commercial

SITE DETAILS	
	premises at Broadcast Engineering Works, along the A22.
Site Specific Issues	Potential access issues to site due to flood risk; existing agricultural and equestrian land, with pond on site. The site is in proximity to Blindley Heath SSSI and Local Nature Reserve to the south east. To the north is Blue Anchor Wood SNCI and Byers Wood and Hangdog Wood potential SNCIs.
Existing Use	Agricultural and Equestrian
Proposed Use	Residential
Promoted Site Capacity	20-25
Could site form part of larger site?	Yes - with GDS011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes – Blindley Heath to south east
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes – Blindley Heath to south east
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed former Blue Anchor Inn opposite the site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes – Blue Anchor Wood to the north west.
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	Yes
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes

Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	36
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the south of Blindley Heath, a Tier 4 settlement, and is therefore reliant on a settlement that provides only a very limited range of services and facilities. While there is a bus stop in proximity to the site, the level of local provision is modest and future occupiers would be likely to rely on higher-order settlements to meet day-to-day needs, resulting in a high reliance on private car travel.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt to the south of Blindley Heath. As such, its suitability for development would need to be considered in the context of national and local Green Belt policy, including whether exceptional circumstances exist and the potential for harm to openness and Green Belt purposes. Access to the site is affected by areas of Flood Zone 2, which would require detailed assessment, including the application of the sequential and, where necessary, exception tests. Appropriate mitigation would need to be demonstrated to ensure safe and suitable access. The site is near to a number of ecological designations including Blindley Heath SSSI and LNR and Blue Anchor Wood SNCI. The impact of any

CONCLUSIONS	
	development on these would need to be carefully considered. These constraints, in particular the Green Belt designation and flood risk affecting access, present notable challenges that would need to be addressed. Taking these factors into account, further detailed assessment is required and the suitability of the site for development has not been established at this stage.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS018
Land to the rear of Dippen Hall, Blindley Heath, RH7 6JX

SITE DETAILS	
HELAA Reference	GDS018
Site Address	Land to the rear of Dippen Hall, Blindley Heath, RH7 6JX
Parish	Godstone
Site Area	0.59
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Residential garden land for Dippen Hall, a large detached building previously in office use and is currently being converted into 10 residential units. The site is to the north of Blindley Heath as you exit the village with a residential estate to the west of the site, continuing ribbon development to the north, a number of residential dwellings to the south before

SITE DETAILS	
	continuing into the village, and a small wooded area to the east.
Site Specific Issues	TPO to northern and western border; large property on site that is currently undergoing conversion into 10 no. flats.
Existing Use	Residential
Proposed Use	Residential
Promoted Site Capacity	9
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - a number to Northern and western boundaries
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	37
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the north of Blindley Heath, a Tier 4 settlement, and lies adjacent to but outside the defined settlement boundary. As such, it has some proximity to what is a very limited range of local services and facilities. Whilst there is a bus stop in the vicinity, the level of service provision within Blindley Heath is modest, consistent with its role in the settlement hierarchy. As a result, future occupiers would be likely to rely on higher-order settlements to meet many day-to-day needs, leading to a reliance on private car travel. Overall, the site performs relatively weakly in sustainability terms, reflecting its location in relation to a lower-tier settlement and limited local provision.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt on the edge of Blindley Heath. As such, its potential for development would need to be considered in the context of national and local Green Belt policy, including whether exceptional circumstances exist and the potential for harm to openness and Green Belt purposes. The site appears to have limited available land for further residential development, with parts of the site currently undergoing or recently subject to residential conversion. This raises uncertainty regarding the extent of developable land and the site's overall capacity. The site is also identified as having high landscape sensitivity and/or value, which represents a further constraint and would require careful consideration in terms of the scale and form of any development.

CONCLUSIONS	
	Taking these factors into account, including the Green Belt designation, limited development capacity and landscape constraints, further detailed assessment is required and the suitability of the site for development has not been established at this stage.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS019
Land at rear of High Lawns, Eastbourne Road, Blindley Heath, RH7 6JX

SITE DETAILS	
HELAA Reference	GDS019
Site Address	Land at rear of High Lawns, Eastbourne Road, Blindley Heath, RH7 6JX
Parish	Godstone
Site Area	0.65
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Heavily wooded land to the rear of residential dwellings at northern end of Blindley Heath. Residential estate to the west of the site, continuing ribbon development to the north, a number of residential dwellings to the south before continuing into the village, and a small wooded area to the east.
Site Specific Issues	Extensive tree coverage that would require removal. Access details have not been provided.

SITE DETAILS	
Existing Use	Vacant land
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - To southern boundary
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	36
Tier of Nearest Settlements	Tier 4

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located to the north of Blindley Heath, a Tier 4 settlement, and lies close to but outside the defined settlement boundary. Whilst a bus stop is located in the vicinity, the level of service provision within Blindley Heath is very modest, consistent with its role in the settlement hierarchy. Consequently, future occupiers would be likely to rely on higher-order settlements to meet many day-to-day needs, resulting in a reliance on private car travel. Overall, the site performs weakly in sustainability terms, reflecting the limited service provision and role of the nearby settlement.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt on the edge of Blindley Heath. As such, any release for development would need to be justified through the plan-making process, including consideration of whether exceptional circumstances exist and the potential for harm to openness and Green Belt purposes. A fundamental constraint to the site is the absence of a clearly defined or suitable access. The plan indicates that access to the site has not been established, and it is not evident that a safe and suitable access could be achieved. This represents a significant barrier to development. In addition, development in this location would likely take the form of backland or piecemeal expansion at the edge of the settlement, which may not integrate well with the existing pattern of development and could appear incongruous. The extent of tree loss required to accommodate development is also a concernt that will require further assessment. Taking these factors into account, in particular the lack of suitable access, trees and the Green Belt

	designation, the site is unlikely to be suitable for development, although it remains under assessment while technical work is completed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS020
Maynards , The Common, Blindley Heath, RH7 6LH

SITE DETAILS	
HELAA Reference	GDS020
Site Address	Maynards, The Common, Blindley Heath, RH7 6LH
Parish	Godstone
Site Area	2.34
Brownfield / Greenfield	GF
Relevant Planning History	A previous application for residential that included this site was refused planning permission.
Site Description	Land comprises a number of greenfield land parcels and part garden land to the south of Blindley Heath - singular residential development to the south and east and ribbon development to the west with continuing fields to the north; numbers of trees to northern boundary with some tree line field seperation. Site is adjacent to a SSSI and LNR - large

SITE DETAILS	
	area of Local Green Space to the south of the site that also encompasses entrance.
Site Specific Issues	Large areas of surface water flood risk and potential access issues as access may lie within FZ2 - access is also covered by green space and therefore protected; site is near to Blindley Heath local nature reserve and SSSI to the south; tree coverage to site boundary.
Existing Use	Land is currently garden/fields.
Proposed Use	Residential
Promoted Site Capacity	50
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes - 50m from site boundary
SSSI Impact Zone	Yes - 50m from site boundary
Local Nature Reserve (LNR)	Yes - 50m from site boundary
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - adjacent to south west and North west border
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

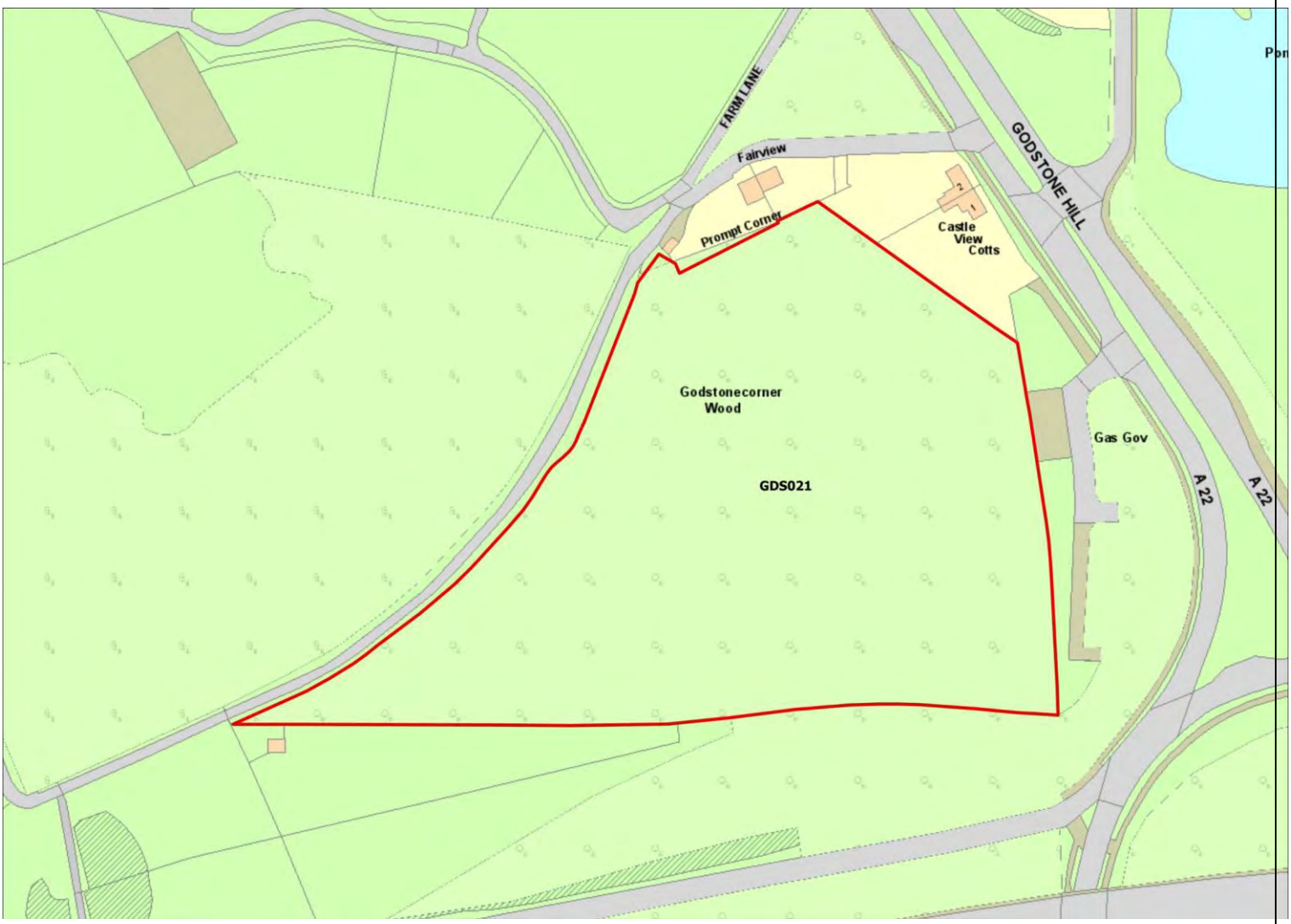
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	38
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the south of Blindley Heath, a Tier 4 settlement, and lies adjacent to but outside the defined settlement boundary. As such, it benefits from some proximity to only a very limited range of local services and facilities. Whilst there is a bus stop in the vicinity, the level of service provision within Blindley Heath is modest, consistent with its role in the settlement hierarchy. Consequently, future occupiers would be likely to rely on higher-order settlements to meet many day-to-day needs, resulting in a reliance on private car travel. Overall, the site performs relatively weakly in sustainability terms, reflecting its relationship with a lower-tier settlement and limited local provision.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and adjacent to the settlement boundary of Blindley Heath. As such, any release for development would need to be justified through the plan-making process, including consideration of whether exceptional circumstances exist and the potential for harm to openness and Green Belt purposes. While the site is positioned at the edge of the settlement, development in this location would extend the village into open countryside, particularly to the south-east, where there is limited precedent for built form. This could result in an incongruous pattern of development and have an adverse impact on the character and form of the settlement.

CONCLUSIONS	
	The site is located in close proximity to Blindley Heath Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR), which lies immediately to the south of the site. Whilst the site itself is not subject to a statutory ecological designation, development of this scale has the potential to result in indirect effects on the ecological interest of the adjacent designated site through increased recreational pressure, disturbance, habitat fragmentation and changes in environmental conditions. Taking these factors into account, particularly the Green Belt designation, ecoloigcal constraint and the potential impact on settlement form, further detailed assessment is required and the suitability of the site for development has not been established at this stage.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS021
Godstone corner wood, RH9 8DH



SITE DETAILS	
HELAA Reference	GDS021
Site Address	Godstone corner wood RH9 8DH
Parish	Godstone
Site Area	2.58
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Corner site to north of Junction 6 and adjacent to Godstone Hill. Site is covered in trees.
Site Specific Issues	Unclear whether safe access can be secured for the site. Extensive woodland would need to be cleared.
Existing Use	Woodland
Proposed Use	Residential
Promoted Site Capacity	18
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - Surrey Hills - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 167/TAN - 100% coverage
Listed Buildings	No
Conservation Area	No
Ancient Monuments	Yes - 100% coverage
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Potential former landfill site
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

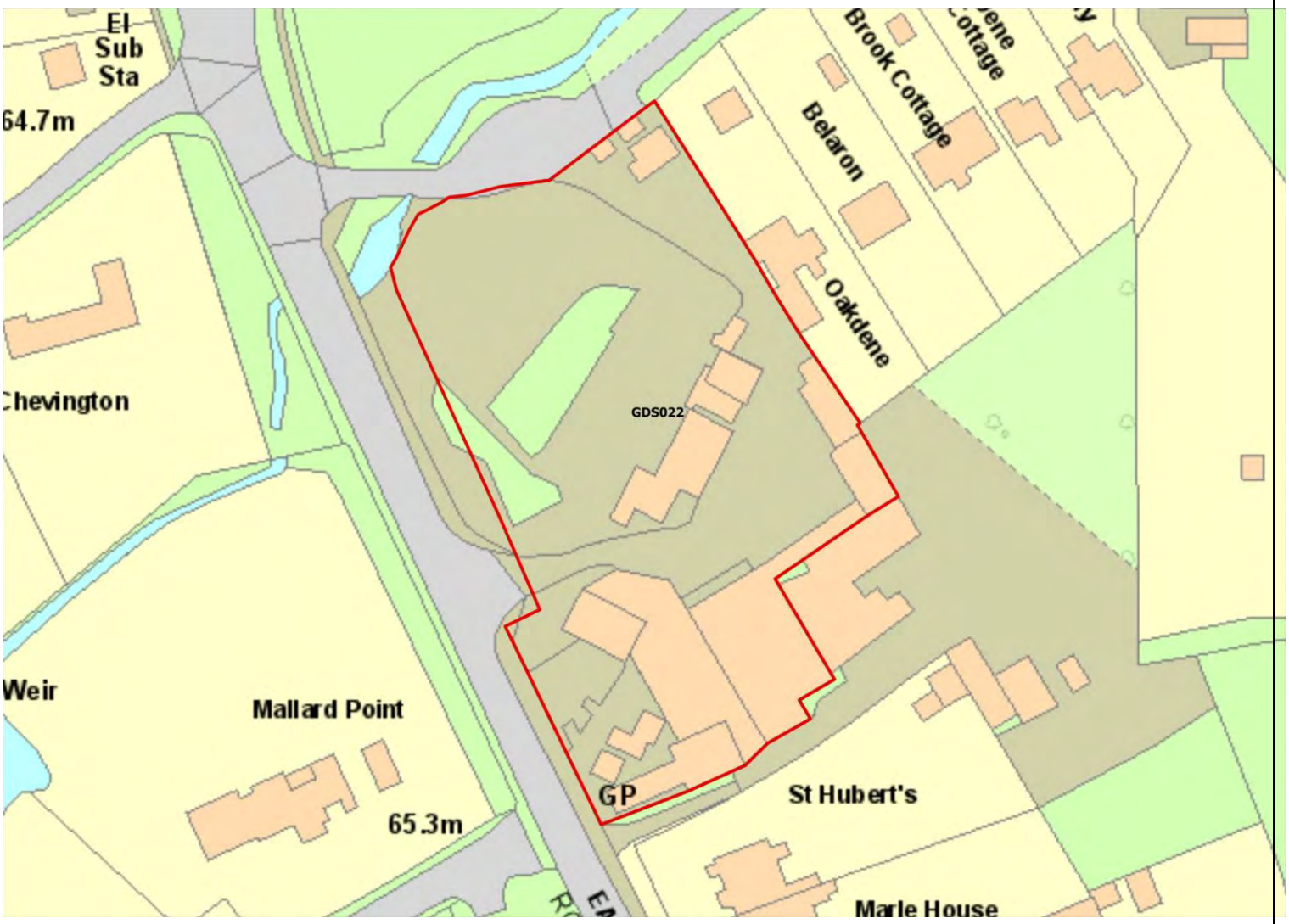
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Not assessed as site in within the National Landscape and subject to extensive other constraints.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	This site is unsuitable as it is affected by 100% coverage by Scheduled Ancient Monument, Ancient Woodland, TPO and National Landscape.
Initial conclusion on suitability	**Unsuitable**

GDS022
SK Camping and Leisure, Angelfield Corner, Eastbourne Road, South Godstone, Surrey, RH9 8JE



SITE DETAILS	
HELAA Reference	GDS022
Site Address	SK Camping and Leisure, Angelfield Corner, Eastbourne Road, South Godstone, Surrey, RH9 8JE
Parish	Godstone
Site Area	0.54
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Site lies to the south of the main South Godstone settlement known as Anglefield Corner. This area is a collection of residential dwellings and the retail land which the site comprises with the residential dwellings sprawling west, to the east is continuing ribbon development to the south are a small number of residential dwellings. To the north are continuing agricultural fields.

SITE DETAILS	
Site Specific Issues	Considerable flood risk to site access from Danemore Lane with large part of northern section of site completely covered by FZ2 and considerable surface water flooding - access potentially achievable from Eastbourne Road but would require highways assessment to confirm.
Existing Use	SK Camping & Leisure is an outdoor leisure retailer. They sell tents, caravans, sheds, outdoor clothing (e.g.: camping, hiking, skiing) and some garden equipment (e.g. awnings). Use Class E
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF

Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	37
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located to the south of South Godstone and lies outside the defined settlement boundary. While not adjacent to the main built-up area, it is positioned within a cluster of existing residential and commercial development along the A22, resulting in an association with an established pattern of ribbon development rather than being isolated in the countryside. The site benefits from direct access onto the A22, which provides vehicular connectivity and access to bus services linking to higher-order settlements. However, the level of service provision within South Godstone is very limited, and consistent with its position in the settlement hierarchy. Consequently, future occupiers would be likely to rely on nearby higher-order settlements to meet many day-to-day needs, resulting in a degree of reliance on private car travel. Overall, the site performs relatively weakly in sustainability terms due to its location outside the main settlement and limited access to a range of services and facilities, although this is moderated to some extent by its relationship with an existing cluster of development and its position on a main road corridor.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt, where there is a strong policy presumption against inappropriate development. Any proposal for residential development would therefore need to demonstrate very special circumstances and would be subject to

	national and local Green Belt policy constraints, which weighs significantly against the site in suitability terms. The site appears to comprise previously developed land associated with existing buildings and uses. However, this does not in itself override Green Belt policy restrictions and the potential for redevelopment would be dependent on the scale, form and impact of any proposal. A portion of the northern part of the site is affected by Flood Zone 2, which may constrain the developable area and will require further assessment through a site-specific Flood Risk Assessment. This could limit the capacity for meaningful development depending on the layout and vulnerability classification of uses proposed. Access is likely to be taken from Eastbourne Road (A22), but this would require further highways assessment to confirm that a safe and suitable access can be achieved.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS023
Field between Flower House and Claytiles on Church Lane, Godstone, Surrey RH9 8BW, RH9 8BW

SITE DETAILS	
HELAA Reference	GDS023
Site Address	Field between Flower House and Claytiles on Church Lane, Godstone, Surrey, RH9 8BW
Parish	Godstone
Site Area	0.22
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site lies to the east of Godstone and isolated from the main settlement. The site comprises greenfield land with scattered residential development (single units) around site to the north, south, east and west. Further west beyond the residential dwelling is a large agricultural field and agricultural / industrial buildings that seperate the site from the Godstone settlement boundary. East of the site is further

SITE DETAILS	
	agricultural fields athat are bound by the A22, with a large wooded area and continuing agricultural land to the south. To the north of the site is the A25 with further agricultural land beyond this.
Site Specific Issues	Site is too small for HELAA development
Existing Use	Lawn
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	Potentially - GDS008

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No - proposed extension within 50m
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No - circa. 100m away
Listed Buildings	No
Conservation Area	Yes – potential in setting of CA to south
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	48
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site not assessed as does not meet threshold.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The proposed number of dwellings does not meet the HELAA threshold.
Initial conclusion on suitability	**Unsuitable**

GDS024
Woodland Lodge, Carlton Road, South Godstone, RH9 8LE

SITE DETAILS	
HELAA Reference	GDS024
Site Address	Woodland Lodge, Carlton Road, South Godstone, RH9 8LE
Parish	Godstone
Site Area	0.28
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Residential dwelling surrounded by Ancient Woodland. The site is located to the west of Anglefield Corner (in South Godstone) as you exit the settlement; isolated dwellings in the vicinty of the site to the east, west, and south. Extensive Ancient Woodland continues north of the site. Small residential estate extends east with agricultural land to the south west and north west.

SITE DETAILS	
Site Specific Issues	Surface water flood risk to northern part of site; ancient woodland completely surrounding site
Existing Use	Single dwelling
Proposed Use	BNG
Promoted Site Capacity	20,000sqm
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - Ancient woodland completely surrounding site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikley
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	25

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site is being put forward for BNG/blue and green infrastructure - location not necessarily required to be sustainable - if the land was being proposed for housing the site's location would not be sustainable to support built development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site potentially suitable for suggested use as BNG - however, would need to understand how this would be achieved given that the land is in exitsing use as residential; need to understand how much of the land will be dedicated for the proposed use.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS025
Land at Godstone Hotel, High Street, Godstone, RH9 8DT

SITE DETAILS	
HELAA Reference	GDS025
Site Address	Land at Godstone Hotel, High Street, Godstone, RH9 8DT
Parish	Godstone
Site Area	3.81
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/603 - 9 dwellings - Pending
Site Description	Flat, greenfield pasture land connected to former Godstone Hotel. The site lies to the south east of the the village along Eastbourne Road; to the west is the built up area of Godstone comprising residential dwellings, public houses, and commercial businesses; to the north is continuing fields and Godstone Ponds; to the south is a row of residential ribbon development comprising 12 dwellings with

	agricultural land lying further; to the east are various constraints comprising SSSI, NL extension; Ancient Woodland and FZ2/3.
Site Specific Issues	Various constraints border the site to the eastern and north eastern boundary
Existing Use	Former hotel and pasture land
Proposed Use	Mixed use
Promoted Site Capacity	50 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – within setting as proposed extension borders eastern boundary of site
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes – Godstone Ponds borders eastern boundary
SSSI Impact Zone	Yes – Godstone Ponds borders eastern boundary
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - borders eastern boundary
Tree Preservation Orders	No
Listed Buildings	Yes - Grade II* and collection of Grade II Listed buildings bornder the site to the north western boundary
Conservation Area	Yes – directly adjacent to Godstone CA and in setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

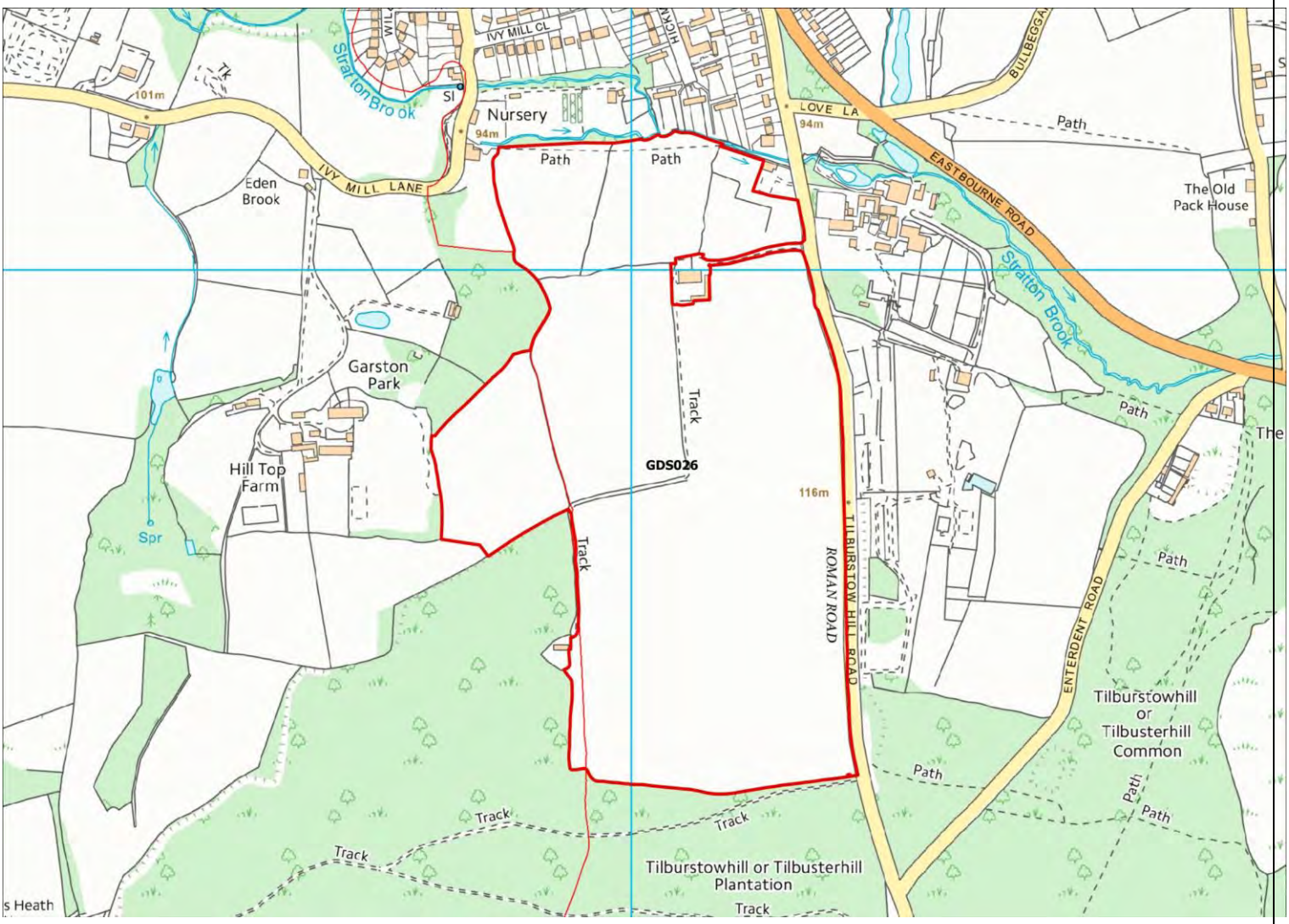
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	52
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located adjacent to existing built development within Godstone, which is identified as a Tier 2 settlement and provides local services and facilities. Given this relationship, future occupiers would have relatively good access to local services and facilities, with opportunities for travel by walking and cycling more favourable than sites located on the periphery or detached from the settlement. The site is also likely to benefit from access to public transport services connecting to higher-order settlements. Overall, the site performs relatively well in sustainability terms due to its location adjoining a higher-tier settlement and its good access to a range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site,Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt, where release for development through the Local Plan would need to be justified by exceptional circumstances. This represents a significant constraint and weighs heavily against the suitability of the site for allocation. The site is located adjacent to the defined settlement boundary of Godstone where limited development could be integrated subject to appropriate design, layout and landscaping. Parts of the site, particularly along the eastern boundary, are affected by a range of environmental constraints, which would require careful consideration.

CONCLUSIONS	
	There is a live planning application relating to a small portion of the site associated with the former hotel; however, this does not extend across the entirety of the site and does not determine the suitability of the wider land parcel.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS026
STRATTON FARM, TILBURSTOW HILL ROAD, GODSTONE, RH9 8LX



SITE DETAILS	
HELAA Reference	GDS026
Site Address	Stratton Farm, Tilburstow Hill Road, Godstone, RH9 8LX
Parish	Godstone
Site Area	25.61
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use with other agricultural uses and woodland surrounding it to the east, west and south. There are residential uses to the north.
Site Specific Issues	The site is in a biodiversity opportunity area and in the proposed extension to the Surrey Hills National Landscape.
Existing Use	Farmland & woodland

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	768
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

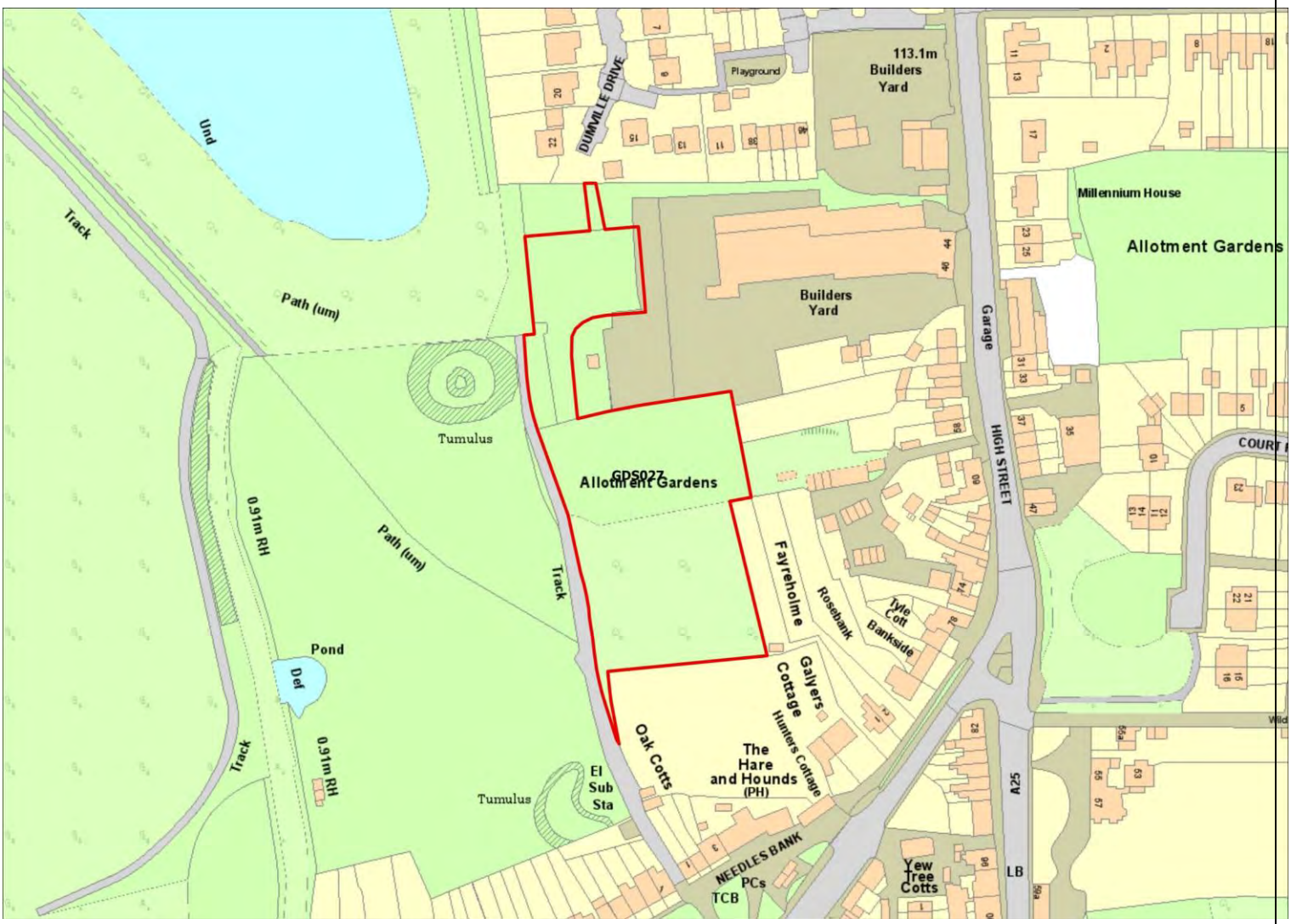
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 8/GOD
Listed Buildings	No
Conservation Area	Yes – In the setting of the Godstone CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	33
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	Not undertaken as the site is within the proposed extension area to the National Landscape.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Development would unnaturally extend the village further south and encroach into the open countryside. The site is in the proposed boundary extension area to the Surrey Hills National Landscape, which is a determinative constraint to development. Northern boundary of site impacted by both Flood Zone 2 and 3. Access would be gained from Tilburstow Hill Road which is a minor highway and may not be appropriate for the size of development proposed.
Initial conclusion on suitability	**Unsuitable**

GDS027
Land to the West of High Street, Godstone, RH9 8NY



SITE DETAILS	
HELAA Reference	GDS027
Site Address	Land to the West of High Street, Godstone, RH9 8NY
Parish	Godstone
Site Area	0.27
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Land comprises greenfield scrubland and former allotments with some tree coverage to the central land parcel - site lies to the west of the centre of Godstone adjacent to the settlement boundary. To the west of the site on the opposite side of the road is an SNCI. There are also two Scheduled Ancient Monuments adjacent to the site. To the south are a series of residnetial dwellings forming ribbon development with further residential development to

SITE DETAILS	
	the east and commercial premises to the north/builders merchants.
Site Specific Issues	Site lies within the Conservation Area for Godstone where development is restricted - site also has a restrictive covenant related to access; access road to site unclassified lane and unlikley to support development - highway/access assessment required. SNCI and SAM contraints.
Existing Use	Privately owned scrub land and disused allotments. Allotments were previously rented by the parish, but the parish ended the lease several years ago.
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – various adjacent to site to the south
Ancient Monuments	Yes - Two SAM on land adjacent to western boundary
Conservation Area	Yes – Within Godstone CA
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - Adjacent to western boundary
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	GF
Landscape Sensitivity	ENA 03: Slight sensitivity x Slight value = High landscape capacity GOD 004: Slight sensitivity x Moderate value = Medium/High landscape capacity GOD 019: Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	53
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located adjacent to existing built development within Godstone, which is identified as a Tier 2 settlement and provides local services and facilities. The site is adjacent to the settlement edge, which would mean future occupiers would be likely to have relatively good access to services and facilities, with opportunities for travel by walking and cycling more favourable than sites that are more peripheral or detached. The site is also likely to benefit from access to public transport services and the wider road network, supporting connectivity to higher-order settlements. Overall, the site performs relatively well in sustainability terms due to its adjacency to a higher-tier settlement and its access to a range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located to the rear of existing development and would constitute backland development, which may be at odds with the prevailing pattern and grain of development in this part of Godstone. This raises concerns in terms of character and the ability of the site to integrate appropriately with the surrounding area.

CONCLUSIONS	
	The site falls within the Godstone Conservation Area, where there is a statutory duty to preserve or enhance its character and appearance. There are also two Schedule Ancient Monuments adjacent to the site This represents a significant constraint and would require any development to be of a highly sensitive design, taking full account of heritage considerations. The site is also located within the Green Belt, where release through the Local Plan would need to be justified by exceptional circumstances. Access to the site is uncertain and may not be achievable without resulting in harm to the character of the area or the amenity of surrounding properties. This remains a key constraint, and the absence of a clear and deliverable access strategy weighs against the suitability of the site. Overall, the combination of the site's backland form, its location within the Conservation Area and Green Belt, and uncertainty regarding access raises significant concerns about its suitability for development. The site will remain under assessment while further technical work is undertaken on the isssues raised.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS028
Land to the rear of Plum Tree Cottage, 1 Harts Lane, South Godstone, RH9 8LZ

SITE DETAILS	
HELAA Reference	GDS028
Site Address	Land to the rear of Plum Tree Cottage, 1 Harts Lane South Godstone, RH9 8LZ
Parish	Godstone
Site Area	2.29
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises agricultural / grazing land with further agricultural / grazing land to the north, south, east, and west - there is a residential dwelling to the north east corner of the site boundary and two other residential dwellings to the north west corner of the site boundary. Ancient woodland borders the south west and north east boundaries.

SITE DETAILS	
Site Specific Issues	Site is wholly covered by AGLV - there is minor Surface Water flood risk to the north western boundary; site is isolated from main settlement nearest being South Godstone. Site also borders the proposed NL boundary extension.
Existing Use	Grazing
Proposed Use	residential
Promoted Site Capacity	68
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No - borders proposed NL extension
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - Ancient Woodland to North east and south west boundary
Tree Preservation Orders	No - borders site to North east boundary
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

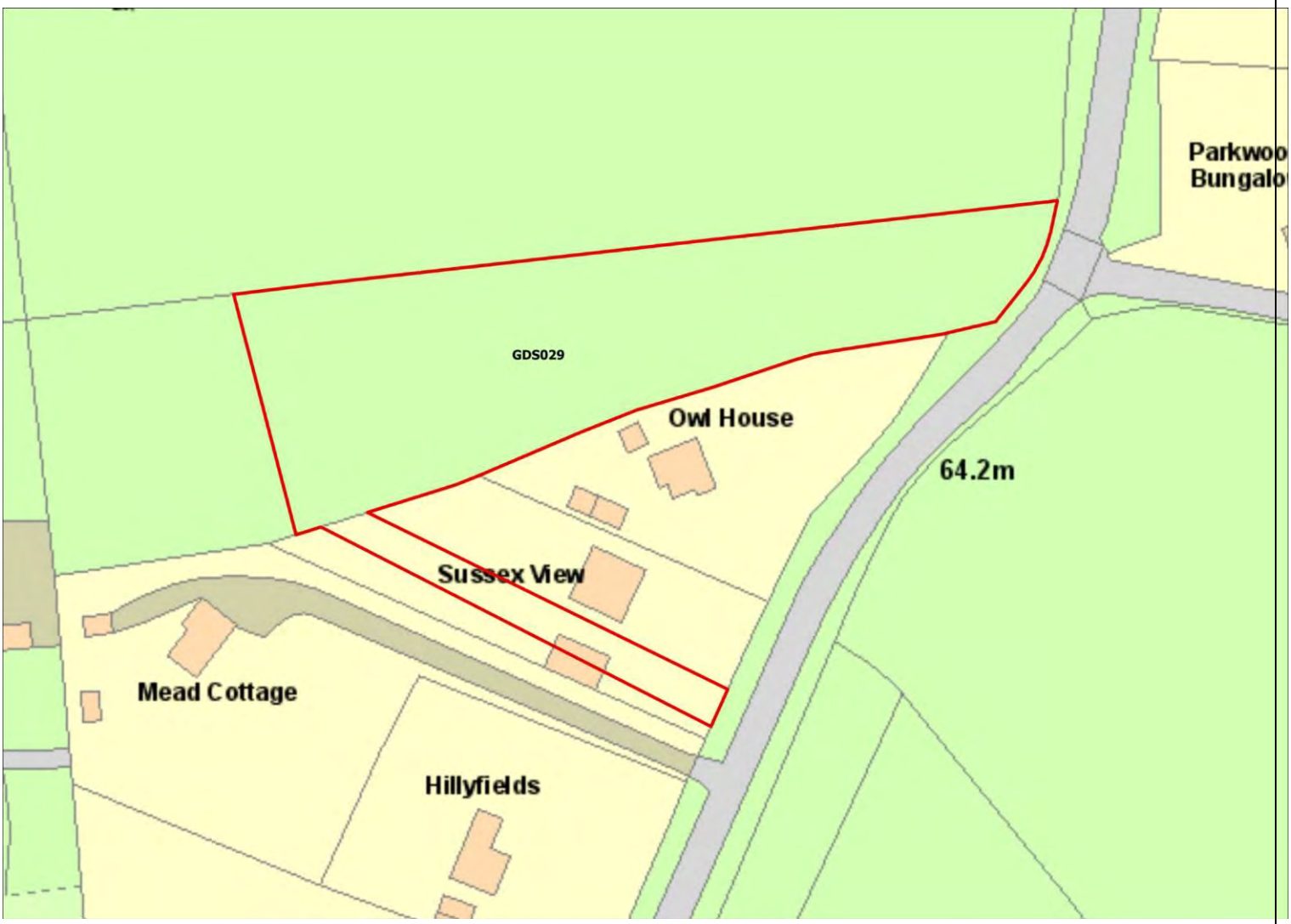
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	34
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located to the south of South Godstone and lies within the open countryside, physically separate from the main built-up area of the settlement. While there is some limited development in the wider area, the site does not have a strong spatial or functional relationship with a coherent settlement form. South Godstone itself has a very limited range of services and facilities, consistent with its position in the settlement hierarchy, and these are not readily accessible from the site by active travel modes. As a result, future occupiers would be likely to rely on travel to other settlements to meet day-to-day needs, with a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its detached location from the main settlement and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and open countryside and is not well related to a defined settlement, which weighs against its suitability in locational terms. Its separation from a main settlement results in limited accessibility to services and facilities and would be likely to give rise to a reliance on private vehicle use. In addition, the site is subject to a number of constraints, including its rural character and relationship with the surrounding landscape, which would need to be carefully considered in the context of any development proposal.

CONCLUSIONS	
	Overall, the site's detached location from a main settlement and associated sustainability concerns raise significant issues regarding its suitability for development and it is discounted from the HELAA.
Initial conclusion on suitability	**Unsuitable**

GDS029
Rear of Sussex view, Byers Lane , South Godstone, RH98JL



SITE DETAILS	
HELAA Reference	GDS029
Site Address	Rear of Sussex view, Byers Lane, South Godstone, RH98JL
Parish	Godstone
Site Area	0.39
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises an irregular shaped agricultural field adajcent to a row of ribbon residential development comprising a collection of circa. 10 dwellings. To the north and west of the site is continuing agricultural land with a farm stead and associated buildings to the east and a recycling centre south of the farm with further agricultural land beyond that.

SITE DETAILS	
Site Specific Issues	Surface water to access; site isolated from main settlement, nearest being Blindley Heath.
Existing Use	Vacant land
Proposed Use	Residential
Promoted Site Capacity	4 to 6
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No - borders site to North east boundary
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikley
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, with the nearest being Blindley Heath, which is identified as a lower-tier settlement with a limited range of services and facilities. The site does not have a strong spatial or functional relationship with this settlement. Given this separation, access to services and facilities by walking or cycling would be limited, and future occupiers would be likely to rely on travel to higher-order settlements to meet most day-to-day needs. This would result in a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its detached location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is unsustainably located and isolated from main settlement. There is also concern with potential flood risk presented by Surface Water to the access.
Initial conclusion on suitability	**Unsuitable**

SITE DETAILS	
HELAA Reference	GDS030
Site Address	Plot NLB43 land to the South Side of the railway running from Edenbridge to Reigate, South Godstone
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Part of an undeveloped, agricultural field
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site discounted from process

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	tbd
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS031
Langham Farm

SITE DETAILS	
HELAA Reference	GDS031
Site Address	Langham Farm
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Part of undeveloped field
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Not carried out as site too small for assessment

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS032
Old Willow Farm, Byers Lane, Godstone, Surrey, RH98JL

SITE DETAILS	
HELAA Reference	GDS032
Site Address	Old Willow Farm, Byers Lane, Godstone Surrey, RH98JL
Parish	Godstone
Site Area	3.52
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises large irregular shaped parcels of agricultural land with animal barns associated with the farm. To the south and north of the site is continuing agricultural land with extensive tree coverage further south; a pet semmetary to the west; and a collection of circa. 10 residential dwellings in a ribbon pattern to the west along Byers Lane. To the north east are some commercial units / recycling

SITE DETAILS	
	centre. Site is isolated from the main settlement at Blindley Heath.
Site Specific Issues	Surface water near to access; site isolated from main settlement, nearest being Blindley Heath.
Existing Use	Keeping of animals Barns 300sqm
Proposed Use	Residential
Promoted Site Capacity	93
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	24
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, with the nearest being Blindley Heath, which is identified as a lower-tier settlement with a very limited range of services and facilities. The site does not have a strong spatial or functional relationship with this settlement. Given this separation, access to services and facilities by walking or cycling would be limited, and future occupiers would be likely to rely on travel to higher-order settlements to meet most day-to-day needs. This would result in a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its detached location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is unsustainably located and isolated from main settlement and not suitable for development.
Initial conclusion on suitability	**Unsuitable**

GDS034
Godstone Place, Faygate Lane, South Godstone, RH9 8JD

SITE DETAILS	
HELAA Reference	GDS034
Site Address	Godstone Place, Faygate Lane, South Godstone, RH9 8JD
Parish	Godstone
Site Area	6.17
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Large site comprising agricultural / pasture land in two irregular shaped land parcels with extensive agricultural / pasture land to the north, south, and east. Small number of dwellings to the west scattered along the A22 with Anglefield Corner to the south west but isolated from development site by further pasture land.

SITE DETAILS	
Site Specific Issues	Site isolated from main settlement, nearest being Blindley Heath; Access unachievable - both access roads are single track lanes that would not support development at the location unless significant remediation works were carried out.
Existing Use	Private Residential Dwelling, Gardens and pasture land. Previous HELAA indicated capacity of 134 C3 dwellings. Sit e capable of supporting up to 300 dwellings
Proposed Use	Residential
Promoted Site Capacity	134-300
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

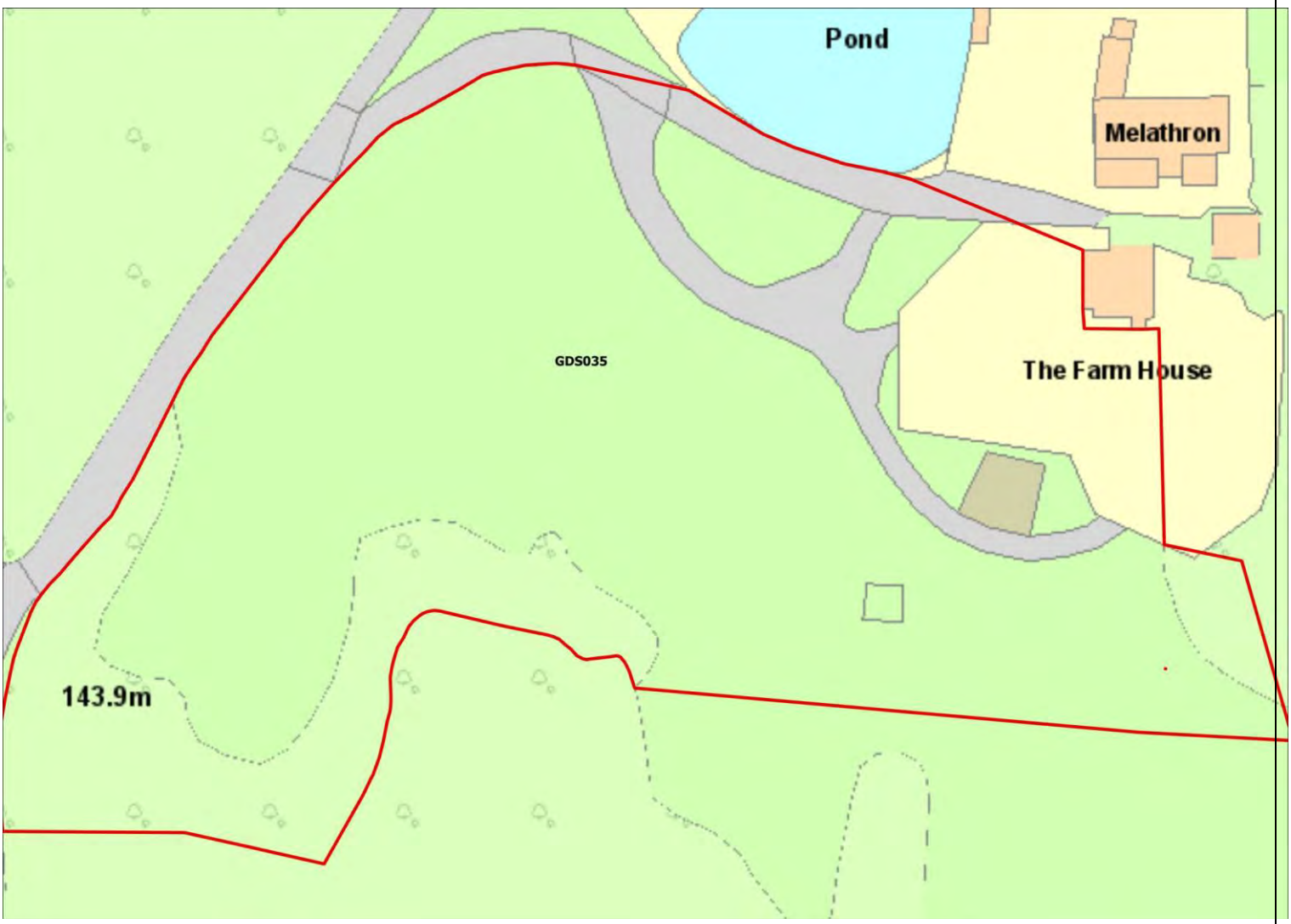
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	33
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, with the nearest being Blindley Heath, which is identified as a lower-tier settlement with a very limited range of services and facilities. The site does not have a strong spatial or functional relationship with this settlement. Given this separation, access to services and facilities by walking or cycling would be limited, and future occupiers would be likely to rely on travel to higher-order settlements to meet most day-to-day needs. This would result in a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its detached location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Access to the site is constrained and is unlikely to be capable of supporting the scale of development proposed without significant intervention, the feasibility of which is uncertain. This represents a key limitation to the delivery of the site. The site is located within the Green Belt and open countryside and is physically separate from any main settlement, resulting in a poor relationship with established patterns of development. Development in this location would appear incongruous and at odds with the surrounding built form, which is characterised by dispersed and sporadic development.

CONCLUSIONS	
	Overall, the combination of constrained access, the site's detached and unsustainable location, and its poor relationship with the existing settlement pattern raises significant concerns regarding its suitability for development and it is discounted from the HELAA process.
Initial conclusion on suitability	**Unsuitable**

GDS035
Land adjoining Melathron, RH9 8DQ



SITE DETAILS	
HELAA Reference	GDS035
Site Address	Land adjoining Melathron, RH9 8DQ
Parish	Godstone
Site Area	1.61
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Open land with areas of woodland in southern section.
Site Specific Issues	Within National Landscape
Existing Use	Open field
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

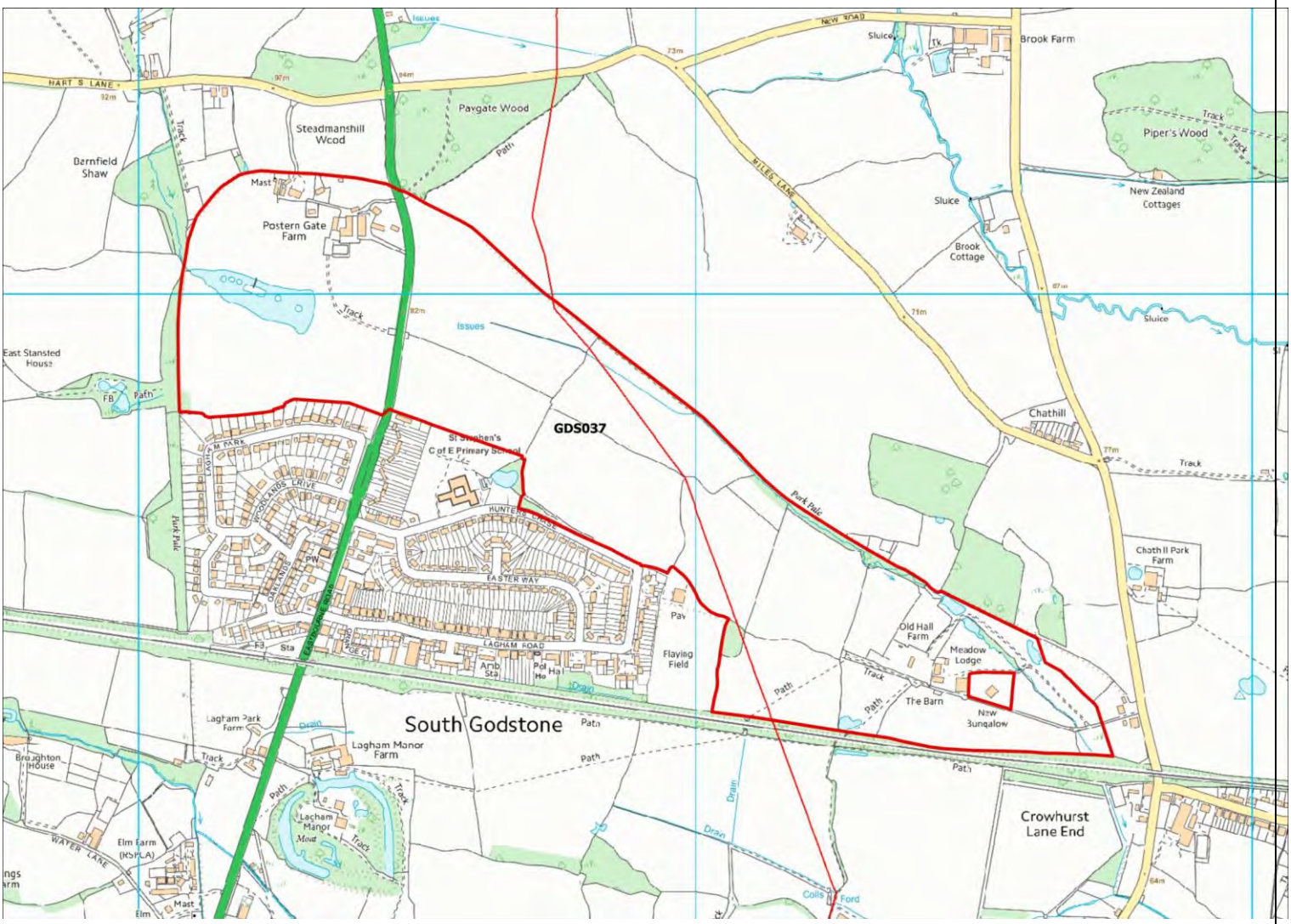
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - Surrey Hills - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 167/TAN
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Potential for land being former landfill
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	40
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site isolated from main settlement and considered to lie within an unsustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Access to the site would be taken from a minor rural road, which is unlikely to be suitable for accommodating the level of development proposed without significant upgrading. The limitations of the local road network represent a key constraint and raise concerns regarding the safe and efficient access to the site. The site is located within the Surrey Hills National Landscape, which is a signifcant contraints that justifies the site's exclusion from the process. In addition, the site is located within the Green Belt and open countryside and is not well related to a defined settlement, resulting in a poor relationship with the existing pattern of development. Development in this location would appear incongruous and at odds with the surrounding built form. Overall, the combination of access constraints, the site's location within the National Landscape, and its detached and unsustainable location raises significant concerns regarding its suitability for development and the site is discounted from the process
Initial conclusion on suitability	**Unsuitable**

GDS037
Land to the North of the Railway at South Godstone



SITE DETAILS	
HELAA Reference	GDS037
Site Address	Land to the North of the Railway at South Godstone
Parish	Godstone
Site Area	57.10
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2026/394 - 500 dwellings, 2400 sqm of commercial - Pending
Site Description	Very large site comprising a series of agricultural land parcels with associated farm buildings, residential dwellings, and commercial premises contained to the south eastern corner of the site. The western land parcel is wholly within the AGLV. The site borders the northern and eastern edge of South Godstone and bound by the railway track to the south. The northern border is lined with trees as are

SITE DETAILS	
	the field seperations. There is Ancient Woodland to the north of the site. To the north, south, east and west beyond South Godstone is continuing agricultural land.
Site Specific Issues	Southern boundary borders railway line with western border lying within the AGLV. Large area of surface Water flood risk along northern boundary carrying on eastwards to a larger section of Surface Water flood risk to the south east of the site. Flooding from and into the site occurs either side of the A22. The site is within the setting of the proposed Surrey Hill National Landscape extension area. The site is in the Green Belt. There is a memorial to a WW2 pilot in the north west corner of the eastern part of the site that may have heritage value as a scheduled monument,
Existing Use	Site consists of farmland; commercial and residential development at Posterngate Farm; and residential and other development at Old Hall Farm
Proposed Use	Residential
Promoted Site Capacity	550
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes – in setting of proposed extension area to the north
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - borders western boundary and minor area borders Northern boundary
Tree Preservation Orders	Yes - a number to Northern and western boundaries
Listed Buildings	Yes - existing farm building on site
Conservation Area	No
Ancient Monuments	No

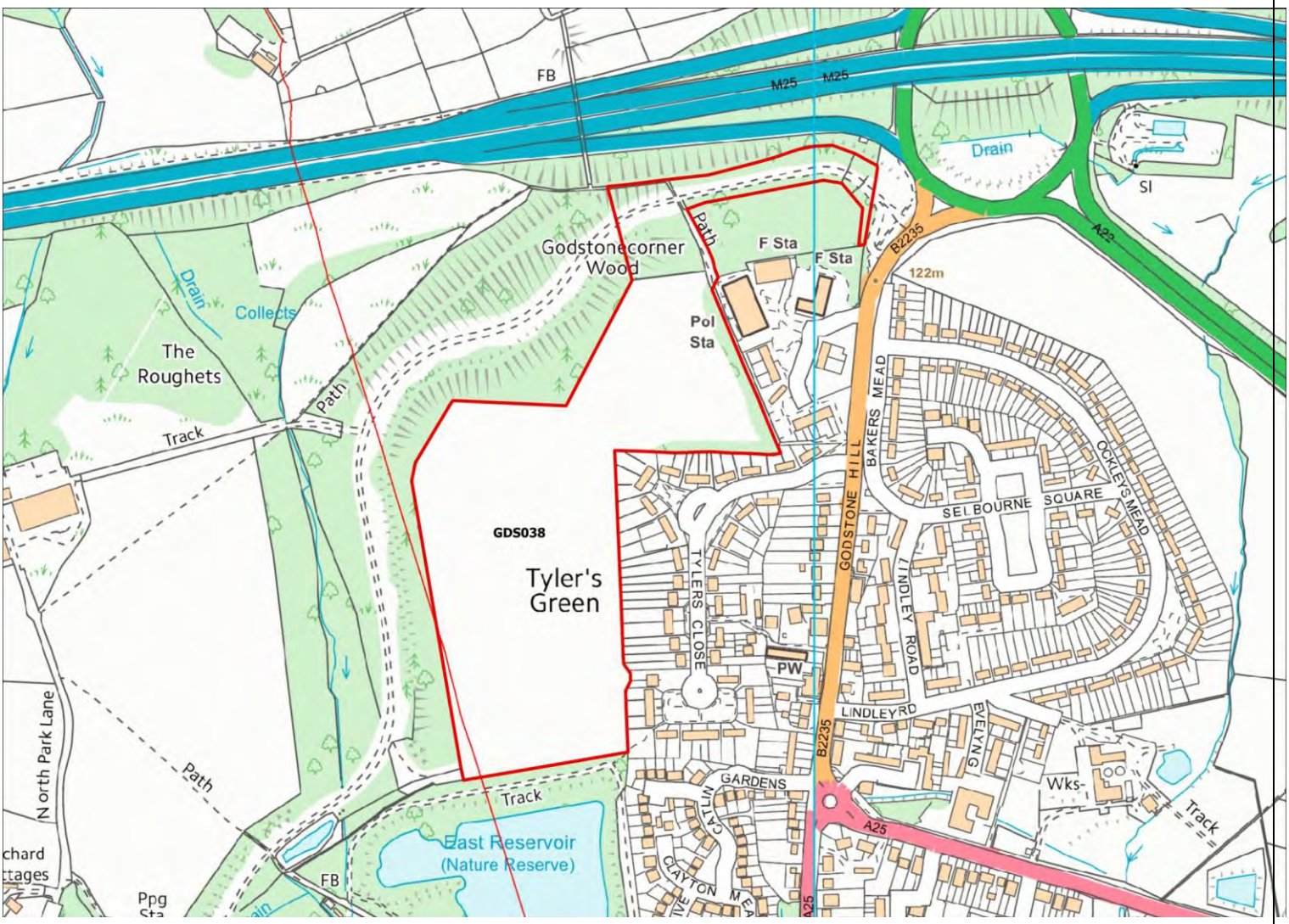
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes - to western land parcel of site
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm; also borders railway to the south. Part of the site either side of the A22 was used for landfill, which would require further investigation to determine the level of contamination that might exist.
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	30
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located to the north and east of South Godstone, which is identified as a Tier 3 settlement with a limited range of services and facilities. It is physically separate from the main built-up area and does not relate well to the existing settlement pattern. Given this separation, opportunities for accessing services and facilities by walking and cycling are limited, and future occupiers would be likely to rely on private vehicle use to meet most day-to-day needs. The existing level of service provision in South Godstone is very limited and does not support significant additional growth in this location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There is currently a live planning application on this site. The suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS038
Land West of Godstone, RH9 8AN



SITE DETAILS	
HELAA Reference	GDS038
Site Address	Land West of Godstone, RH9 8AN
Parish	Godstone
Site Area	10.22
Brownfield / Greenfield	GF
Relevant Planning History	2025/1407 - 250 dwellings - Pending
Site Description	Site to the north west of Godstone comprising agricultural land - extensive tree coverage bounding the site from the south west to north east with the north easterly section comprising Ancient Woodland. To the east is residential development with continuing pasture / agricultural land and tree coverage to the west. To the north of the site is the M25 with a small cove to the south then continuing residential development into Godstone.

SITE DETAILS	
Site Specific Issues	Potential access issue - it is not understood whether safe access to the site can be achieved without the removal of tree coverage; site is partly within the NL where development is prohibited and any development outside of the NL is likely to affect its setting.
Existing Use	Vacant (Managed) Agricultural (grassland)
Proposed Use	Residential
Promoted Site Capacity	250
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

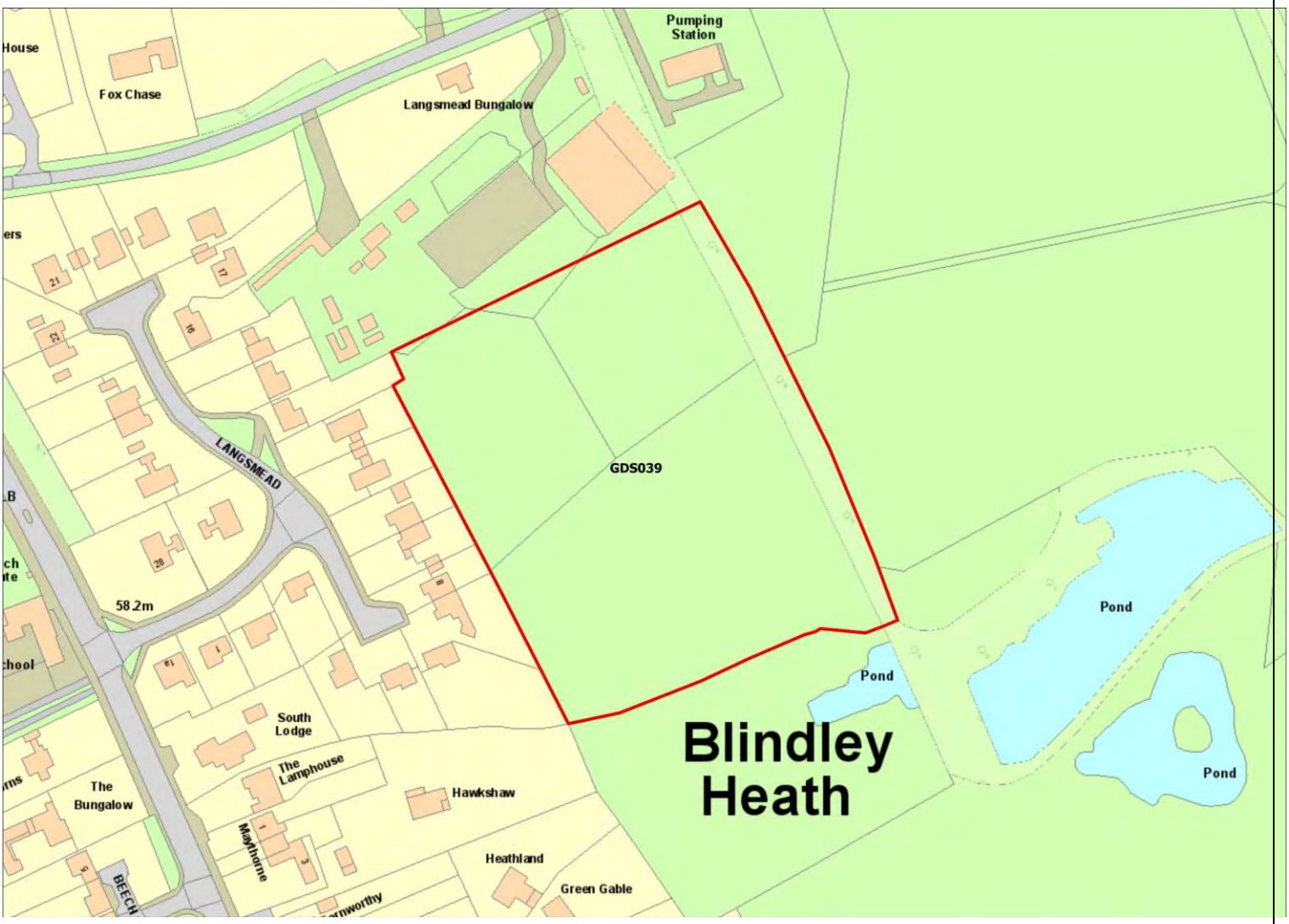
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - Surrey Hills NL covers approx 30% of site in different areas
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - covering North east of site and access road
Tree Preservation Orders	Yes - 53/TAN; covering the Ancient Woodland
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes - to Northern parcel and part of west
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	38
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located adjacent to built development on the western edge of Godstone, which is identified as a Tier 2 settlement and provides a local services and facilities. The site is also likely to have access to some public transport services and connectivity to the wider road network.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There is currently a live planning application on this site. The suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

GDS039
Land at Langsmead Bungalow (wider site), Eastbourne Road, Blindley Heath, RH7 6JT



SITE DETAILS	
HELAA Reference	GDS039
Site Address	Land at Langsmead Bungalow (wider site), Eastbourne Road, Blindley Heath, RH7 6JT
Parish	Godstone
Site Area	1.65
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Greenfield site with previous equestrian uses - rectangle shaped site split into 4 parcels with tree lining to the eastern and southern boundaries with continuing agricultural land beyond these. To the west is residential development to the centre of Blindley Heath; site lies adjacent to the settlement boundary. To the north is submission GDS015 comprising disused bungalow, caravans and former

SITE DETAILS	
	equine facility including indoor riding school, and menages.
Site Specific Issues	It is not understood how access to the site is achieved. Highway assessment required.
Existing Use	Former equestrian facility.
Proposed Use	Residential
Promoted Site Capacity	49
Could site form part of larger site?	Yes - GDS015

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

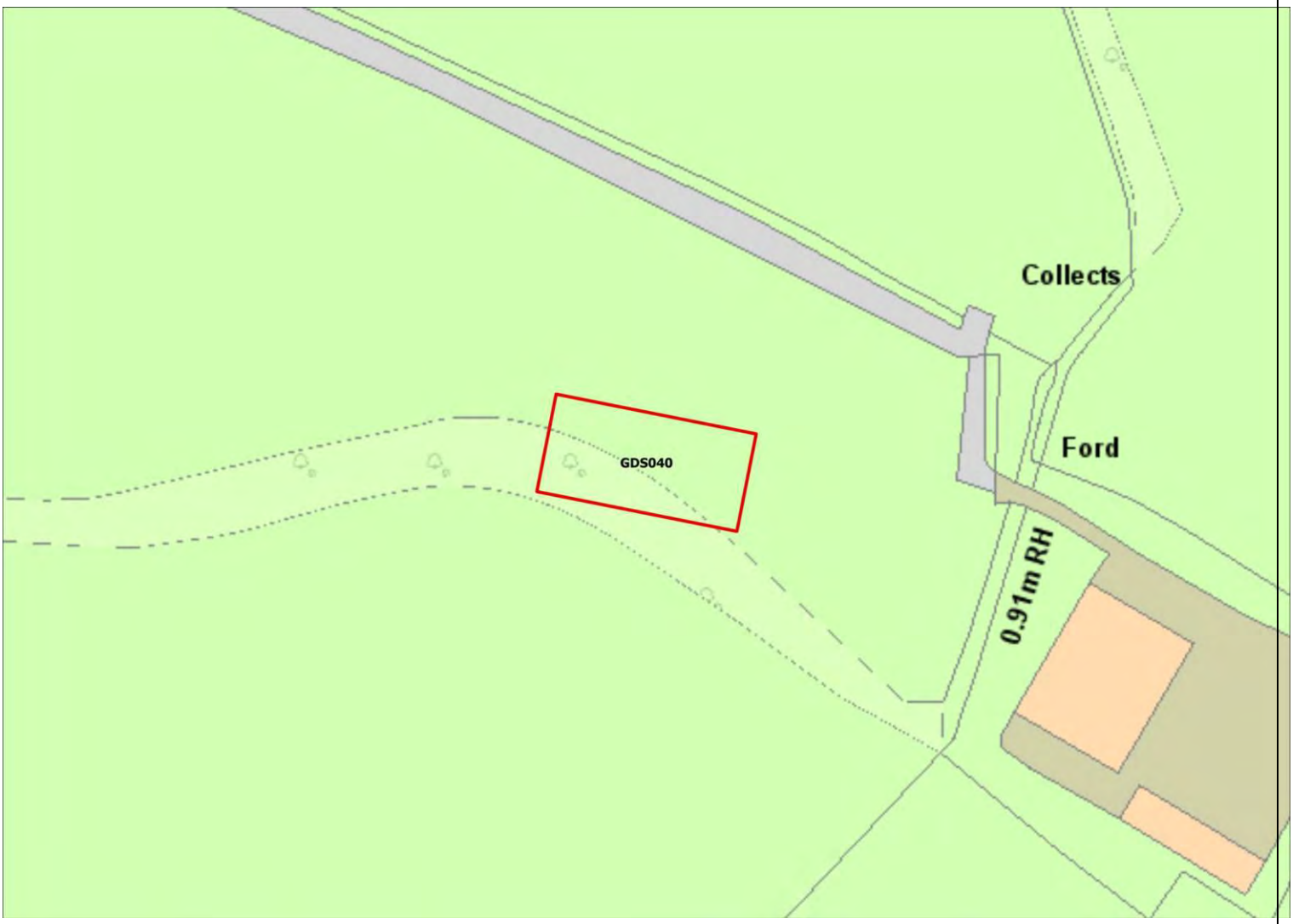
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	34
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the east of Blindley Heath, which is identified as a lower-tier settlement with a very limited range of services and facilities. While a bus stop is located in the vicinity, overall accessibility to services and facilities is constrained by the modest level of provision within the settlement. The site does not relate well to the core of Blindley Heath and opportunities for accessing day-to-day services by walking and cycling are limited. As a result, future occupiers would be likely to rely on travel to higher-order settlements to meet many of their needs, leading to a reliance on private vehicle use. Overall, the site performs weakly in sustainability terms due to its relationship with a lower-tier settlement, limited local provision, and constrained accessibility.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt, where release through the Local Plan would need to be justified by exceptional circumstances. Access to the site is not currently available independently and would require the adjacent site (GDS015) to be brought forward in combination in order to achieve a suitable means of access. This raises significant concerns regarding deliverability and would require further highways assessment to establish whether a safe and suitable access can be achieved. Overall, the combination of Green Belt designation, reliance on a neighbouring site for access, and the backland nature of the site raises significant

CONCLUSIONS	
	concerns regarding its suitability for development. It remains under assessment while further technical work is undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA



SITE DETAILS	
HELAA Reference	GDS040
Site Address	Land Registry Title Number: S35812, Plot NLC57 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Not undertaken as site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

SITE DETAILS	
HELAA Reference	GDS041
Site Address	Land Registry Title Number: SY742166, Plot NLE22 and NLE23 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Godstone
Site Area	0.10
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

SITE DETAILS	
HELAA Reference	GDS042
Site Address	Land Registry Title Number: SY735806, Plot NLC31 and NLC37 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield | RH8 9NS
Parish	Godstone
Site Area	0.10
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

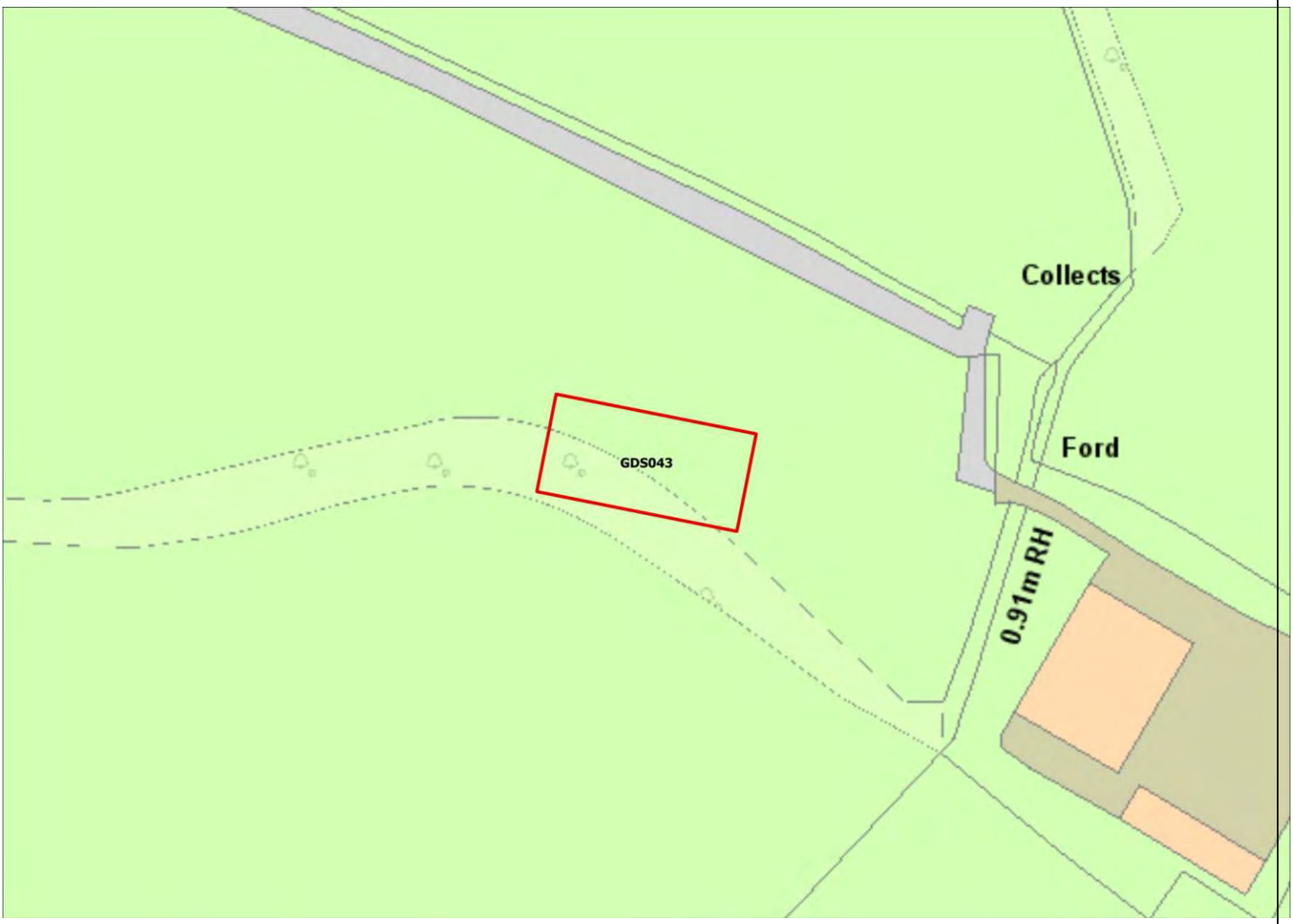
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	N/A
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**



SITE DETAILS	
HELAA Reference	GDS043
Site Address	Land Registry Title Number: SY35812, Plot NLC57 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

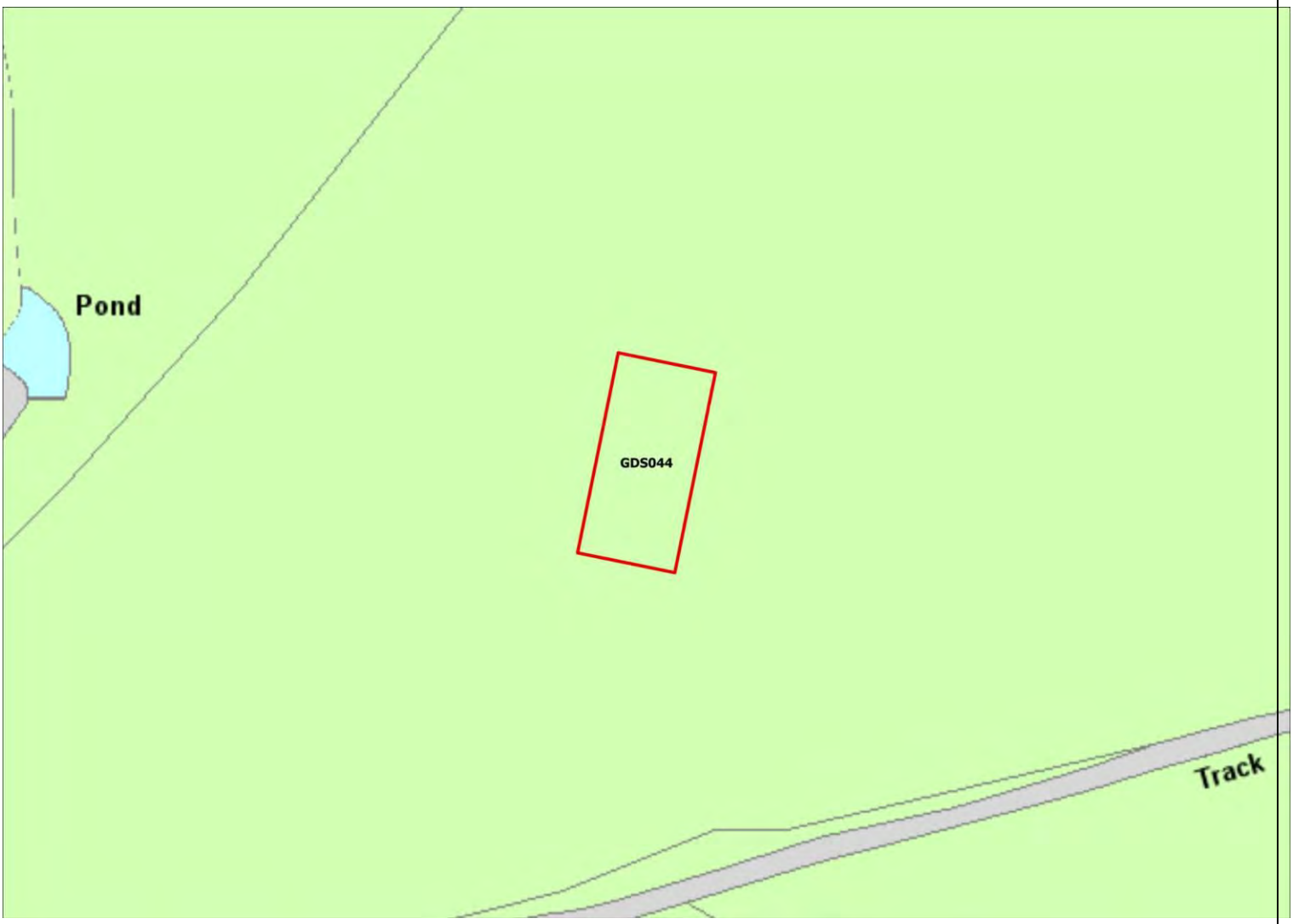
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**



SITE DETAILS	
HELAA Reference	GDS044
Site Address	Land Registry Title Number: SY742167, Plot NLE10 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS045
Land Registry Title Number: SY736362, RH8 9NS

SITE DETAILS	
HELAA Reference	GDS045
Site Address	Land Registry Title Number: SY736362 | RH8 9NS
Parish	Godstone
Site Area	0.10
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT

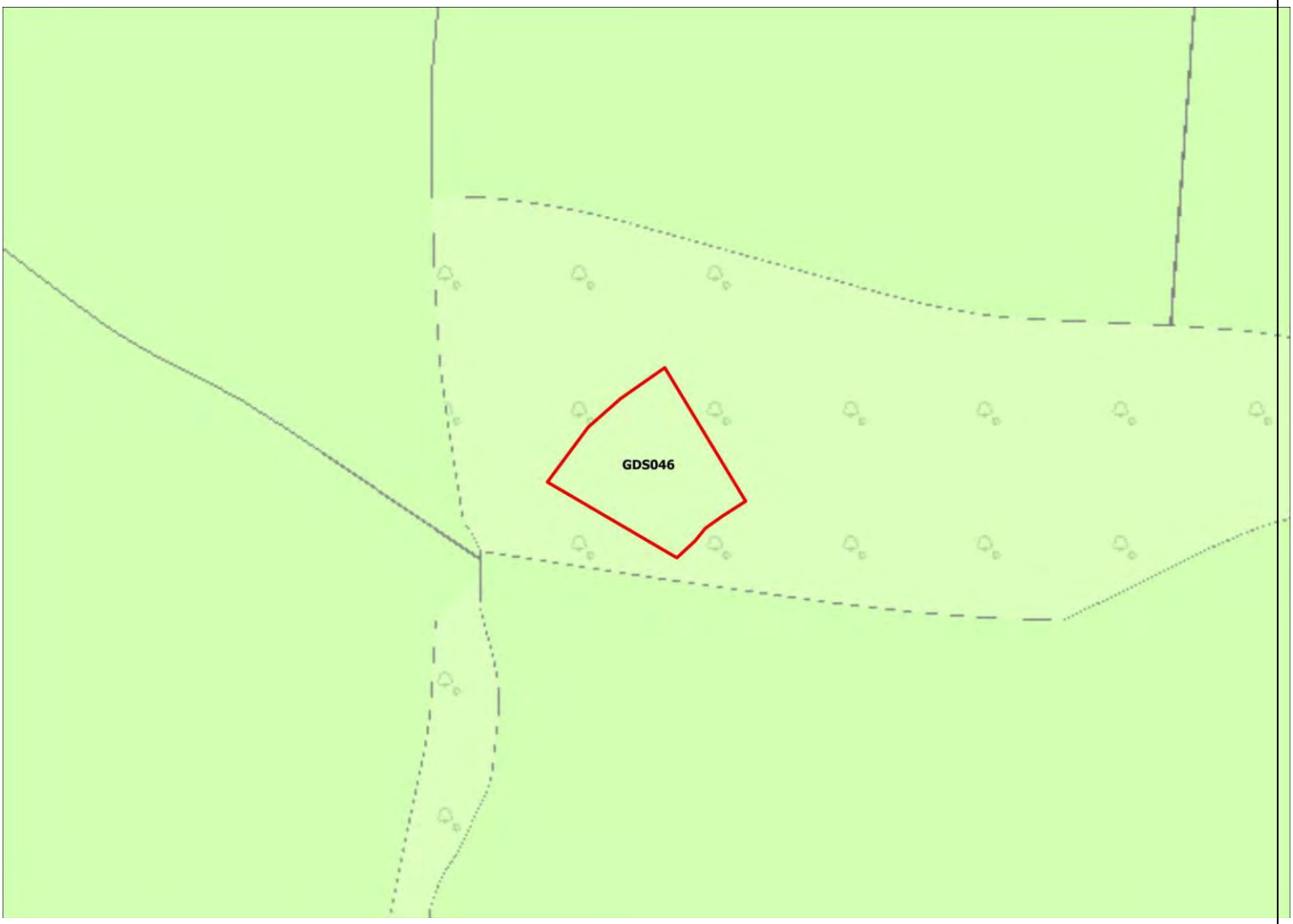
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**



SITE DETAILS	
HELAA Reference	GDS046
Site Address	Land Registry Title Number: SY743069, Plot NLF20 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

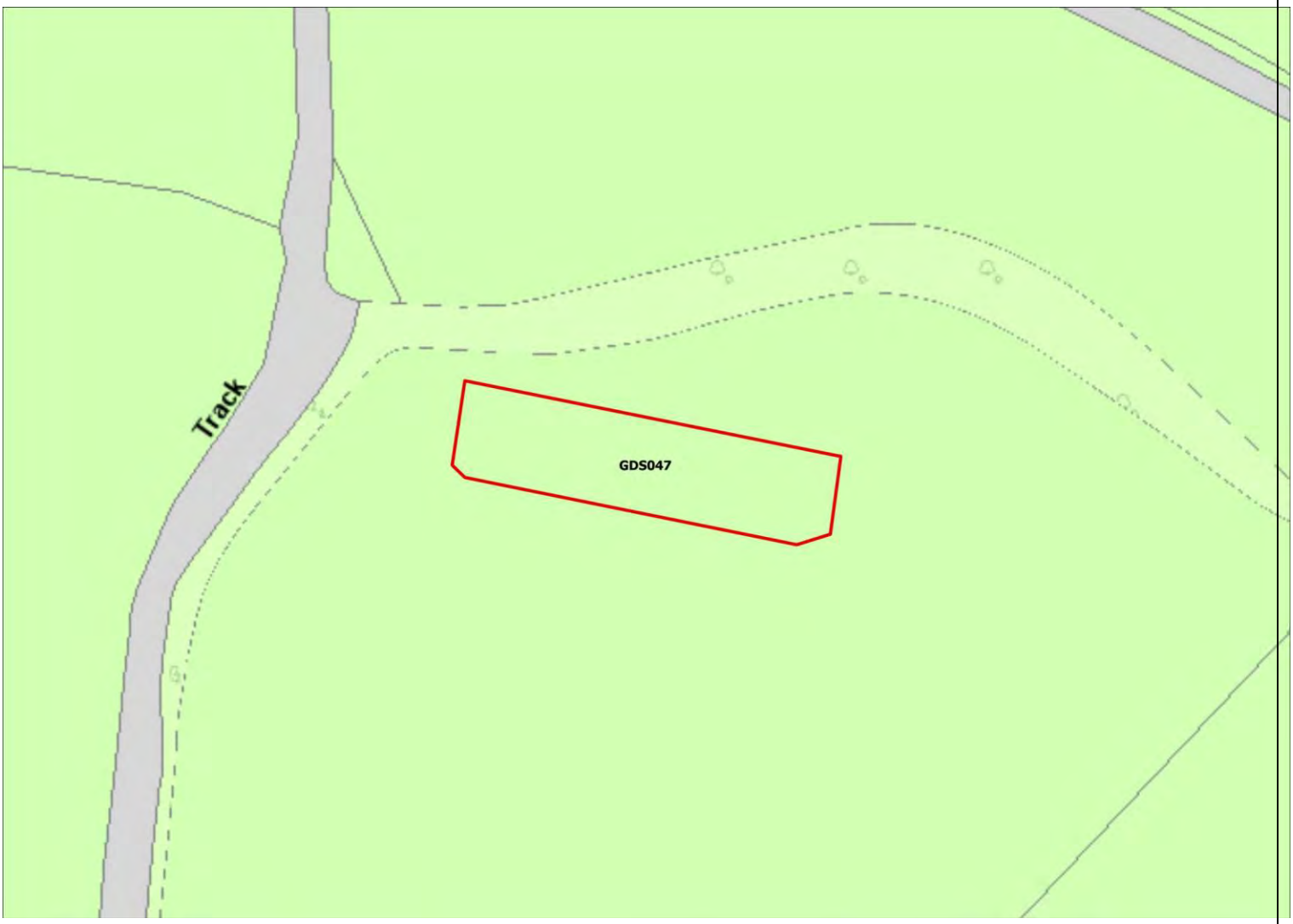
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	ancient woodland - 100% coverage
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**



SITE DETAILS	
HELAA Reference	GDS047
Site Address	Land Registry Title Number: SY736362, Plots NLC48 & NLC54 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH7 6LW
Parish	Godstone
Site Area	0.10
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

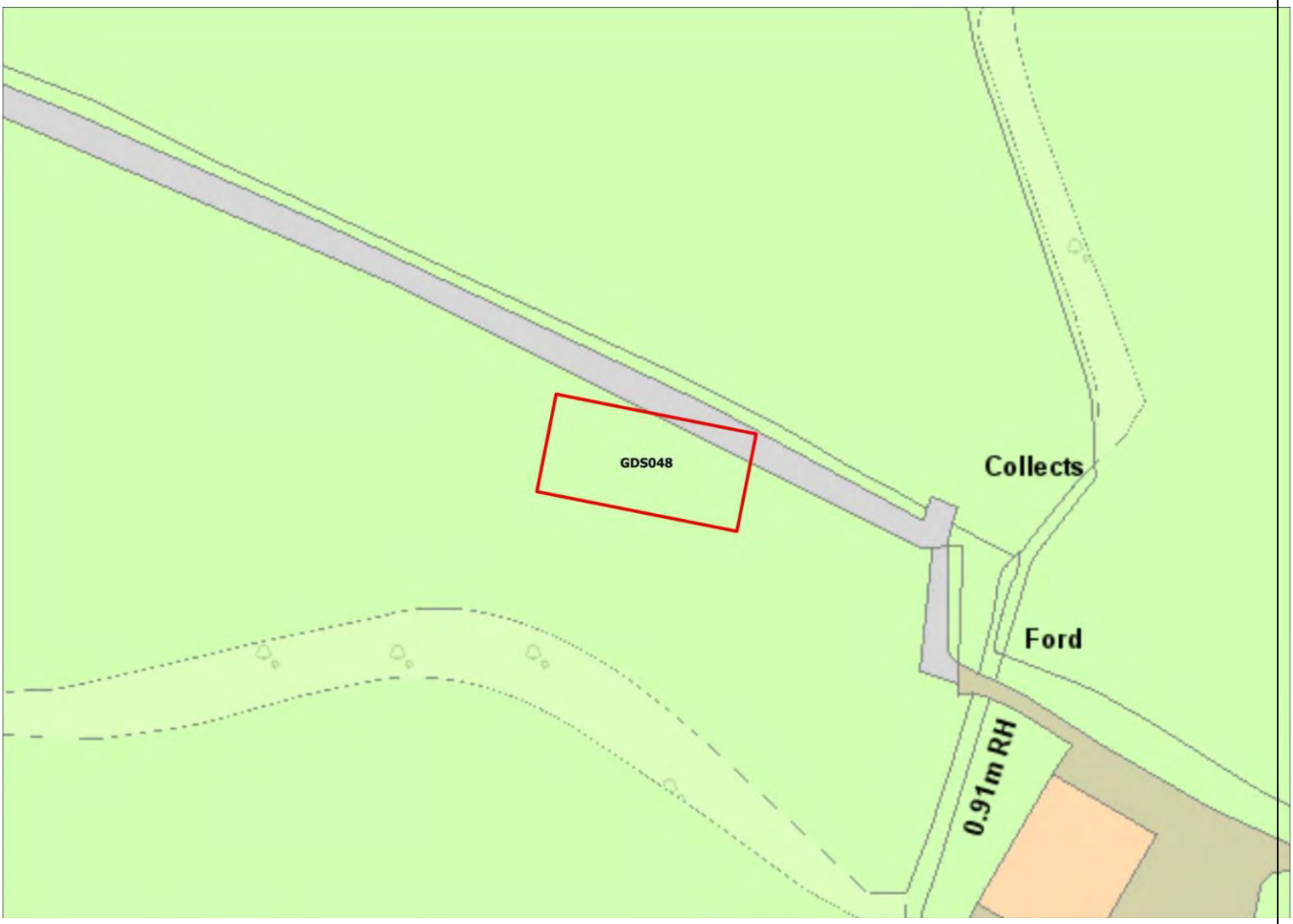
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**



SITE DETAILS	
HELAA Reference	GDS048
Site Address	Land Registry Title Number: SY736966, Plot NLC55 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS049
Plot NLF14 Lying to the north west of Lagham Lodge Farm, Title No SY750845

SITE DETAILS	
HELAA Reference	GDS049
Site Address	Plot NLF14 Lying to the north west of Lagham Lodge Farm, Title No SY750845
Parish	Godstone
Site Area	0.06
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Agriculture
Proposed Use	Residential
Promoted Site Capacity	10
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

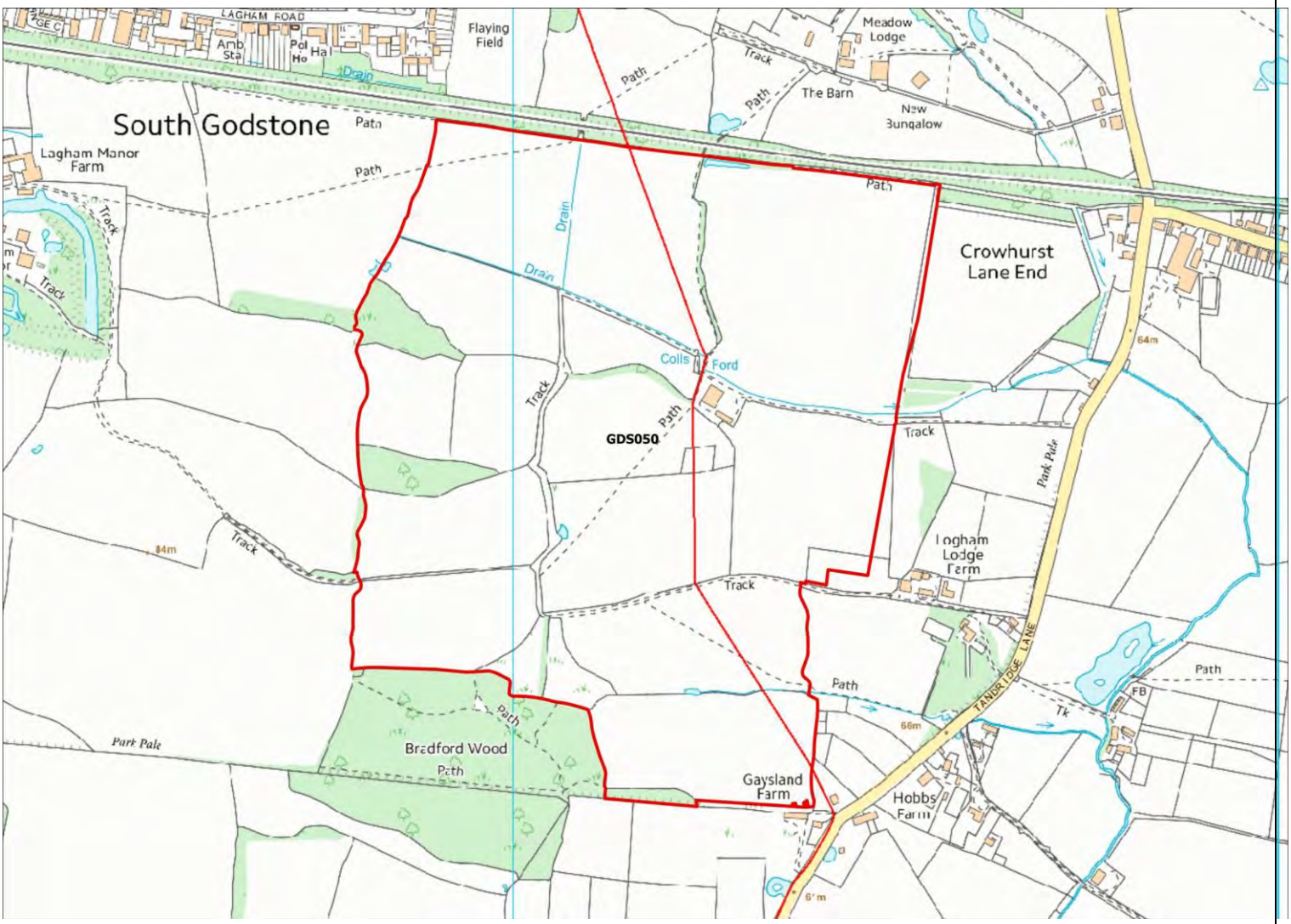
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS050
Lagham Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW



SITE DETAILS	
HELAA Reference	GDS050
Site Address	Lagham Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW
Parish	Godstone
Site Area	50.89
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site isolated from main settlement comprising very large agricultural field. The site is bound to the north by the railway line with continuing agricultural land beyod this, and continuing agricultural land to the south, east and west. To the western parcel within the site is Ancient Woodland, and further Ancient Woodland bordering the southern boundary. There is

	a watercourse (Collects Ford) running through the centre of the site.
Site Specific Issues	Site isolated from main settlement; areas of Ancient Woodland - significant Surface Water flood risk throughout site. Access is proposed via a shared private road from Tandridge Lane; however this looks more like a farm track and therefore inadequate
Existing Use	The site consists entirely of agricultural Greenbelt Land, free of structures.
Proposed Use	Residential
Promoted Site Capacity	300
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - two areas to the west of the site and bordering southern boundary
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - Small area bordering the western boundary
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	25
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within open countryside and is physically separate from any defined settlement, with the nearest being South Godstone, which is identified as a lower-tier settlement with a very limited range of services and facilities. As such, the site does not have a meaningful spatial or functional relationship with an established settlement. Accessibility to services and facilities from the site would be poor, particularly by walking and cycling, and future occupiers would be likely to rely on travel to higher-order settlements to meet most day-to-day needs. This would result in a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its isolated location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site,Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and open countryside and is physically separate from any main settlement, resulting in a poor relationship with established patterns of development. In its current context, the site is not considered suitable for development due to its isolated location and lack of integration with an existing settlement. There are also significant concerns regarding access to the site. Access would require detailed highways assessment to determine whether a safe and suitable means of access can be achieved, and it is likely that substantial upgrades to the local road network would be necessary. The uncertainty around deliverable access further weighs against the suitability of the site.

CONCLUSIONS	
	Overall, the combination of the site's isolated location, reliance on comprehensive strategic development to be considered suitable, and uncertainties regarding access raises significant concerns regarding its suitability for development and it is discounted from the process.
Initial conclusion on suitability	**Unsuitable**

GDS052
Birchenwood Barrack, Birchenwood, Lower South Park South Godstone, RH9 8LF

SITE DETAILS	
HELAA Reference	GDS052
Site Address	Birchenwood Barrack, Birchenwood, Lower South Park South Godstone, RH9 8LF
Parish	Godstone
Site Area	0.27
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Site comprises small agricutural field bordering Ancient Woodland to the south. To the west and north are continuing agricultural fields and a mix of agricultural fields, woodlands, and residential development to the east (Anglefield Corner). Cairn Cottage sites ot the north of the site with associated farm buildings directly west.

SITE DETAILS	
Site Specific Issues	Site isolated from main settlement; Surface Water flood risk running throughout site; site borders Ancient Woodland to the south; access appears to be from a farm track / lane and therefore inadequate in its current state and would require upgrading.
Existing Use	Currently the site has farm related use
Proposed Use	Residential
Promoted Site Capacity	8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

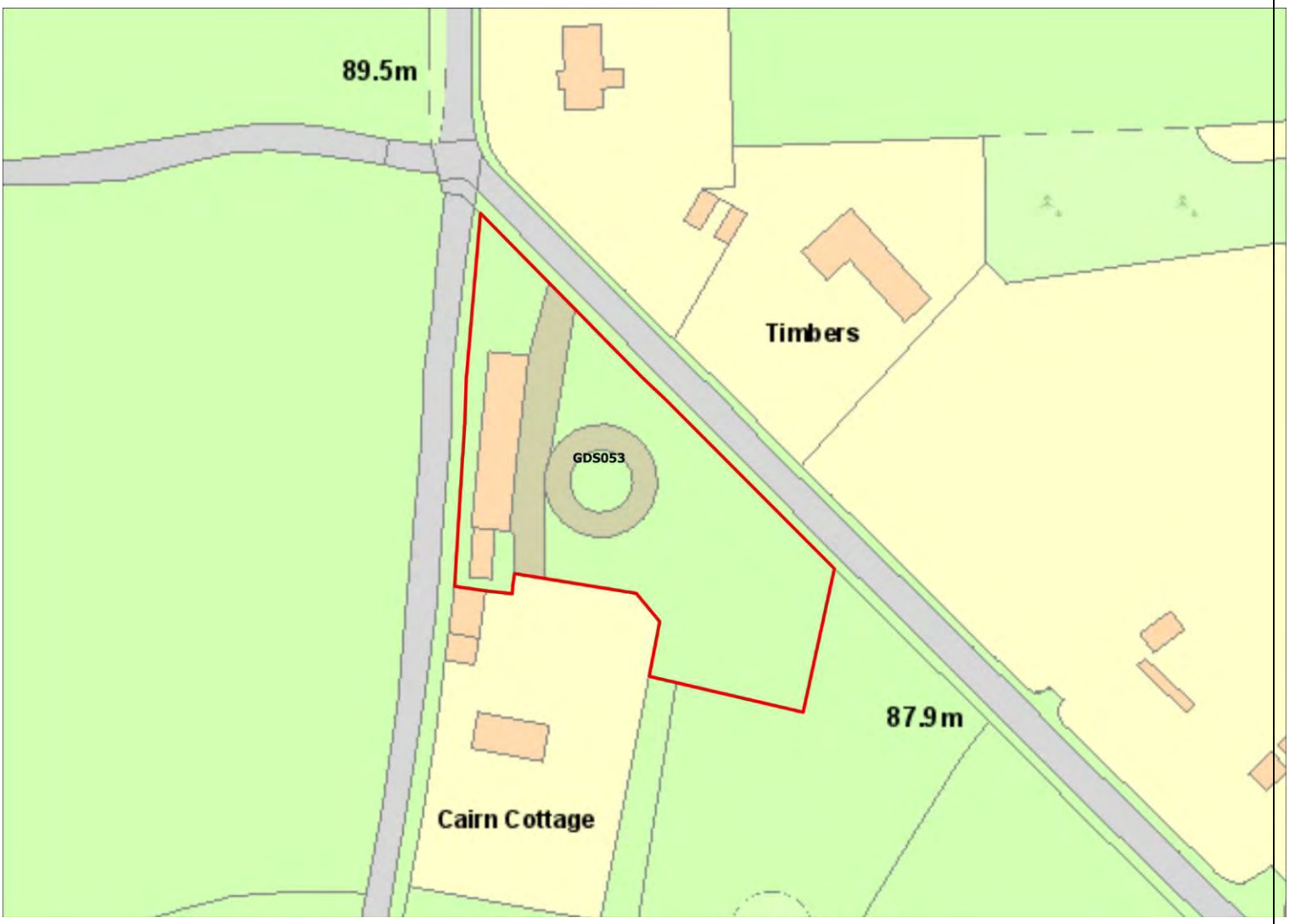
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - borders site to the south
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	18
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, with the nearest being South Godstone, which is identified as a lower-tier settlement with a very limited range of services and facilities. As such, the site does not have a meaningful spatial or functional relationship with an established settlement. Accessibility to services and facilities from the site would be poor, particularly by walking and cycling, and future occupiers would be likely to rely on travel to higher-order settlements to meet most day-to-day needs. This would result in a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its isolated location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site unsuitable for development - site is isolated from main settlement and not considered to be sustainably located. There are concerns with the proposed access - highways assessment required to determine whether access can be achieved; significant remediation / upgardes to site access would be required. Significant Surface Water flood risk present.
Initial conclusion on suitability	**Unsuitable**

GDS053
Cairn Buildings, lower South Park, South Godstone Surrey, RH9 8LF



SITE DETAILS	
HELAA Reference	GDS053
Site Address	Cairn Buildings, lower South Park, South Godstone Surrey, RH9 8LF
Parish	Godstone
Site Area	0.25
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Site comprises small agricultural land formerly used for military purposes. To the west and north are continuing agricultural fields and a mix of agricultural fields, woodlands, and residential development to the east (Anglefield Corner). Cairn Cottage sits to the south of the site with associated farm buildings directly south west.

SITE DETAILS	
Site Specific Issues	Site isolated from main settlement; Surface Water flood risk to site access - access appears to be from a farm track / lane and therefore inadequate in its current state and would require upgrading to formal road.
Existing Use	It was originally used for military purposes by the UK and Canadian Armies during the First World War and then as farm related buildings.
Proposed Use	Residential
Promoted Site Capacity	7
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - TPO lying adjacent to the site outside of site boundary
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF

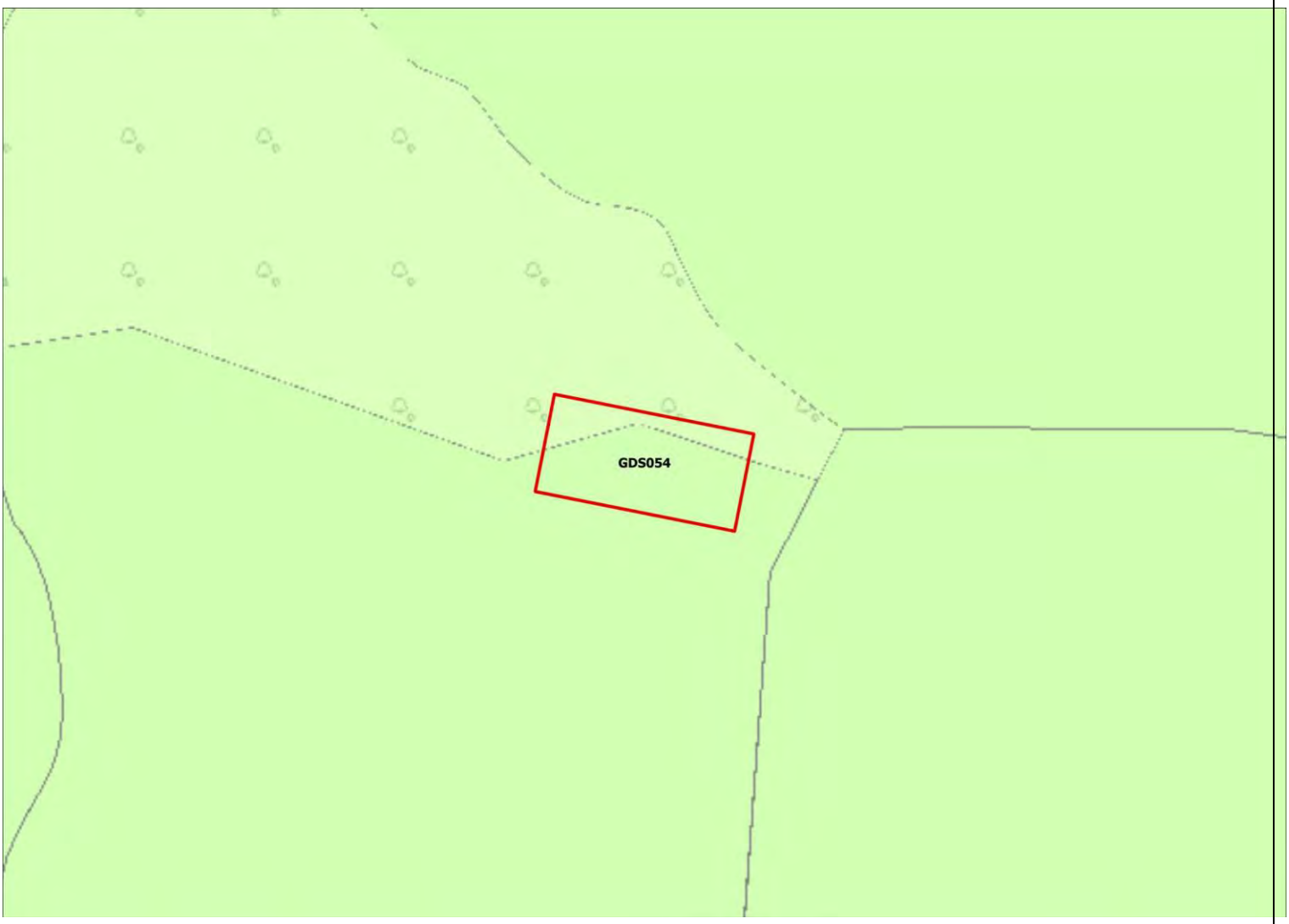
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	22
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, with the nearest being South Godstone, which is identified as a lower-tier settlement with a very limited range of services and facilities. As such, the site does not have a meaningful spatial or functional relationship with an established settlement. Accessibility to services and facilities from the site would be poor, particularly by walking and cycling, and future occupiers would be likely to rely on travel to higher-order settlements to meet most day-to-day needs. This would result in a high degree of reliance on private vehicle use. Overall, the site performs poorly in sustainability terms due to its isolated location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site unsuitable for development - site is isolated from main settlement and not considered to be sustainably located. There are concerns with the proposed access - highways assessment required to determine whether access can be acheived; significant remediation / upgardes to site access would be required.
Initial conclusion on suitability	**Unsuitable**

GDS054
Plot NLC18 lying to the North West of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH7 6LW



SITE DETAILS	
HELAA Reference	GDS054
Site Address	Plot NLC18 lying to the North West of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH7 6LW
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS055
Plot NLE12 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH7 6LW

SITE DETAILS	
HELAA Reference	GDS055
Site Address	Plot NLE12 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH7 6LW
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS056
Plot NLB42 lying to the north west of lagham Lodge Farm, Tandridge Lane, Lingfield

SITE DETAILS	
HELAA Reference	GDS056
Site Address	Plot NLB42 lying to the north west of lagham Lodge Farm, Tandridge Lane, Lingfield
Parish	Godstone
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Field
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	residential
Promoted Site Capacity	2 homes or 4-5 Flats
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

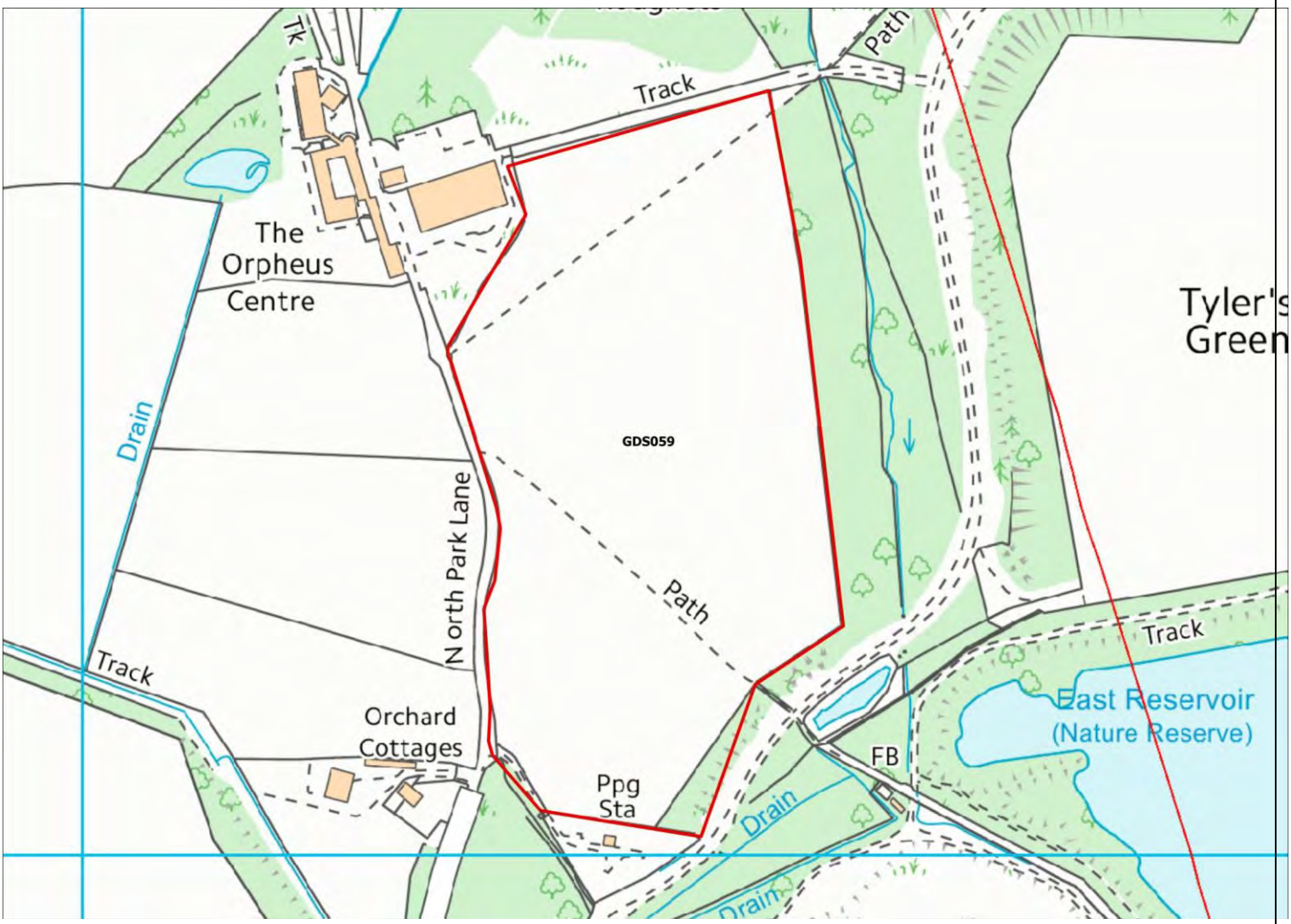
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

GDS059
Land East of North Park Lane, Godstone, RH9 8ND



SITE DETAILS	
HELAA Reference	GDS059
Site Address	Land East of North Park Lane, Godstone, RH9 8ND
Parish	Godstone
Site Area	11.00
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Open field
Site Specific Issues	Footpath running through the site and part of the northern section of the site is within the National Landscape
Existing Use	Managed agricultural grassland
Proposed Use	Mixed use
Promoted Site Capacity	190 Units employment floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

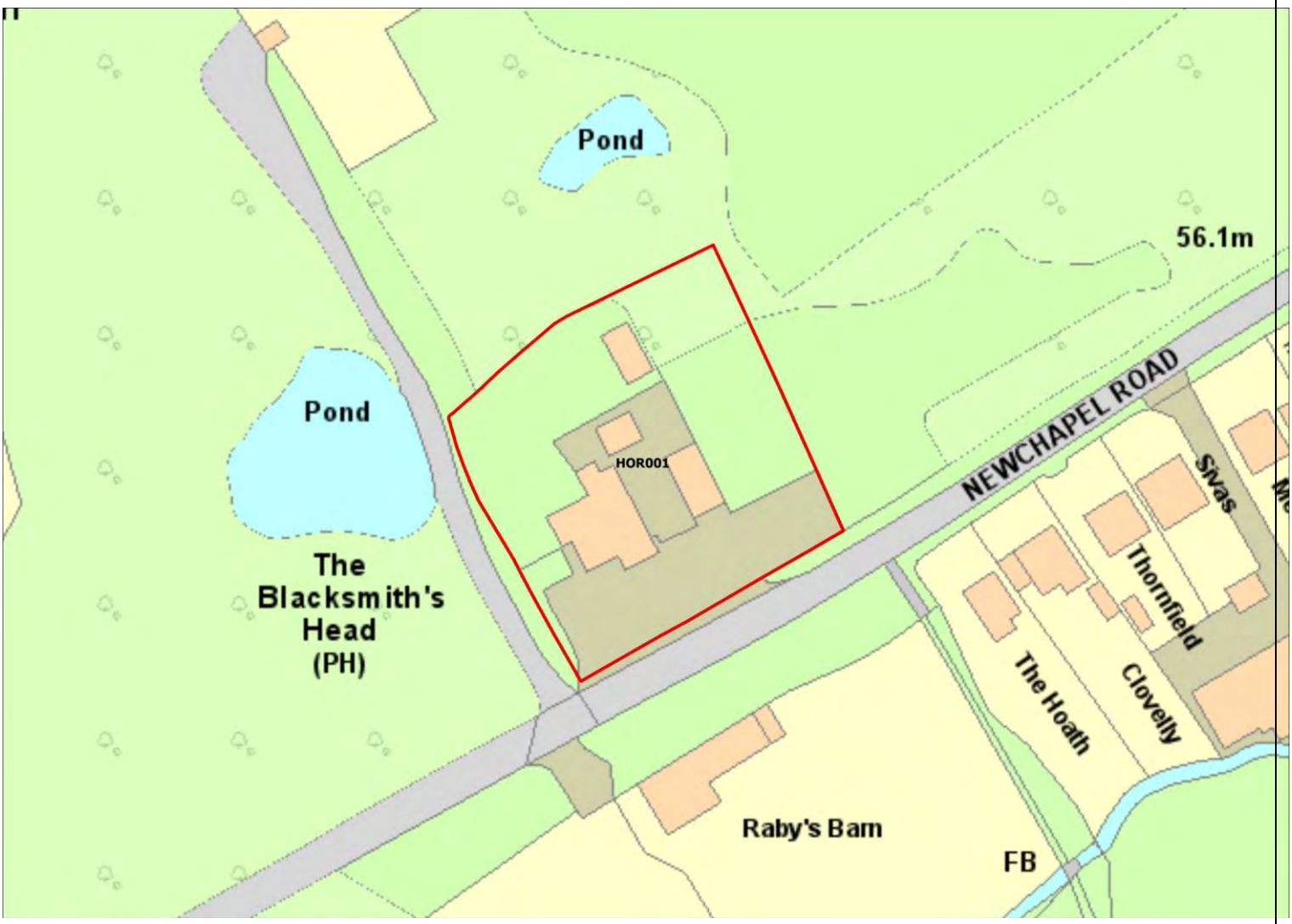
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes – Part of the northern section of site
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from the nearest large settlement of Godstone and it is not considered to be a site with good sustainable access to services and facilities. The site is not considered to be a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is isolated from any main settlement and is considered unsustainably located. Development would not be congrous with its surroundings. For these reasons the site is discounted from the process.
Initial conclusion on suitability	**Unsuitable**

HOR001
The Blacksmiths Head , Newchapel Road, Newchapel, Lingfield, RH7 6LE



SITE DETAILS	
HELAA Reference	HOR001
Site Address	The Blacksmiths Head, Newchapel Road, Newchapel, Lingfield, RH7 6LE
Parish	Horne
Site Area	0.26
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is previously developed land comprising a former public house building that is now vacant. The character of the area is rural with a limited number of dwellings nearby that are set back from the road in large plots. Newchapel Road is characterised by dense and mature vegetation lining the road with occasional breaks for access to dwellings. To the

SITE DETAILS	
	rear of the site are mature trees and other vegetation.
Site Specific Issues	The site is in the Green Belt. The site is opposite the Grade II Listed Rabys Barn and Rabys.
Existing Use	Vacant former pub
Proposed Use	Residential
Proposed Site Capacity	5 to 8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – in the setting of two Grade II listed buildings opposite.
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes albeit is part of a small cluster of exisitng development including housing
Connectivity Tool Scoring	30
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is not located within walking distance of a defined settlement and has very limited access to nearby services and facilities. The surrounding area is relatively poorly served in terms of public transport, with no bus service operating along the A22 between Newchapel and Blindley Heath. However, a bus service (Route 485) operates from London Road, Newchapel, providing connections southwards to Felbridge and onward links to East Grinstead. The nearest bus stop is located in London Road, approximately a 10-minute walk from the site. Overall, while there is some limited access to public transport, the site performs poorly in sustainability terms due to its limited proximity to services and facilities and reliance on onward connections to access a wider range of destinations.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to Newchapel Road and forms part of a small cluster of development, including existing buildings on the site and surrounding properties. The site lies within the Green Belt, and its suitability for development will need to be considered in the context of the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. The site is also located outside any defined settlement boundary, and while it relates to a small cluster of development, it is not well related to a main settlement. This raises concerns regarding accessibility to services and facilities. Overall, the previously developed nature of the site and its relationship with existing development are positive factors; however, these are tempered by its location within the Green Belt and outside a defined

CONCLUSIONS	
	settlement, which raise concerns regarding its suitability for development and require further assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

HOR002
Jarves Farm, Whitewood Lane, South Godstone, Surrey, RH9 8JR

SITE DETAILS	
HELAA Reference	HOR002
Site Address	Jarves Farm, Whitewood Lane, South Godstone, Surrey, RH9 8JR
Parish	Horne
Site Area	1.17
Brownfield / Greenfield	GF / BF
Relevant Planning History	N/A
Site Description	The site has a number of buildings and hardsurfacing used for agricutural purposesl. The site has an exisitng access from Whitewood Lane. The character of the area is verdant and rural with the few buildings that exist appearing as subservient features to the countryside appearance.

SITE DETAILS	
Site Specific Issues	The site is in the Green Belt. The site has two Grade II Listed buildings; Jarves Farmhouse and a Barn West of Jarves Farmhouse
Existing Use	Residential, agriculutral and equestrian
Proposed Use	Mixed use
Proposed Site Capacity	14 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Two Grade II Listed buildings within the site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

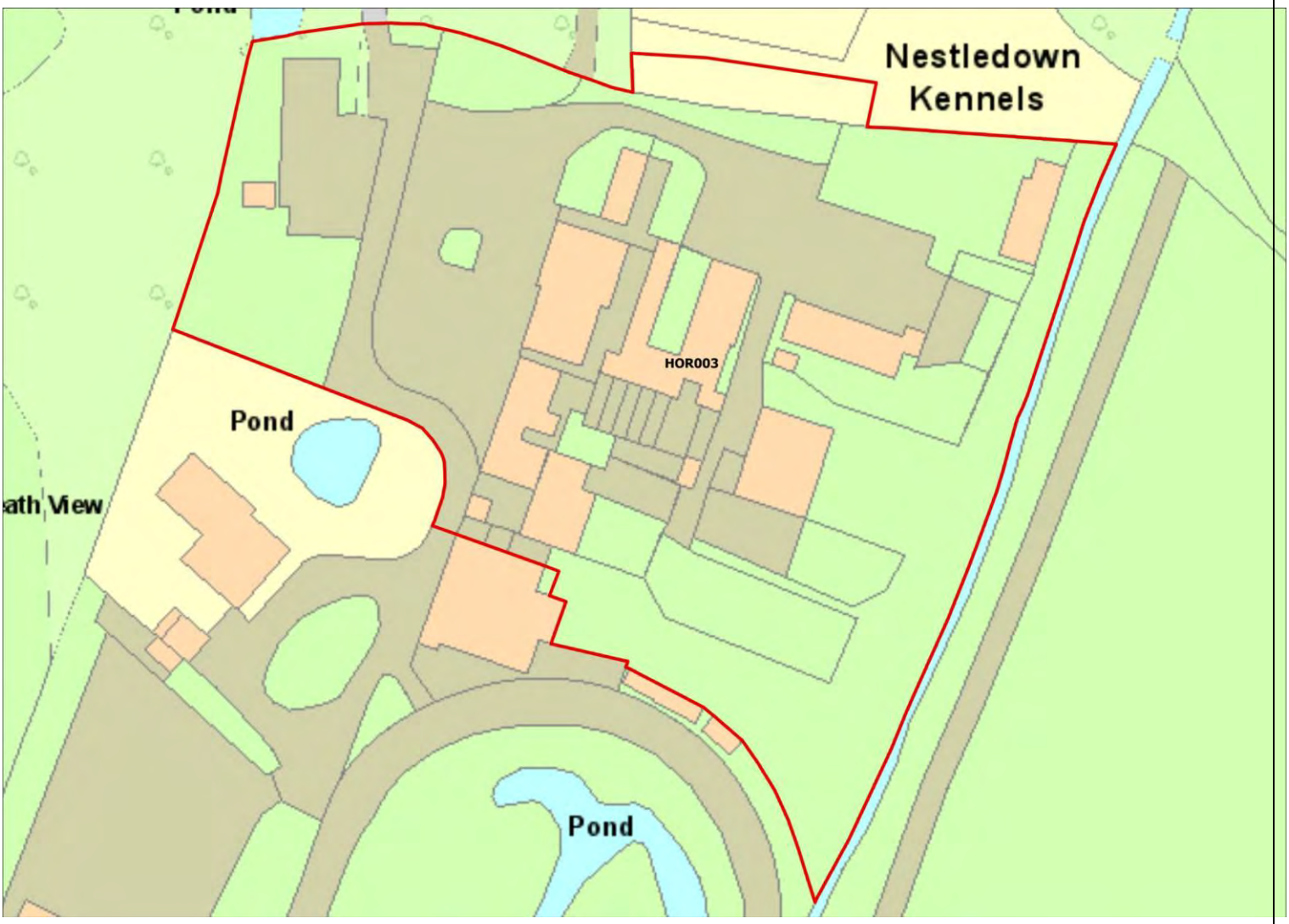
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes albeit is part of a small cluster of exisitng development including housing
Connectivity Tool Scoring	24
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within a rural area and is not near to any nearby settlement. While the 315 bus service runs along the nearby road network, the nearest bus stops at Horne Church and Blindley Heath are located at a considerable distance from the site, likely requiring a walk of approximately 40 minutes. In addition, there are no continuous pavements along the adjacent road network, including Whitewood Lane, which further restricts the ability to safely access bus stops and nearby settlements by walking. This significantly limits opportunities for active travel. Given these factors, future occupiers would be likely to rely on private vehicle use to meet most day-to-day needs, including access to services, facilities and employment opportunities. Overall, the site performs poorly in sustainability terms due to its rural location, limited accessibility to services and facilities, and constrained opportunities for travel by sustainable modes.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, resulting in a poor relationship with established patterns of development. This weighs against its suitability in locational terms, particularly given the limited accessibility identified in the sustainability assessment. The site lies within the Green Belt, and its suitability would need to be considered in the context of Green Belt policy . The site comprises a cluster of existing buildings, including two Grade II listed buildings, which may indicate some previously developed land and offer limited potential for redevelopment in principle. However, any such development would need to be carefully controlled in terms of scale, form and

	layout to avoid harm to the setting and significance of these heritage assets, as well as the wider rural character. Access is taken from local rural roads, which may be constrained in terms of width, alignment and capacity, and would require further assessment. Overall, the site is subject to a range of constraints, including its rural and isolated location, Green Belt designation, heritage sensitivities and potential access limitations. These factors raise significant concerns regarding its suitability for development but it will remain under assessment while further technical work is completed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

HOR003
Nestledown Kennels, Blindley Heath, Lingfield, Surrey, RH7 6LG



SITE DETAILS	
HELAA Reference	HOR003
Site Address	Nestledown Kennels, Blindley Heath, Lingfield, Surrey, RH7 6LG
Parish	Horne
Site Area	1.16
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site appears to be previously developed land due to being comprises various existing buildings and hardsurfacing. The site is also adjacent and part of a wider pocket of commercial development.
Site Specific Issues	The site is in the Green Belt and an SSSI impact zone and nature reserve.
Existing Use	Greyhound kennels
Proposed Use	Residential

SITE DETAILS	
Proposed Site Capacity	9
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes
SSSI Impact Zone	Yes
Local Nature Reserve (LNR)	Yes
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes albeit is part of a small cluster of exisitng development including housing and commercial uses
Connectivity Tool Scoring	35
Tier of Nearest Settlements	N/A

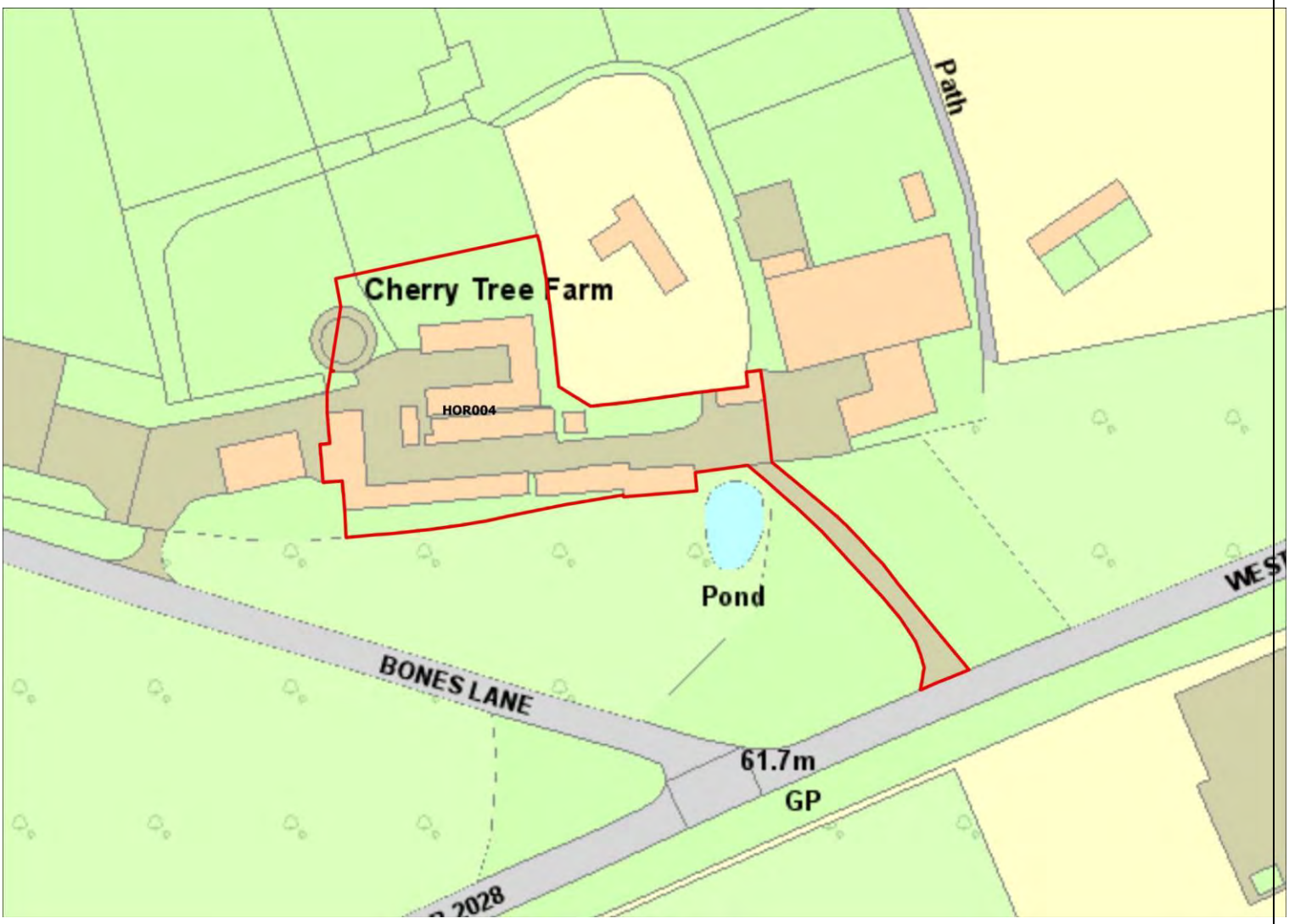
ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located within a rural area and is physically separate from any defined settlement, with Blindley Heath to the north representing the nearest cluster of services. However, this is at a considerable distance and not readily accessible by sustainable modes. The nearest bus stops (serving routes 315 and 409) are approximately a 40-minute walk along the A22, limiting their practicality for regular use. The site is also affected by areas of surface water flooding, which may constrain access and layout. Combined with limited walking and cycling opportunities, future occupiers would be likely to rely heavily on private vehicles. Overall, the site performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and in the open countryside, physically separate from any defined settlement, resulting in a poor relationship with established patterns of development and very limited accessibility to services and facilities. This weighs significantly against the site in both locational and sustainability terms and would require clear justification in Green Belt policy terms. While the site comprises previously developed land, which weighs in favour of redevelopment in principle, this is clearly outweighed by its isolated and unsustainable location. The site is also subject to significant flood risk constraints, including areas within Flood Zones 2 and 3 and extensive surface water flooding, which would substantially limit the developable area and raise concerns regarding the safety and deliverability of development. Taken together, the Green Belt designation, isolated location, poor accessibility and extensive flood risk constraints indicate that the site is not suitable for development. On this basis, it can reasonably be discounted at this stage of the assessment.

CONCLUSIONS	
Initial conclusion on suitability	**Unsuitable**

HOR004
Cherry Tree Farm, West Park Road, Newchapel, RH7 6HP



SITE DETAILS	
HELAA Reference	HOR004
Site Address	Cherry Tree Farm, West Park Road, Newchapel, RH7 6HP
Parish	Horne
Site Area	0.23
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site appears to be previously developed land as it comprises various buildings and hardsurfacing. This will need to be checked if they relate to agriculutral use. The site is rural in character although there are some urbanisating features nearby. The site itself is set back from West Park Road and not visible due to being behind mature vegetation.

SITE DETAILS	
Site Specific Issues	The site is in the Green Belt. There is a Grade II Listed barn within the site and a and adjacent to a Grade II Listed Building and Grade II Listed Farmhouse adjacent to the site's north eastern boundary.
Existing Use	The site contains existing buildings with a floor area of around 615sqm. This includes a listed barn comprising 110sqm of floor space, in addition to the remaining buildings on site, currently in B8 storage use, which total an additional 505sqm.
Proposed Use	Residential
Proposed Site Capacity	6
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Do major constraints prevent significant new development from coming forward on this site?	No
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Listed building in the site and adjacent
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

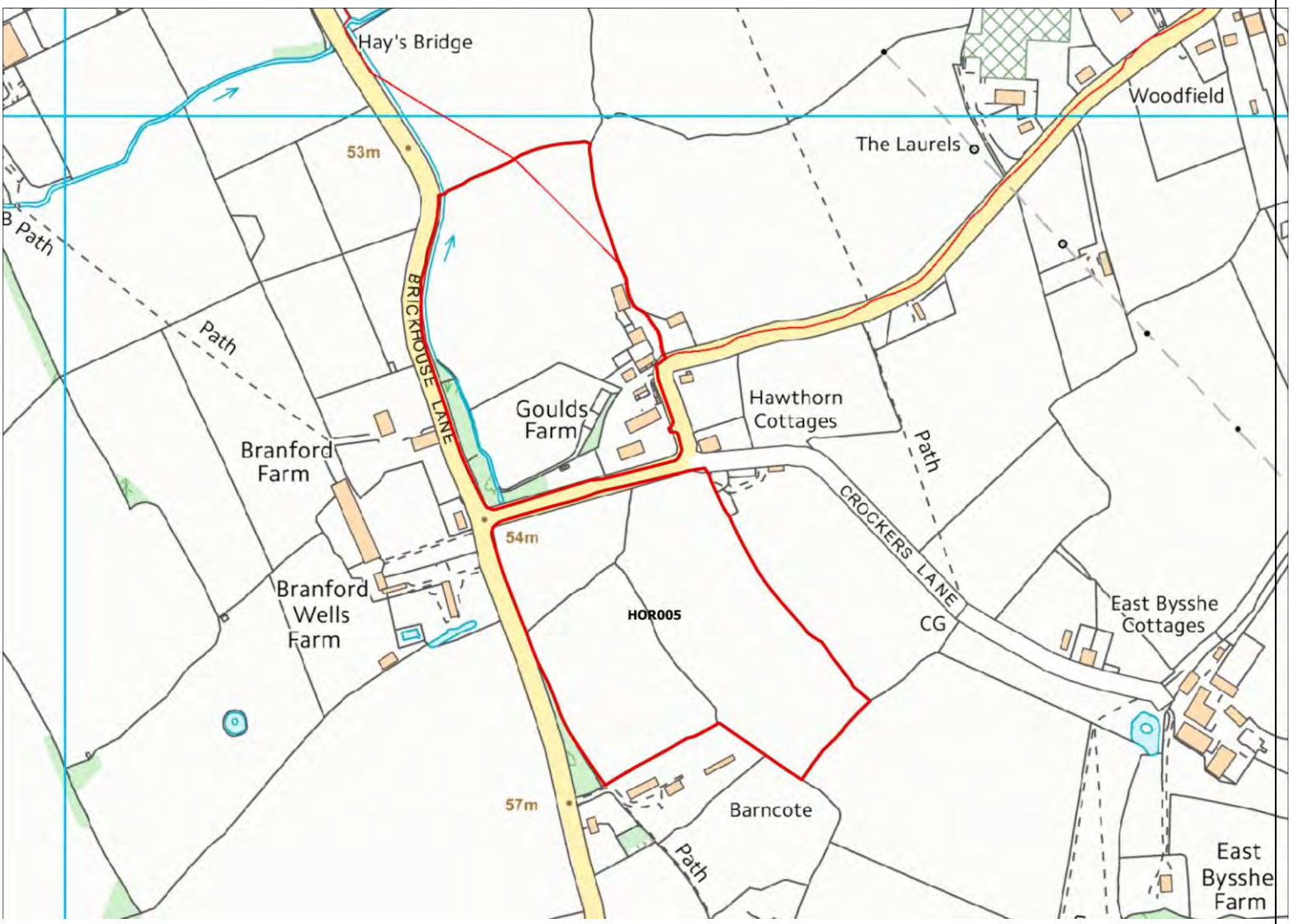
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes albeit is part of a small cluster of exisitng development and buildings.
Connectivity Tool Scoring	26
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within a rural area but has some relationship with existing frontage development along Bones Lane, including nearby residential properties and farm buildings. It is therefore not entirely isolated, although it remains loosely connected to the wider settlement pattern. Public transport access is limited, with infrequent bus services available, and there are no services or facilities within easy walking distance. Opportunities for walking and cycling are also constrained by the rural road network. Overall, the site performs poorly in sustainability terms, with a likely reliance on private car use for most journeys.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and outside any defined settlement boundary. While not well related to a main settlement, it forms part of a small cluster of existing development along Bones Lane, providing some context for redevelopment when compared to more isolated greenfield sites. The site comprises previously developed land, which weighs in favour of redevelopment in principle. However, its rural location and limited accessibility to services and facilities temper this, and any potential would need to be considered in the context of Green Belt policy. Overall, the site is constrained but retained for further consideration.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Deliverable / Developable	To be assessed in the next iteration of the HELAA

HOR005
Land at Goulds Farm, Brickhouse Lane, Lingfield, RH7 6HY



SITE DETAILS	
HELAA Reference	HOR005
Site Address	Land at Goulds Farm, Brickhouse Lane, Lingfield, RH7 6HY
Parish	Horne
Site Area	9.08
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises two parcels of land both of whch are mainly large, open fields. There are some hedgerows within the site. The wider area is very rural comprising mostly undeveloped farmland and countryside with a few small dwellings and farm buildings interspersed within.

SITE DETAILS	
Site Specific Issues	The site is in the Green Belt. Adjacent to the site to the west is the Grade II Listed building Branford Wells.
Existing Use	Fields
Proposed Use	Residential
Proposed Site Capacity	12
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

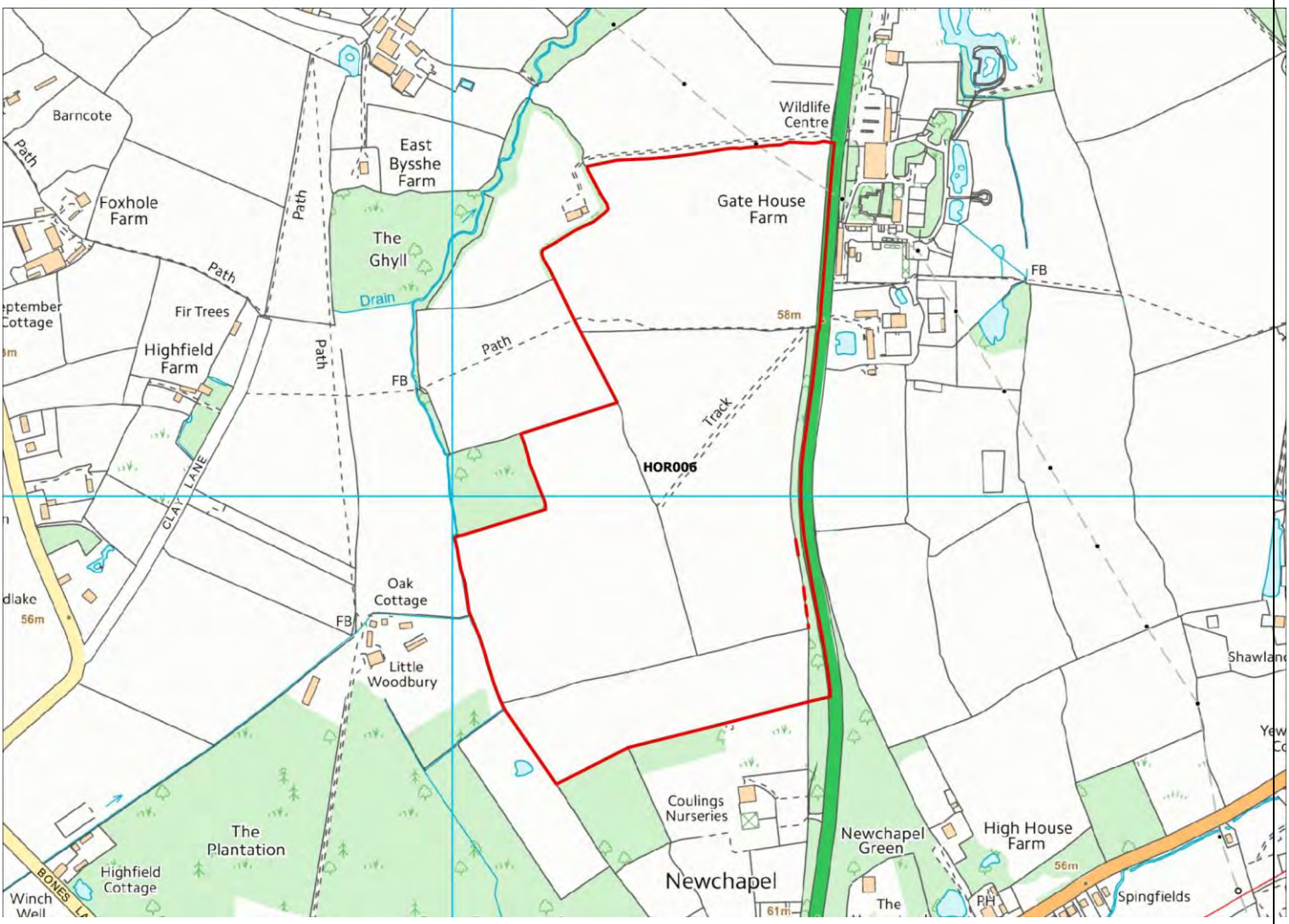
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes, the site is isolated from any nearby settlement. There are a few buildings nearby at the end of Hare Lane.
Connectivity Tool Scoring	20
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the open countryside and is physically separate from any defined settlement, with only sporadic and dispersed development in the surrounding area. It does not have a meaningful spatial or functional relationship with a settlement that provides services and facilities. The site is not within reasonable walking distance of a bus stop or railway station, and there is no realistic access to public transport. In addition, the rural road network and absence of pedestrian infrastructure further limit opportunities for travel by sustainable modes. Access to services and facilities would require travel to more distant settlements, and as such future occupiers would be highly reliant on private vehicle use to meet day-to-day needs. Overall, the site performs poorly in sustainability terms due to its remote location, lack of access to services and facilities, and very limited opportunities for travel by sustainable modes..

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within the Green Belt and in the open countryside, physically separate from any defined settlement, resulting in a poor relationship with established patterns of development. In locational terms, this weighs significantly against the suitability of the site and would require clear justification in Green Belt policy terms. Development in this location would represent encroachment into the countryside, undermining the openness of the Green Belt and failing to relate well to existing built form. Overall, the site's isolated position, lack of integration with a settlement, and conflict with Green Belt purposes raise significant concerns regarding its suitability for development.

CONCLUSIONS	
	On this basis, the site is considered unsuitable and can be reasonably discounted from the process.
Initial conclusion on suitability	**Unsuitable**

HOR006
Farm Estate, Eastbourne Road, Newchapel, Lingfield, Surrey, RH7 6LF



SITE DETAILS	
HELAA Reference	HOR006
Site Address	Farm Estate, Eastbourne Road, Newchapel, Lingfield, Surrey, RH7 6LF
Parish	Horne
Site Area	21.18
Brownfield / Greenfield	GF
Relevant Planning History	2024/732 - 20 travelling showpeople plots – Refused 2025/344 – 10 travelling showpeople plots – Approved
Site Description	The site is open countryside comprising mainly open fields. There are hedgerows within that divide the fields into parcels. The character of the surrounding area is rural and mainly further open countryside. There is a small pocket of buildings opposite the site's north eastern corner, which are mostly

SITE DETAILS	
	screened by mature vegetation along Eastbourne Road.
Site Specific Issues	The site is in the Green Belt. Various Listed Buildings to the north and south of the site.
Existing Use	Agriculture
Proposed Use	Travelling showpeople plots
Proposed Site Capacity	20 plots
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

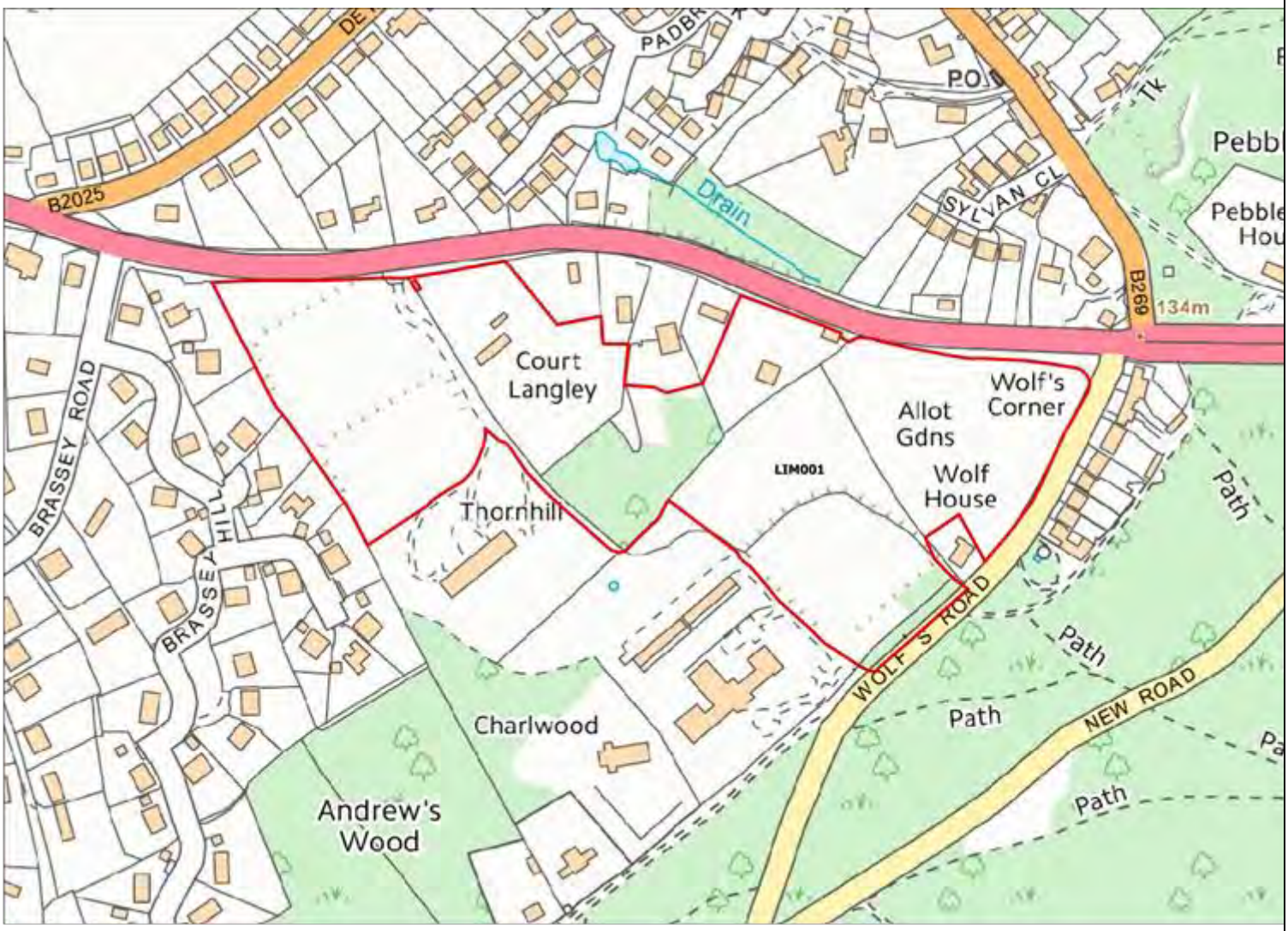
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes, the site is isolated from any nearby settlement.
Connectivity Tool Scoring	26
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is not within a reasonable walking distance to sustainable travel connections. However, the grant of 10 plots on the site has confirmed the site has some sustainability credentials in terms of travelling show people use.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Unknown

CONCLUSIONS	
Suitability Assessment	The site may be suitable for limited travelling showpeople development, subject to the outcome of the Green Belt Assessment and further sustainability considerations. The recent grant of planning permission for 10 pitches indicates that parts of the site have some potential to accommodate development. However, further assessment is required to determine if additional provision could be reasonably accommodated, particularly in light of a previous refusal for a larger scheme of 20 plots.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM001
Land south of Westerham Road, Oxted, RH8 0ED



SITE DETAILS	
HELAA Reference	LIM001
Site Address	Land south of Westerham Road, Oxted, RH8 0ED
Parish	Limpsfield
Site Area	7.32
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises a collection of smaller parcels that vary in their individual character. The majority of the parcels comprise grazing or undeveloped open land that form a strongly rural, countryside character to the site. Within this open character the site encompasses three dwellings and their individual plots. There is significant tree coverage throughout the site.

	The site slopes downwards in a westerly direction and includes undeveloped land in its eastern corner, understood to be historically used as allotments, which has the appearance of scrubland with buildings to the west. Immediately adjacent to the site's northern boundary is a small row of ribbon development that fronts the A25. These properties are visually and physically separated from the settlement boundary of the large built up area of Oxted, Limpsfield and Hurst Green by the large open field that comprises the western section of the site. To the south of the site is an electricity sub-station. Within the site is the Grade II Listed former St. Michael's school building and former playing fields.
Site Specific Issues	The site is subject to numerous significant constraints to development. These include significant tree coverage across the site that contribute strongly to the rural character of the area. The site is within the setting of the Limpsfield Conservation Area and the proposed extension area to the Surrey Hills National Landscape. The Grade II Listed former school building and its setting is within the site. The site is also within the setting of adjacent Grade II Listed buildings direclty adjacent to the eastern boundary on Wolf's Row. It is also not clear where access would be formed to the site and whether it would be safe to accommodate the level of development proposed including egress onto the major A25 distributor road.
Existing Use	Grazing land and residential
Proposed Use	Residential
Promoted Site Capacity	70
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – within setting of the proposed extension area

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - 100m south west of site
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Former St Michael's School is within the site. Grade II Listed Nos 6-7 Wolf's Row and Limpsfield Pound adjacent to site to the east.
Conservation Area	Yes – Limpsfield Conservation Area borders at the eastern section and the site is within its setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes – borders the site to the east
Areas of Great Landscape Value (AGLV)	Yes - borders the site to the east
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	The western section is not but the remainder is
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the south of Westerham Road and is partially adjacent to the settlement boundary of the Oxted, Limpsfield and Hurst Green large built-up area. Oxted town centre and its rail station, where the majority of day-to-day services are located, are approximately a 25–30 minute walk from the parts of the site closest to the settlement edge. This distance increases significantly across the site, with more southerly and easterly areas likely to experience walking times in excess of 40 minutes. Pedestrian accessibility is also constrained by the character of Westerham Road (40 mph) and the

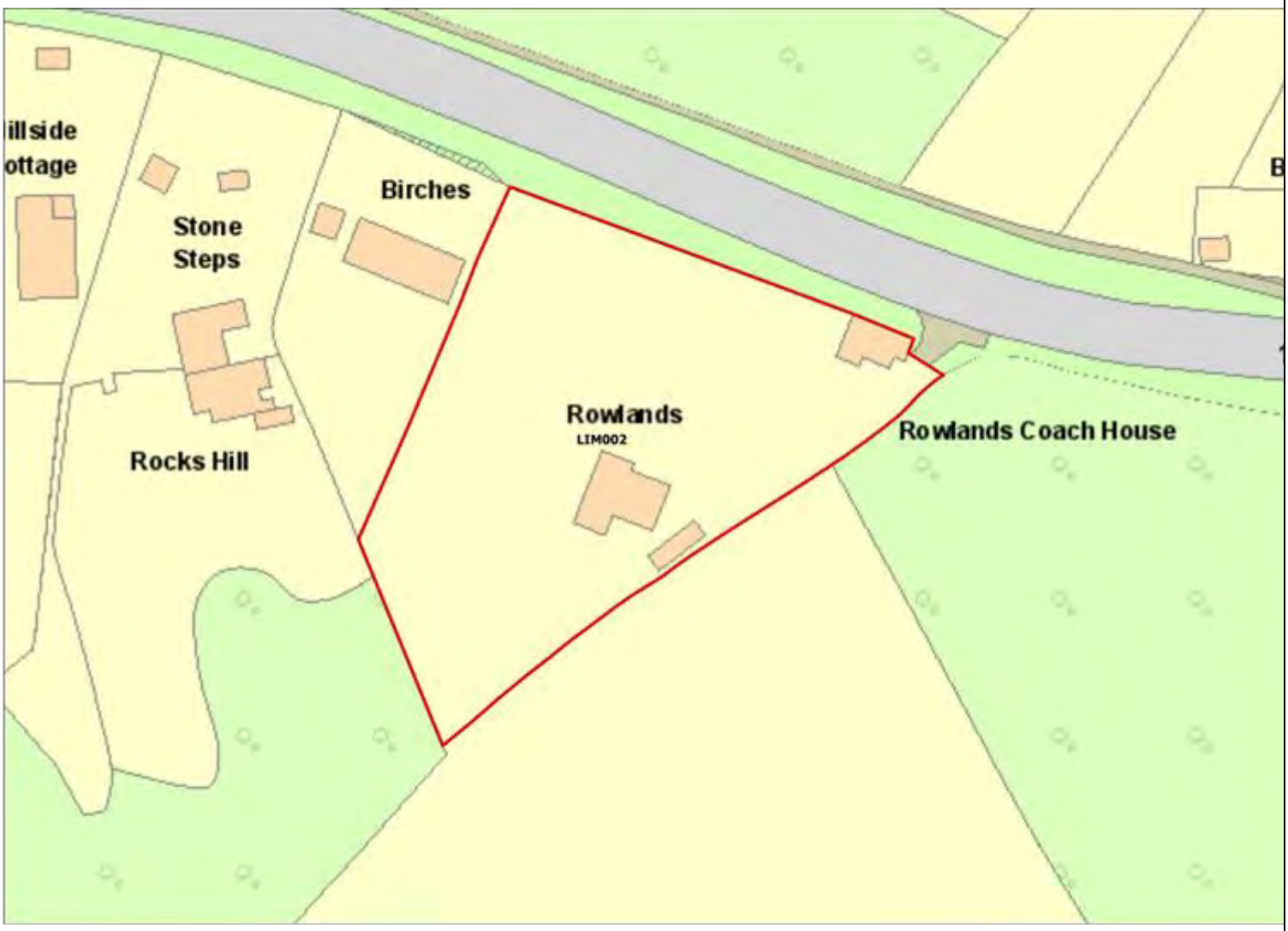
ASSESSMENT OF SITE SUSTAINABILITY	
	absence of continuous, high-quality pedestrian infrastructure linking the site to the town centre and its services. The size and configuration of the site further limit the practicality of walking, particularly for those parts located further from the settlement edge. Overall, the site is poorly connected to key services and facilities and is likely to result in a reliance on private car use when compared to more centrally located sites. As such, the site is not considered to be a sustainable location for the level of development proposed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site comprises a large parcel of land on the eastern side of Limpsfield, forming part of the wider Oxted, Limpsfield and Hurst Green large built-up area. While the western part of the site adjoins the settlement edge, the site extends significantly into the surrounding countryside. It plays an important role in defining the transition between the urban area and the countryside, contributing to the distinct character of this edge-of-settlement location. In Green Belt terms, the site strongly contributes to preventing outward sprawl and maintaining openness. The surrounding pattern of development is relatively low density and dispersed, providing limited urbanising influence. The extent of open land and its rural character result in a strong sense of openness, which makes a positive contribution to the character of the area. This also contributes to the setting of the Limpsfield Conservation Area and nearby listed buildings. The site is subject to a range of constraints, including its Green Belt designation, areas of Ancient Woodland and tree cover, and potential impacts on the setting of the Surrey Hills National Landscape

CONCLUSIONS	
	and nearby heritage assets, notably the Limpsfield Conservation Area and listed buildings to the east. Taken together, its Green Belt function, landscape sensitivity, environmental and heritage constraints, and relatively limited accessibility raise significant concerns regarding its suitability for development. The site therefore remains under assessment pending further evidence and analysis.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM002
Rowlands, Westerham Road, Oxted, RH8 0ED



SITE DETAILS	
HELAA Reference	LIM002
Site Address	Rowlands, Westerham Road, Oxted, RH8 0ED
Parish	Limpsfield
Site Area	0.43
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises a residential dwelling and associated land that fronts onto the A25. To the south of the site is an electricity sub-station and the Grade II Listed former St. Micheal's School. Further south, south east, and south west there is extensive tree coverage. To the east is the Limpsfield Conservation Area boundary.
Site Specific Issues	Tree coverage on site. The site is within the setting of the proposed National Landscape boundary and

SITE DETAILS	
	Limpsfield Conservation Area. The site is in close proximity to an Area of Great Landscape Value and SNCI.
Existing Use	Residential dwelling and garden
Proposed Use	Residential
Promoted Site Capacity	8
Could site form part of larger site?	Yes - LIM001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - within setting
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - circa. 200m south east of site
Tree Preservation Orders	No
Listed Buildings	Yes - circa. 100m south of site
Conservation Area	Yes – within setting of Limpsfield CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - circa. 200m east of site
Areas of Great Landscape Value (AGLV)	Yes - circa. 200m east
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the east of the settlement edge and substantially beyond the large built-up area of Oxted, Limpsfield and Hurst Green, separated from it by intervening development and areas of open land. It is therefore physically and visually detached from the main settlement. Oxted town centre and the railway station, where the majority of services and facilities are located, are at a considerable distance, with walking times likely to exceed 30 minutes. This, combined with the limited quality and directness of pedestrian connections, reduces the practicality of walking for day-to-day trips. The site's relative isolation would result in a high reliance on private car use, with limited opportunities for travel by sustainable modes. It therefore performs poorly in accessibility terms and not a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a small, discrete parcel located to the east of Limpsfield and clearly detached from the defined settlement edge. It is not well related to the built-up area in either spatial or functional terms, with the surrounding land predominantly rural, limiting its ability to integrate with the settlement pattern and giving rise to a strong sense of openness. This detached position means the site contributes positively to the open character of the area and to the Green Belt's role in preventing unrestricted sprawl and maintaining openness. The site is subject to a range of constraints, including its Green Belt designation and its role in the setting of nearby heritage assets, notably the adjacent listed

CONCLUSIONS	
	former school, the Limpsfield Conservation Area and listed buildings at Wolfs Row. There is also potential for impacts on the setting of the Surrey Hills National Landscape. Overall, the site's detached nature, combined with its Green Belt role, landscape sensitivity and heritage constraints, raises significant concerns regarding its suitability for development. The site remains under assessment, with further technical work being undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM003
Rocks Hill, Westerham Road, Oxted, RH8 0ED

SITE DETAILS	
HELAA Reference	LIM003
Site Address	Rocks Hill, Westerham Road, Oxted, RH8 0ED
Parish	Limpsfield
Site Area	0.82
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises small area of woodland to the south of residential properties that front on to the A25. To the south and south west of the site is an electricity sub-station and the Grade II Listed former St. Michael's School. Further south, south east, and south west there is further tree coverage.
Site Specific Issues	Woodland with extensive tree coverage that sits within the setting of the proposed National Landscape boundary. The site is also within the

SITE DETAILS	
	setting of the Limpsfield Conservation Area and listed buildings on Wolfs Row and adjacent to an AGLV and SNCI.
Existing Use	Residential and adjacent open land
Proposed Use	Residential
Promoted Site Capacity	5
Could site form part of larger site?	Yes - LIM001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - within setting
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - circa. 200m south east of site
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Listed former St Michael's school circa. 100m south east of site
Conservation Area	Yes – within setting of Limspfield CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - circa. 200m east of site
Areas of Great Landscape Value (AGLV)	Yes - circa. 200m east
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

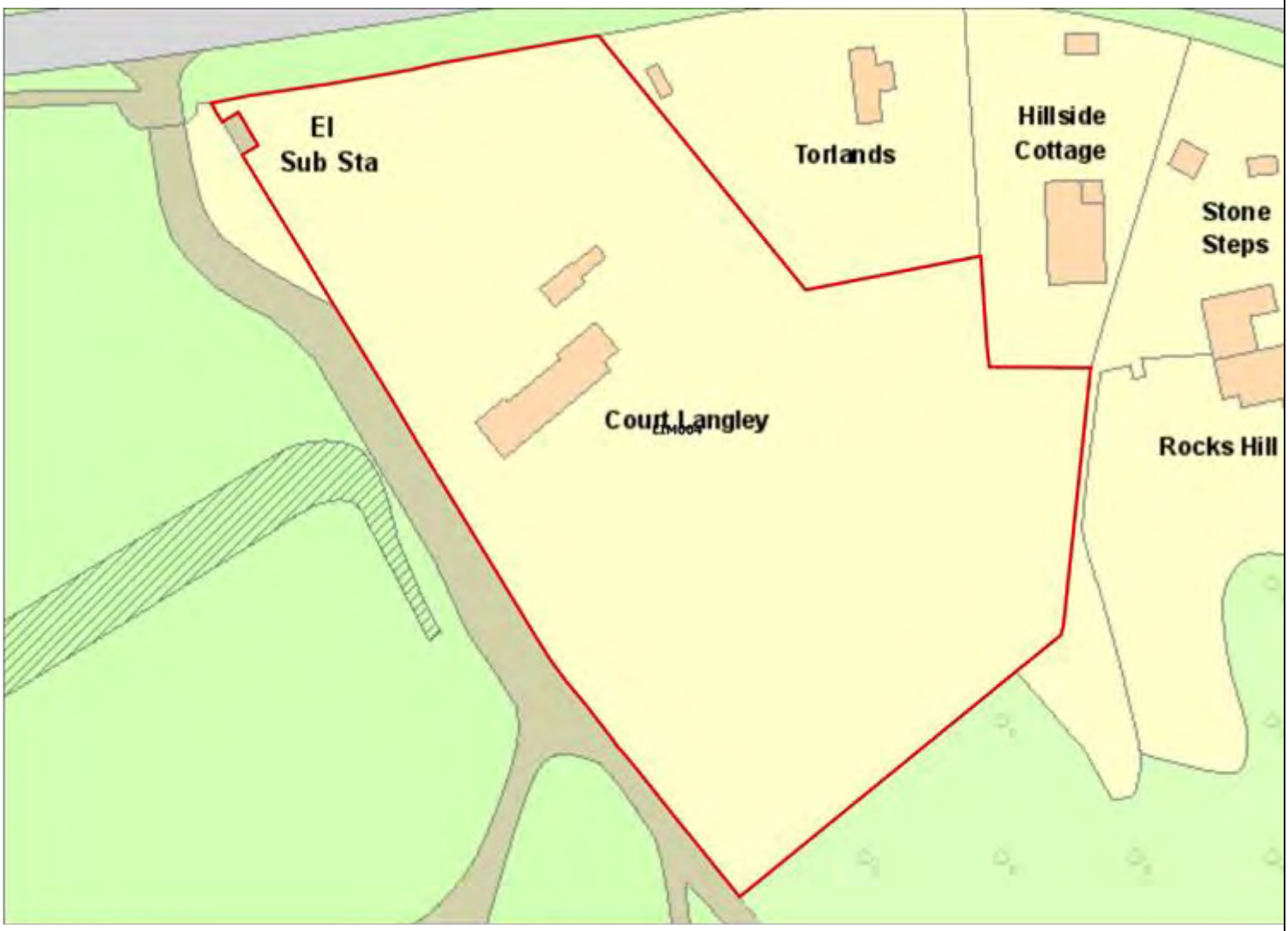
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site comprises a parcel of land located to the east of Limpsfield, well beyond the built-up extent of the Oxted–Limpsfield–Hurst Green settlement. It is separated from the settlement by intervening areas of low-density development and open countryside, and is not well related to the main built-up area in either spatial or functional terms. Oxted town centre and its railway station, where the majority of services, facilities and public transport connections are located, lie at a considerable distance from the site. Walking times are likely to significantly exceed 30 minutes and are further constrained by the lack of direct, continuous and high-quality pedestrian infrastructure along Rocks Hill and surrounding routes. This limits the realistic opportunity for walking or cycling as part of day-to-day travel. The site's peripheral and detached location means that future occupiers would be heavily reliant on private car use to access employment, services and public transport. Opportunities for travel by sustainable modes are therefore limited. In accessibility terms, the site performs poorly and is not considered a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a small, irregular and fragmented parcel of land in a predominantly rural location, clearly detached from the defined settlement edge of Limpsfield and Oxted. It forms part of a wider tract of open countryside that contributes positively to landscape character and performs an important Green Belt function, including preventing unrestricted sprawl, safeguarding against encroachment and maintaining openness. The site is also characterised by substantial tree cover, which

CONCLUSIONS	
	reinforces its rural character, contributes to visual containment, and provides an important landscape feature within the wider area. The site's limited scale, irregular form and lack of a clear or independent means of access further constrain its development potential. The site is subject to significant constraints, most notably its Green Belt designation, where it contributes to openness and the separation of built form. Its release would therefore require robust justification through the demonstration of exceptional circumstances. In addition, development has the potential to adversely affect the setting of the Surrey Hills National Landscape and nearby heritage assets, including listed buildings within the surrounding area, further limiting the scope and form of development that could be accommodated. Overall, the site's detached location, absence of defensible access, and combination of Green Belt, landscape and heritage constraints result in a parcel that performs poorly in suitability terms, with very limited realistic prospects for development. The site remains under assessment, with further technical work being undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM004
Court Langley and rear land, Westerham Road, Oxted, RH1 0ED



SITE DETAILS	
HELAA Reference	LIM004
Site Address	Court Langley and rear land, Westerham Road, Oxted, RH* 0ED
Parish	Limpsfield
Site Area	1.02
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises a residential dwelling and associated garden land that fronts on to the A25. To the south of the site is an electricity sub-station and the Grade II Listed Former St. Micheal's School. Further south, south east, and south west there is further tree coverage.
Site Specific Issues	The site sits within the setting of the proposed National Landscape boundary and adajcent to an

SITE DETAILS	
	AGLV and SNCI. The site is within the setting of the Limpsfield Conservation Area to the east.
Existing Use	Residential House and gardens
Proposed Use	Residential
Promoted Site Capacity	19
Could site form part of larger site?	Yes - LIM001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - within setting
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - circa. 200m south east of site
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Listed former St Michael's school circa. 150m south of site
Conservation Area	Yes – within setting of Limpsfield CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 055: Moderate sensitivity x Slight value = Medium/High landscape capacity OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located on the eastern side of the large built-up area of Oxted, Limpsfield and Hurst Green, in relatively close proximity to the defined settlement edge, but remains separated from it by intervening areas of open land. As a result, it is not well integrated with the built-up area in spatial or functional terms. Oxted town centre and the railway station, where the majority of services and facilities are located, are approximately 25–30 minutes' walk from the site. The absence of direct and attractive connections reduces the likelihood of walking or cycling being a convenient option for regular day-to-day journeys. While the site is closer to the settlement edge than land further east, future occupiers would still be likely to rely to a significant degree on private car use. Opportunities for travel by sustainable modes are therefore very limited. In this context, the site performs poorly in accessibility terms and is not considered to be a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a parcel of land located on the eastern side of the large built up area of Oxted, Limpsfield and Hurst Green, in relatively close proximity to the settlement edge but remaining clearly separated from it by intervening areas of open land. The site forms part of an area of open land that contributes to the character of the surrounding countryside and performs a strong Green Belt function, including preventing unrestricted sprawl and maintaining openness.

CONCLUSIONS	
	A number of constraints apply, including its Green Belt designation and the potential for impacts on the setting of nearby heritage assets and the Surrey Hills National Landscape. Overall, the site's detachment from the settlement, combined with its Green Belt role and environmental and heritage sensitivities, raises significant concerns regarding its suitability for development. The site remains under assessment, with further technical work being undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM005
Thornhill / St Michael's School Land, Westerham Road, Oxted, RH8 0ED

SITE DETAILS	
HELAA Reference	LIM005
Site Address	Thornhill / St Michael's School Land, Westerham Road, Oxted, RH8 0ED
Parish	Limpsfield
Site Area	1.89
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/1287 - 4 dwellings refused planning permission - at appeal
Site Description	The site is split into 3 parcels that comprised the playing fields for the Grade II Listed former St Michael's school, which is located to the south. To the south of the site is an electricity sub-station. Further south, south east, and south west there is tree coverage.

SITE DETAILS	
Site Specific Issues	The site is open land from its former playing fields use and with extensive tree coverage. The site sits within the setting of the proposed Surrey Hills National Landscape boundary extension and the Limpsfield Conservation Area.
Existing Use	Former playing fields land
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	Yes - LIM001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - within setting of proposed extension area
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - > 200m south east of site
Tree Preservation Orders	No
Listed Buildings	Yes – in setting of Grade II Listed former St Michael's school directly adjacent to the south east of the site
Conservation Area	Yes – setting of Limpsfield CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 024: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
	OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is adjacent to the settlement boundary of the Oxted, Limpsfield and Hurst Green large built-up area. However, Oxted town centre and its rail station, where the majority of day-to-day services are located, are approximately a 25–30 minute walk from the site. Pedestrian accessibility is further constrained by the character of Westerham Road (40 mph) and the absence of continuous, high-quality pedestrian infrastructure or direct safe connections to the town centre. As a result, the site is relatively poorly connected to key services and facilities and is likely to lead to a reliance on private car use when compared to more centrally located sites. Overall, while the site adjoins the settlement boundary, it does not demonstrate the level of accessibility typically associated with Tier 1 locations and would be considered an unsustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Planning permission for residential development was recently refused on the site. The decision is currently being appealed, which will determine suitability.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM006
Thornhill / St Michael's School Land, Wolfs Row, Oxted, RH8 0QL

SITE DETAILS	
HELAA Reference	LIM006
Site Address	Thornhill / St Michael's School Lane, Wolfs Row, Oxted, RH8 0QL
Parish	Limpsfield
Site Area	1.75
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is open land that was former playing fields and land used in connection with the Grade II Listed former St Michael's school, which is located directly adjacent to the south east. The site is close to the boundary of the Limpsfield Conservation Area to the east; there are also Grade II Listed buildings to the east along Wolf's Row. To the south of the site is an

SITE DETAILS	
	electricity sub-station. Further south, south east, and south west there is tree coverage.
Site Specific Issues	The site sits within the setting of the proposed National Landscape boundary, Limpsfield Conservation Area and Grade II Listed buildngs immedately adjacent to the south east (former St Michael's school) and east (on Wolf's Row). Further east is an Area of Great Landscape Value and SNCI.
Existing Use	Vacant former school land
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	Yes - LIM001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – within setting of proposed extension area.
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - 100m south west of site
Tree Preservation Orders	No
Listed Buildings	Yes – within setting of Grade II Listed former St Michael's school and Grade II Listed Nos 6-7 Wolf's Row and Limpsfield Pound adjacent to site to the east.
Conservation Area	Yes – within setting of Limpsfield CA
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - borders to the east
Areas of Great Landscape Value (AGLV)	Yes - borders to the east
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 054: Moderate sensitivity x Slight value = Medium/High landscape capacity OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the east of the settlement edge and well beyond the large built-up area of Oxted, Limpsfield and Hurst Green, separated from it by intervening development and areas of open land. It is therefore physically and visually detached from the main settlement. Oxted town centre and the railway station, where the majority of services and facilities are located, are a considerable distance, with walking times likely to exceed 30 minutes. This, combined with the limited quality and directness of pedestrian connections, reduces the practicality of walking for day-to-day trips. The site's isolation would result in a high reliance on private car use, with limited opportunities for travel by sustainable modes. It therefore performs poorly in accessibility terms and not a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a small parcel of land located well beyond the eastern edge of the Oxted, Limpsfield and Hurst Green large built-up area. The surrounding development is sparse and low density, and does not exert a strong urbanising influence. As a result, the site has a strong sense of openness and

CONCLUSIONS	
	makes a positive contribution to the rural character of the area, reinforcing this site's function as forming an important part of the transition from the urban area into the countryside. In Green Belt terms, the parcel makes a strong contribution to safeguarding the countryside from encroachment and preventing sprawl. Its exposed position means development would represent a clear incursion into the countryside although this will be fully assessed in the Green Belt Assessment. The site is subject to constraints including its Green Belt designation, tree cover, and potential impacts on the wider landscape, including the Surrey Hills National Landscape and nearby heritage assets. The heritage assets in particular constrain the development protential of the site as the site's open undeveloped character plays an important role in their setting and preserving their special interest. Overall, the site's rural character, strong Green Belt function, limited relationship with the settlement and associated constraints raise significant concerns regarding its suitability albeit remains under assessment while further technical work is undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM007
The Old Allotments, Wolf's Row, Oxted | RH8 0QL

SITE DETAILS	
HELAA Reference	LIM007
Site Address	The Old Allotments, Wolf's Row, Oxted, RH8 0QL
Parish	Limpsfield
Site Area	1.45
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises an area of mainly open land that is understood to be formerly in use as allotments, The site is directlyt adjacent to the Limpsfield Conservation Area to the east. To the south west of the site is an electricity sub-station and the Grade II Listed former St. Michael's school. There are further Grade II Listed Buildings along Wolf's Row to the south east. Further south, south east, and south west there is extensive tree coverage.

SITE DETAILS	
Site Specific Issues	There are a number of trees that may need to be removed. The site is within the setting of the proposed extenson to the Surrey Hills National Landscape, Limpsfield Conservation area, the Grade II Listed former St Michael's school and two further Grade II Listed buildings on Wolf's Row directly to the south east of the site. There is an Area of Great Landcape Value and SNCI to the east of the site. It is unclear whether safe access to the site can be achieved as the site is a corner intersection where Wolf's Row meets the A25 (Westerham Road).
Existing Use	Greenfield / Managed Grassland
Proposed Use	Residential
Promoted Site Capacity	27
Could site form part of larger site?	Yes - LIM001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – Within setting of proposed extension to NL
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - to south of site
Tree Preservation Orders	No
Listed Buildings	Yes – Within setting of Grade II Listed former St Michael's school, 6-7 Wolf's Row and Limpsfield Pound
Conservation Area	Yes – Within setting of Limpsfield Conservation Area
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - borders to the east
Areas of Great Landscape Value (AGLV)	Yes - borders to the east
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	OXT 072: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the east of the settlement edge and well beyond the large built-up area of Oxted, Limpsfield and Hurst Green, separated from it by intervening development and extensive areas of open land. It is therefore both physically and visually detached from the main settlement. Oxted town centre and the railway station, where the majority of services and facilities are located, are at a considerable distance, with walking times likely to exceed 40 minutes by a significant margin. The route is also indirect and constrained by the limited availability and quality of pedestrian infrastructure, further reducing the practicality and attractiveness of walking for day-to-day trips. The site's isolation and lack of meaningful connections to services and facilities would result in an overwhelming reliance on private car use, with very limited realistic opportunities for travel by sustainable modes. As such, the site performs very poorly in accessibility terms and is not a sustainable location for development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a parcel of land located to the east of the settlement edge, beyond the main built-up area of Oxted, Limpsfield and Hurst Green. It is

CONCLUSIONS	
	separated from the settlement by intervening development and areas of open land, and as a result has a limited physical and visual relationship with the existing built form. The surrounding area is characterised by a relatively dispersed pattern of development within a predominantly rural landscape. This built form provides only a limited urbanising influence, and the site reads largely as part of the wider countryside. It therefore contributes strongly to the rural character of the area and the transition between the built-up area and open countryside. In Green Belt terms, the site performs an important role. Its open and undeveloped nature, along with its location beyond the settlement edge, means it contributes to openness and assists in limiting encroachment and sprawl into the countryside. Development in this location would extend built form further eastwards and may give rise to some harm to Green Belt purposes, although this will be considered in detail through the Green Belt Assessment. The site is also very sensitive in heritage terms, lying within the setting of the Limpsfield Conservation Area and in proximity to a number of Grade II listed buildings. Its open character is likely to make a contribution to the setting of these assets, and there is potential for development to affect their significance. This would need to be informed by further heritage assessment. Overall, the site's location, relationship with the settlement, and identified constraints raise significant concerns regarding suitability, although the site remains under assessment pending further technical work.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIM008
Tandridge District Council offices, Health Centre and library | RH8 0BT

SITE DETAILS	
HELAA Reference	LIM008
Site Address	Tandridge District Council offices, Health Centre and library, RH8 0BT
Parish	Limpsfield
Site Area	0.97
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Site comprises Tandridge District Council offices and the Oxted Library and Health Centre. The site is located in the centre of Oxted crica. 250m east of the Oxted train station. To the north, south, and east of the site is residential dwellings with the main town centre area.

SITE DETAILS	
Site Specific Issues	Part of site including access is within FZ 2 and 3 with Surface Water flood risk also present on site - site is currently inhabited by the district Council.
Existing Use	Council offices, health centre and library
Proposed Use	Mixed use
Promoted Site Capacity	35 new homes 4200sq.m health facilities
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

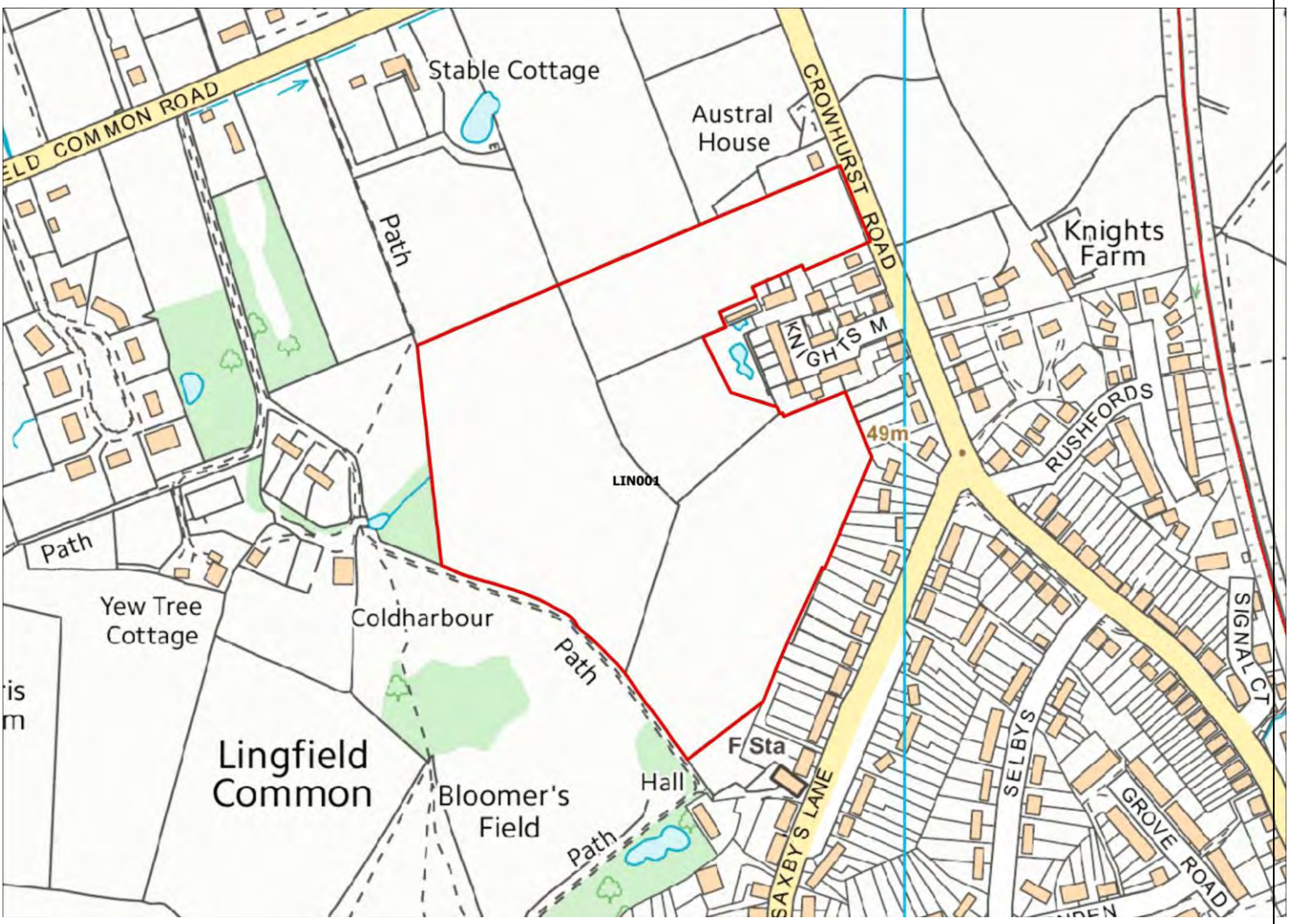
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – the site is within the setting of Oxted Conservation Area
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	N/A

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	67
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is in the centre of the large built up area of Oxted, Limpsfield and Hurst Green close to higher level services and facilities. The site is, therefore, in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	tbd
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is within the urban area where the principle of development is acceptable. Part of the site is subject to flood risk from Flood Zone 2 and 3, which will need to be mitigated against as part of development. While that needs to be resolved the site as a whole is suitable for consideration as part of the Local Plan process.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN001
Land west of Crowhurst Road, Lingfield



SITE DETAILS	
HELAA Reference	LIN001
Site Address	Land west of Crowhurst Road, Lingfield | N/A
Parish	Lingfield
Site Area	6.42
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is a colletion of open fields that are demarked by strongly defined hedgerows. It, therefore, has a strongly rural existing character.
Site Specific Issues	The site appears to be flat and access able to be achieved from Crowhurst Road. The front section of the site is within Flood Zones 2 and 3, which could affect safe access and egress into the site. The southern portion of the site is subject to waterlogging that indictaes drainage issues. The

SITE DETAILS	
	western boundary is adjacent to the Lingfield Nature Reserves, which has signifcant records of protected species that would impact on the developable area within the site due to the potential need for ecological buffer zones.
Existing Use	Grazing
Proposed Use	Rresidential
Promoted Site Capacity	110
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes - Lingfield Wildlife Area
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located on the northern edge of Lingfield, a Tier 2 settlement with a good range of services and facilities. However, the site is relatively distant from the village centre, which is located closer to Lingfield railway station, approximately 2 miles to the south.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the northern edge of Lingfield, a Tier 2 settlement. Whilst it adjoins the settlement boundary, the site is relatively distant from the village centre and railway station and, therefore, does not benefit from strong accessibility to key services and facilities by walking. Its peripheral location limits its overall sustainability credentials when compared with sites that are more closely related to the centre of the settlement. The site is located within the Green Belt, which represents a significant policy constraint and would require further assessment, particularly in respect of the contribution the site makes to Green Belt purposes and the potential impact of its release. Although development could extend the settlement, the site's relationship to the existing built form and the wider landscape would require careful consideration. It is not clear that development would integrate well with the established settlement pattern or edge of the village. Part of the northern section of the site lies within Flood Zones 2 and 3, which may affect access, reduce the developable area, and increase the risk of flooding elsewhere. This represents a significant constraint to development of the site. Previous landscape work undertaken in 2018 for the former Local Plan identified that the site provides

CONCLUSIONS	
	views into the village from the north, positively contributing to its character and rural setting. Ecological Assessment – A significant part of the site was identified as either ecologically unsuitable or ecologically sensitive in work undertaken for the previous Local Plan. The site is adjacent to two SNCIs and the Lingfield Nature Reserves Local Nature Reserve. To the north lies a Biodiversity Opportunity Area. These represent significant constraints to development of the site. Overall, the site presents a number of significant constraints and limitations which suggest it is unlikely to be a suitable site for development. It remains under assessment, subject to further detailed evaluation.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN002
North Side Gardens, Newchapel Road, Lingfield, RH7 6BJ

SITE DETAILS	
HELAA Reference	LIN002
Site Address	North Side Gardens, Newchapel Road, Lingfield, RH7 6BJ
Parish	Lingfield
Site Area	1.73
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is mostly covered in trees. It is located in a gap in the landscape between thewestern settlement edge and an island of exisitng commericla development. The site has a strongly rural appearance for the most part albeit with some pockets of more urbanised land form including the heritage assets.

SITE DETAILS	
Site Specific Issues	The majority of the site is covered with dense and mature trees. Small pockets of open land within. Access possible off Newchapel Road. Around half of the site is allotments, which are well used and provide an important community facility.
Existing Use	Allotments
Proposed Use	Residential
Promoted Site Capacity	18
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

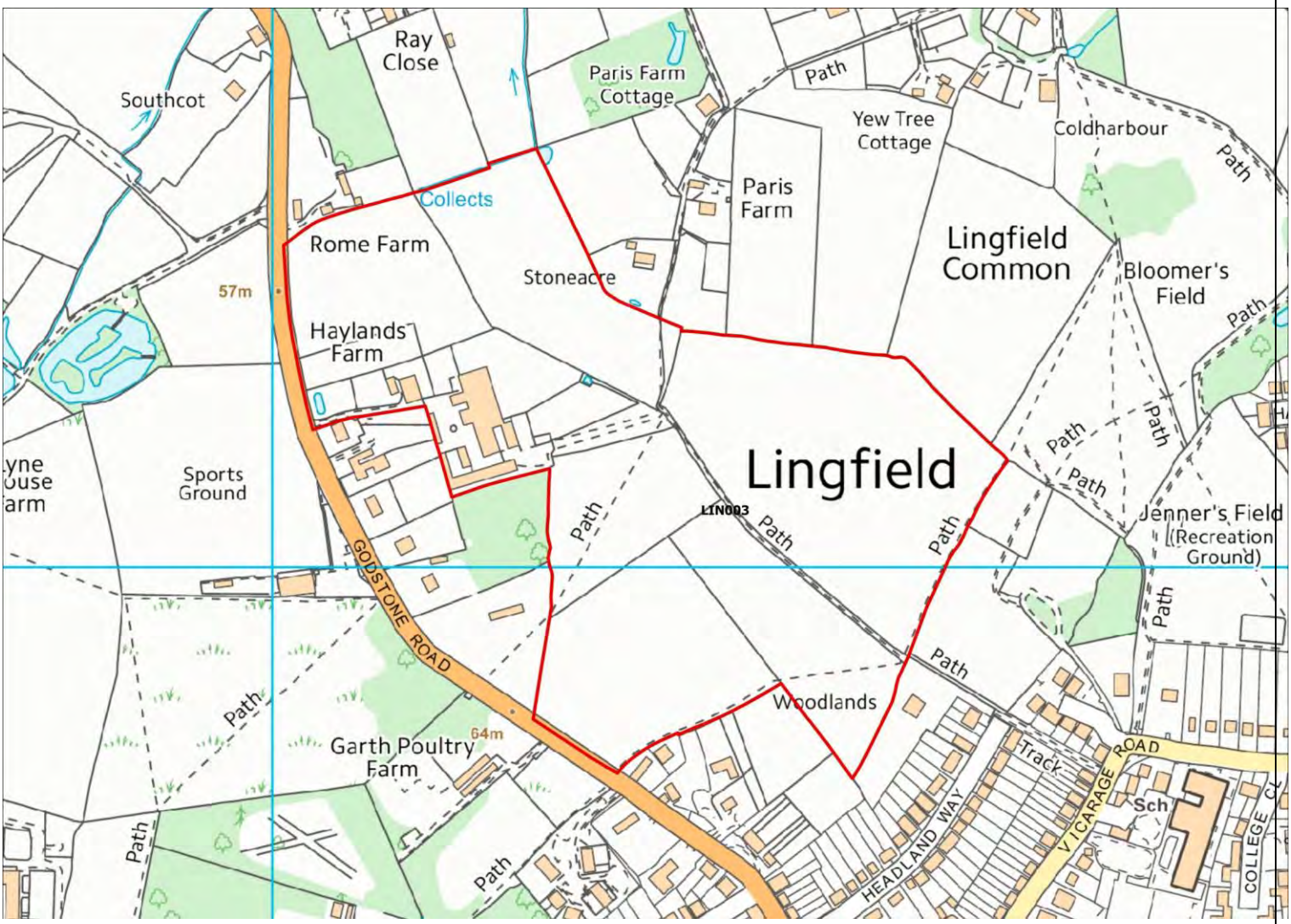
ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – adjacent and in setting of the Grade II* Listed The Garth
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	46
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located to the west of Lingfield and is physically separate from the main built-up area of the settlement. As a result, it does not have a strong relationship with the village and is relatively distant from the village centre.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is physically separated from the settlement boundary of Lingfield and does not form part of the main built-up area. As such, it has a weak relationship with the existing settlement and would not represent a logical or well-contained extension. Development of the site would result in the loss of a substantial area of tree cover and would have the potential to adversely affect the setting of a listed building. These factors represent significant constraints that would require careful consideration. The site's detached position would lead to an isolated and incongruous form of development, extending beyond the established settlement pattern and towards an existing, but relatively self-contained, employment area. The requirement to retain the listed building and its curtilage would further limit the ability to achieve a coherent and well-integrated form of development, resulting in a poorly related and disconnected extension into the surrounding landscape. Development at the site would also result in the loss of allotments, which provide a valuable community facility to local residents. Overall, the site presents a range of significant constraints and does not relate well to the existing settlement. For these reasons it is not a suitable site.
Initial conclusion on suitability	**Unsuitable**

LIN003
Haylands Farm, Godstone Road, Lingfield, RH7 6BT



SITE DETAILS	
HELAA Reference	LIN003
Site Address	Haylands Farm, Godstone Road, Lingfield, RH7 6BT
Parish	Lingfield
Site Area	15.12
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is a large of fields to the west of Lingfield. The land is slightly detached from the settlement edge. The site also includes elements of previously developed land in the form of farm buildings, industrial units and hard standing / storage areas.
Site Specific Issues	It is not clear where access would be taken. The site is in the Green Belt.

SITE DETAILS	
Existing Use	Horse grazing/agricultural and related facilities (which can all be easily relocated). 2no. dwellings and other buildings.
Proposed Use	Residential
Promoted Site Capacity	60-70
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes – Lingfield Nature Reserves to the east
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – In the setting of various heritage assets. Grade II Listed Paris Farm House to the north and Grade II* Listed The Old House, Grade II Listed The Thatched Cottage and Grade II Listed Porters Hall to the south along Godstone Road. To the north west of the site there are 2 locally listed buildings - Wellside and Rose Cottage (Godstone Rd)
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located to the west of Lingfield, on the edge of part of the existing built-up area along Godstone Road, within a Tier 2 settlement. Whilst it has some relationship to existing development, it is situated to the western extent of the village some distance away from the main centre and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the western edge of Lingfield and comprises a large area of Green Belt and open countryside. Development at the scale promoted would represent a significant extension of the settlement into undeveloped land and would be likely to result in notable encroachment into the surrounding countryside. Even if brought forward comprehensively, development of this extent would not establish a clearly defined or defensible settlement boundary and could instead project development further into the open countryside. This area was also previously considered for a large urban extension in the last Local Plan but rejected because its open character intersected with mutliple well used public rights of way, which remain an issue affecting this site. Whilst parts of the site adjoin existing development, its overall extent extends well beyond the established settlement pattern, and development of the entire site would not form a well-contained or coherent addition to the village. The scale of development proposed is likely to appear disproportionate in this location and could erode the distinction between the built-up area and the wider rural landscape.

	The site is also located within the Green Belt, which represents a key policy constraint and would require further assessment. The site is adajcent to a large Local Nature Reserve to the east, which would require further assessment on the extent to which development could not result in an adverse effect on its ecological integrity. As such, there are significant concerns regarding the suitability of the site for the scale of development promoted. A more limited form of development, focused on a smaller area more closely related to the existing settlement edge and potentially on previously developed land, may have some potential, although this would require further detailed assessment. Similalry, the site is in the setting of various listed and locally listed heritage assets that would need to be taken in account for any development on the site. Overall, the site presents notable constraints in relation to scale, Green Belt, ecology, heritage and landscape impact, and its suitability remains uncertain.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN004
Land adjacent to Godstone Road, Lingfield, RH7 6BT

SITE DETAILS	
HELAA Reference	LIN004
Site Address	Land adjacent to Godstone Road, Lingfield, RH7 6BT
Parish	Lingfield
Site Area	2.21
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	N/A
Site Specific Issues	The site is in the Green Belt.
Existing Use	Horse grazing
Proposed Use	residential
Promoted Site Capacity	20-30
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes – Close to Lingfield Nature Reserve to the east of the site
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - In the setting of various heritage assets. Grade II Listed Paris Farm House to the north and Grade II* Listed The Old House, Grade II Listed The Thatched Cottage and Grade II Listed Porters Hall to the south along Godstone Road. To the north west of the site there are 2 locally listed buildings - Wellside and Rose Cottage (Godstone Rd).
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

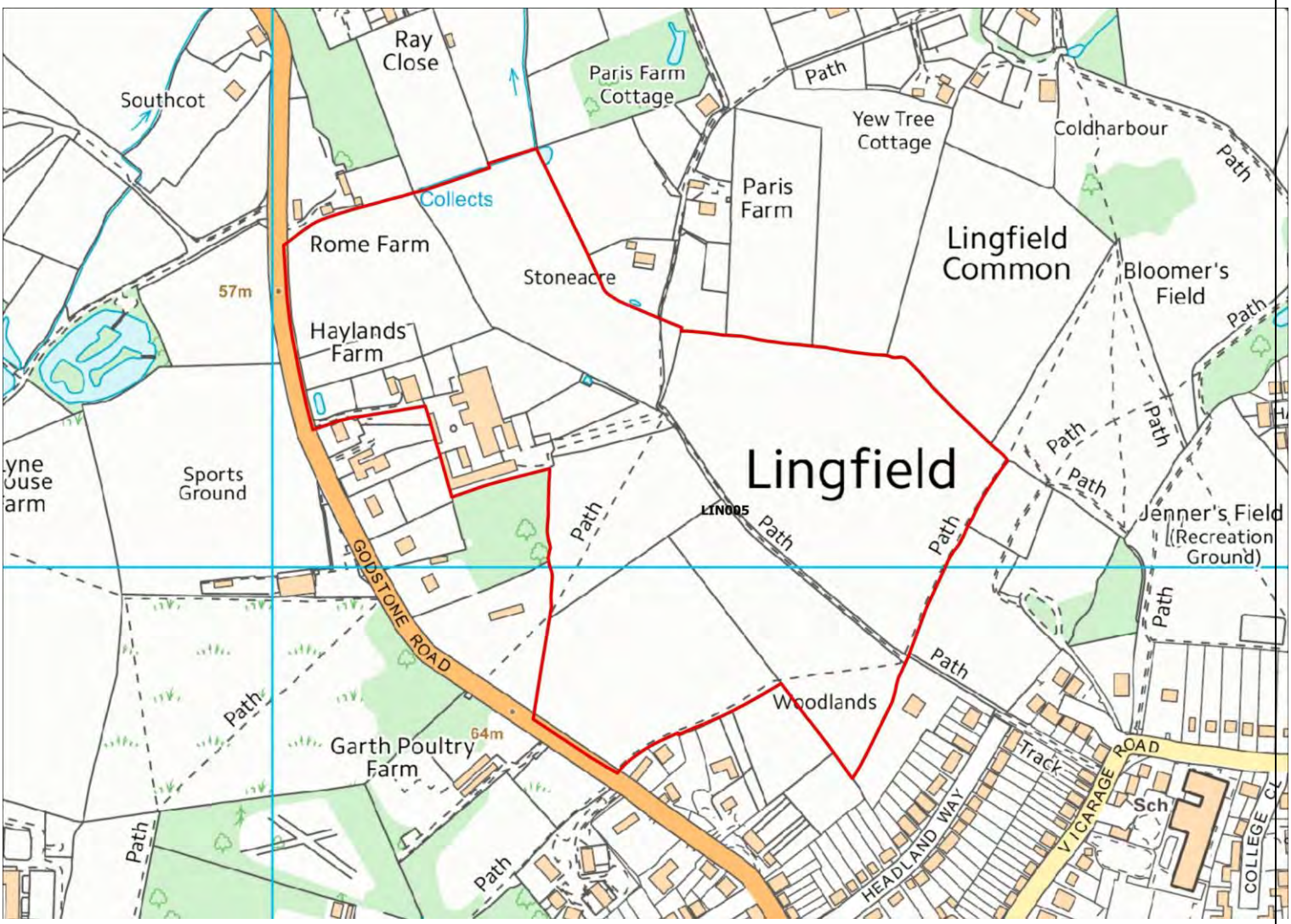
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	52
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located to the west of Lingfield, on the edge of part of the existing built-up area along

	Godstone Road. It is some distance from the main service within Lingfield, which will limit the opportunity for travel by sustainable modes.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the western edge of Lingfield and comprises a smaller parcel of land than the wider landholding promoted under LIN003 and LIN005. The site lies outside what is considered to be the visual gateway into the village, with Wallis Wheelwrights and Porters Hall forming the existing visual edge. The site is within the Green Belt and comprises open countryside. Its development would extend the settlement beyond its current limits, with associated impacts on the character of the settlement edge and the transition to the wider rural landscape. The site is within the setting of numerous listed and locally listed heritage assets, as well as being in close proximity to the Lingfield Nature Reserves, all of which are likely to constrain the development potential of the site. In landscape terms, views from Godstone Road and the public footpath that runs along the edge of the site provide open and valued vistas towards the Surrey Hills National Landscape. It is understood that these views are proposed to be protected through the emerging Lingfield Neighbourhood Plan due to their importance to the local community. Overall, the site presents a number of significant constraints relating to Green Belt designation, landscape impact, ecology, and heritage. Its suitability remains uncertain pending further assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN005
Land adjacent to Godstone Road (wider site), RH7 6BT



SITE DETAILS	
HELAA Reference	LIN005
Site Address	Land adjacent to Godstone Road (wider site), RH7 6BT
Parish	Lingfield
Site Area	15.12
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is a large and sprawling collection of fields to the west of Lingfield. The land is detached from the settlement edge.
Site Specific Issues	None identified although unclear where access would be taken.
Existing Use	Horse grazing/agricultural and related facilities (which can all be easily relocated). 2no. dwellings (which can be incorporated into future development)

SITE DETAILS	
Proposed Use	residential
Promoted Site Capacity	80 - 100
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes – adjacent to Lingfield Nature Reserves
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - In the setting of various heritage assets. Grade II Listed Paris Farm House to the north and Grade II* Listed The Old House, Grade II Listed The Thatched Cottage and Grade II Listed Porters Hall to the south along Godstone Road. To the north west of the site there are 2 locally listed buildings - Wellside and Rose Cottage (Godstone Rd).
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	Duplicate of LIN003

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	DUPLICATE of LIN003 albeit with a higher amount of development proposed.
Initial conclusion on suitability	**Duplicate**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN006
Common Road, Lingfield, Surrey, RH76DA

SITE DETAILS	
HELAA Reference	LIN006
Site Address	Common Road, Lingfield, Surrey, RH76DA
Parish	Lingfield
Site Area	2.02
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	This section has not been completed due to prescence of major constraint affecting suitability of the site.
Site Specific Issues	None identified
Existing Use	Agricultural land
Proposed Use	Residential
Promoted Site Capacity	75
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is seperated from main settlement and is subject to flood risk from Flood Zones 2 and 3 also affecting the site's access and Surface Water flooding.
Initial conclusion on suitability	**Unsuitable**

LIN007
Land between Austral House, Crowhurst Road, Lingfield RH7 6DA and Lingfield Common Road, RH7 6DA

SITE DETAILS	
HELAA Reference	LIN007
Site Address	Land between Austral House, Crowhurst Road, Lingfield RH7 6DA and Lingfield Common Road, RH7 6DA
Parish	Lingfield
Site Area	1.81
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	This section has not been completed due to prescence of major constraint affecting suitability of the site.
Site Specific Issues	None identified
Existing Use	None
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	40
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

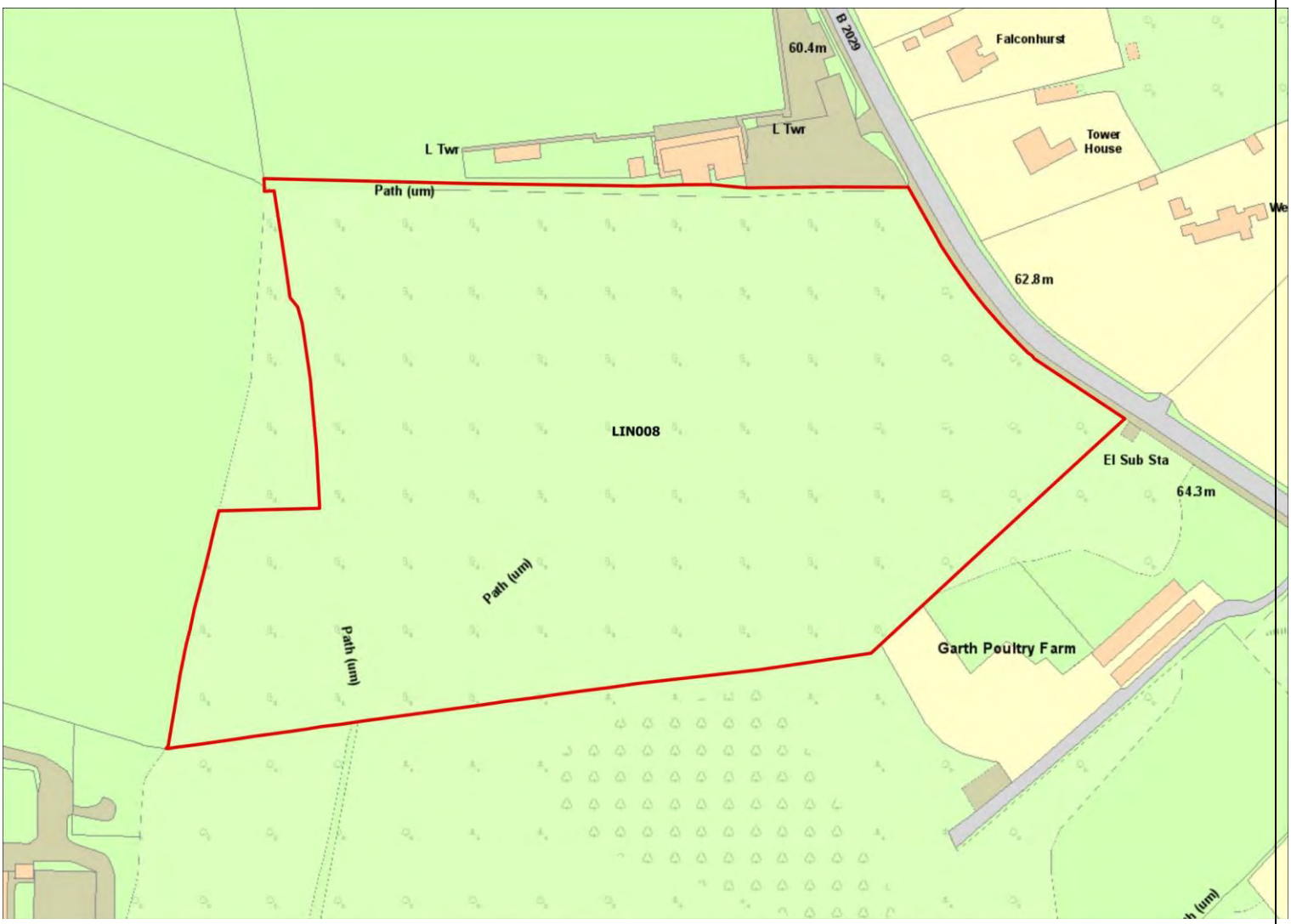
ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is seperated from main settlement and is subject to flood risk from Flood Zone 2 and 3 also affecting the site's access and Surface Water flooding.
Initial conclusion on suitability	**Unsuitable**

LIN008
Land on west side of Godstone Road, Lingfield, Surrey, RH7 6BT



SITE DETAILS	
HELAA Reference	LIN008
Site Address	Land on west side of Godstone Road, Lingfield, Surrey, RH7 6BT
Parish	Lingfield
Site Area	3.96
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is on the edge of the existing settlement of Lingfield. It is covered by a number of trees and is surrounded by playing fields to the north, agricultural land to the west, some residential to the south-east and a small pocket of industrial uses to the south-west.
Site Specific Issues	The site is in the Green Belt. Extensive tree coverage on the site. The site may have drainage issued and

SITE DETAILS	
	access to the site is not confirmed with the site being adjacent to a pinch point in the road and conflict with adjacent sports ground entrance.
Existing Use	Greenfield / woodland
Proposed Use	residential
Promoted Site Capacity	100-120
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

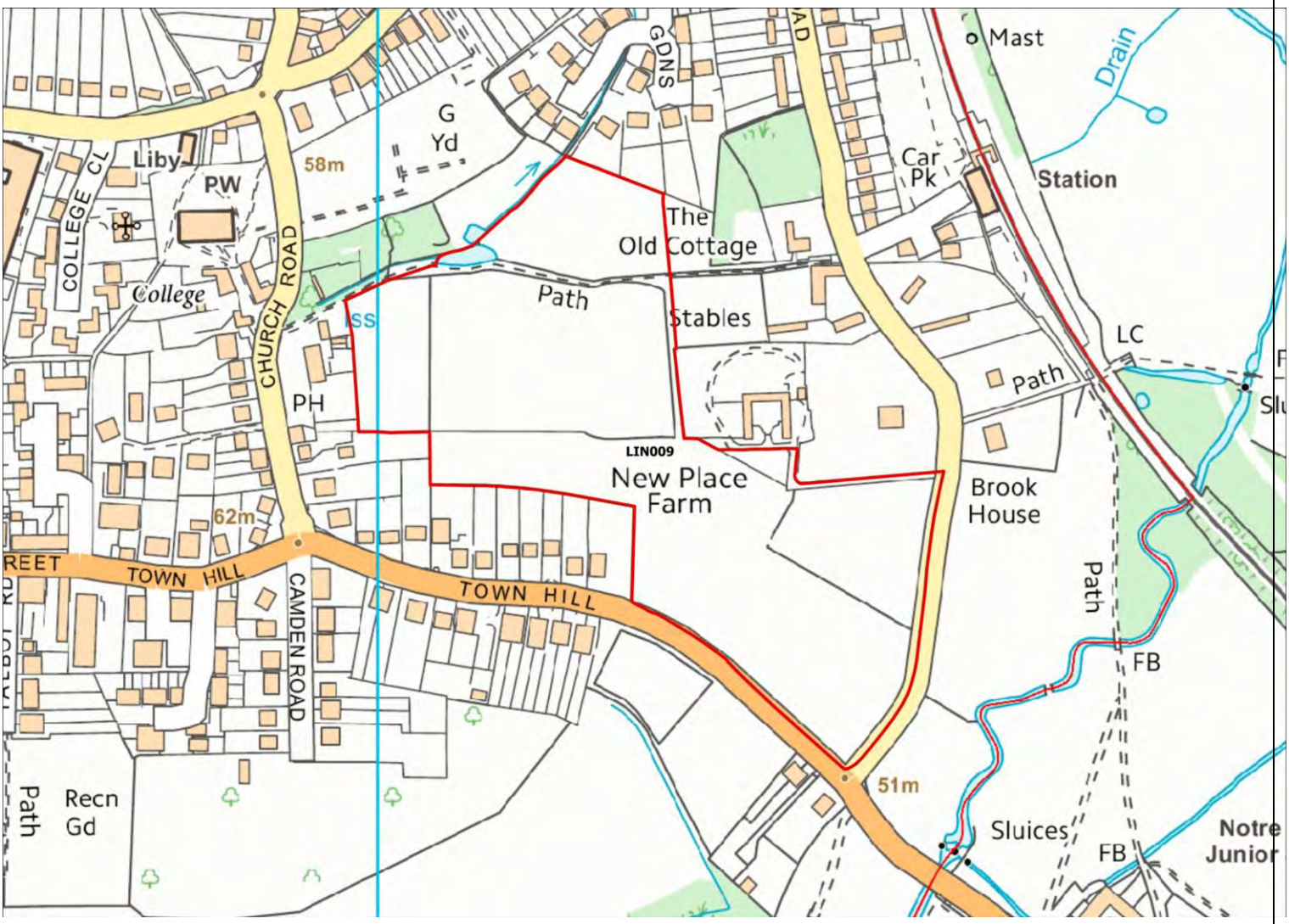
ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located to the west of Lingfield and is physically separated from the main built-up area of the settlement. As a result, it does not have a strong relationship with the village and some way from the village centre of Lingfield.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located to the west of Lingfield and is somewhat removed from the main settlement boundary. In isolation, the site has a limited relationship with the existing built-up area, which raises concerns regarding its ability to form a well-integrated and coherent extension to the settlement. The site is heavily covered by mature trees and planting, which make a strong contribution to the character of the area. Development would likely result in the loss of a significant number of trees and could have a notable impact on the landscape character and wider setting of the settlement. This represents a key constraint and would require careful consideration, including the extent to which development could be accommodated without unacceptable harm. There might be potential for some housing to the rear of the site as it would be screened from the road but this would need to be confirmed with further technical assessment work. The site is located within the Green Belt, which is an additional constraint and would require further assessment in terms of the contribution the site makes to Green Belt purposes and the impact of any release. There may be some potential for the site to come forward as part of a more coordinated approach to development in this location, including in conjunction with adjacent land at LIN013, which could improve connectivity to the settlement. However, even in this context, the site's strong

CONCLUSIONS	
	landscape character and extent of tree cover would need to be carefully addressed, and it is not clear to what extent meaningful development could be accommodated. Overall, the site presents a number of significant constraints, particularly in relation to landscape impact and tree cover, as well as its relationship to the settlement. Whilst it may have some limited potential, its suitability is uncertain and subject to further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN009
Land at the Old Cottage, Station Road, Lingfield, RH76DA



SITE DETAILS	
HELAA Reference	LIN009
Site Address	Land at the Old Cottage, Station Road, Lingfield, RH7 6PG
Parish	Lingfield
Site Area	6.34
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is in agricultural use. There are residential uses to the west, north and south and more agricultural land to the east.
Site Specific Issues	The site is in the Green Belt.
Existing Use	The site comprises a small cluster of fallow fields
Proposed Use	residential
Promoted Site Capacity	30
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – The are a significant number of listed buildings near to the site. Directly adjacent to the east are the Grade II* Listed New Place and Grade II Listed The Old Cottage and Garden Wall to New Place. To the west are a cluster of Grade I, Grade II* and Grade II Listed Buildings around the Grade I Listed Church of St Peter and St Paul.
Conservation Area	Yes
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	BRICK WORKS (ON 1895 MAP)
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	49
Tier of Nearest Settlements	Tier 2

Sustainability Assessment	The site is located to the north of Station Road and has a strong relationship with the existing built-up area of Lingfield, a Tier 2 settlement with a good range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the settlement boundary of Lingfield and has a clear relationship with the existing built-up area. However, it is subject to a number of significant constraints that raise concerns regarding its suitability for development. Notably, the majority of the site lies within the Lingfield Conservation Area, and development has the potential to harm its character and appearance. Surrey County Council is currently undertaking the Lingfield Conservation Area Appraisal, which is considering extending the Conservation Area to encompass the entirety of the site. This represents a substantial constraint, particularly given that previous development proposals for the site have been resisted on heritage grounds. The extent to which development could be accommodated without causing unacceptable harm is therefore uncertain and may significantly limit the developable area or capacity of the site. A previous planning application on the site (ref. 2022/685) was dismissed at appeal due to the impact that development would have on a key gateway view into the central part of the Conservation Area. The site therefore has both landscape and heritage constraints, which are closely interrelated. The site is also located within the Green Belt, and the presence of heritage constraints may reduce the likelihood of development being considered appropriate in policy terms, including in the context of any potential Grey Belt considerations. The combined Green Belt, landscape and heritage constraints introduce considerable uncertainty

CONCLUSIONS	
	regarding the site's suitability. There is also a small area of flood risk in the south-eastern corner of the site. Overall, the site is unlikely to represent a suitable location for development, although it remains under assessment pending further technical work.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN010
Lingfield House, East Grinstead Road, Lingfield, RH7 6ES

SITE DETAILS	
HELAA Reference	LIN010
Site Address	Lingfield House, East Grinstead Road, Lingfield, RH7 6ES
Parish	Lingfield
Site Area	4.23
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2025/1105 and 2024/1079 - 107 independent living units - Allowed at appeal
Site Description	The site is on the edge of the existing settlement of Lingfield. It is in part residential and part agricultural use with Lingfield to the north, sporadic residential uses and agricultural uses to the east and west. To the south is open countryside/agricultural uses.
Site Specific Issues	The site is in the Green Belt
Existing Use	Residential (single dwelling)

SITE DETAILS	
Proposed Use	Mixed use
Promoted Site Capacity	107 non-residential floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	UST's SCC LIST.
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

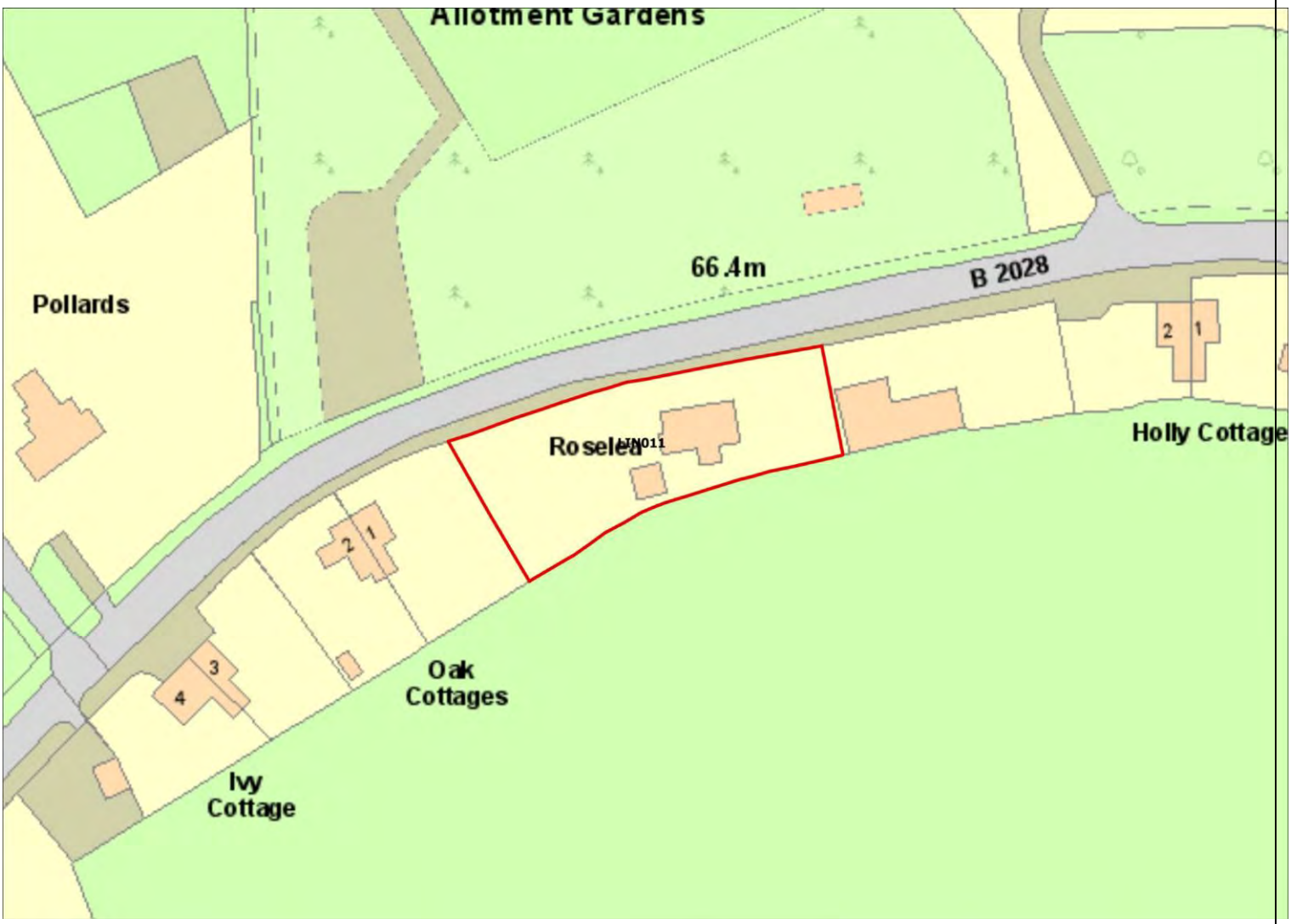
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 2

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is approximately 1 mile from Lingfield station and within walking distance of bus stops as well as the village centre.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site has planning permission under ref 2024/1079 and is therefore suitable for development.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN011
Roselea, Newchapel Road, Lingfield, Surrey, RH7 6BJ



SITE DETAILS	
HELAA Reference	LIN011
Site Address	Roselea, Newchapel Road, Lingfield, Surrey, RH7 6BJ
Parish	Lingfield
Site Area	0.12
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	This section has not been completed due to the site not meeting the size threshold for consideration.
Site Specific Issues	The site is in the Green Belt
Existing Use	Residential house, 2 double garages, garden office and shed
Proposed Use	Residential
Promoted Site Capacity	2
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	This section has not been completed due to the site not meeting the size threshold for consideration.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

LIN012
Woodlands, Vicarage Road, RH7 6ha

SITE DETAILS	
HELAA Reference	LIN012
Site Address	Woodlands, Vicarage Road, RH7 6HA
Parish	Lingfield
Site Area	0.48
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is on the edge of the existing settlement of Lingfield. It is open countryside with agricultural/more open countryside to the north, east and west of the site. To the south of the site are residential uses within the settlement of Lingfield.
Site Specific Issues	The site is within the Green Belt
Existing Use	N/A
Proposed Use	residential
Promoted Site Capacity	10 to 20

SITE DETAILS	
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	Yes – Lingfield Nature Reserves
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	54
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located on the eastern edge of Lingfield and adjoins the existing built-up area of the

ASSESSMENT OF SITE SUSTAINABILITY	
	settlement. Lingfield is a Tier 2 settlement with a good range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the settlement boundary of Lingfield and has a strong relationship with the existing built-up area. Development of the site would be broadly consistent with the established pattern of built form and has the potential to form a logical extension to the settlement. The site is located within the Green Belt, which represents a policy constraint and would require further assessment in terms of the extent of harm and conformity with national and local policy. Subject to these considerations, the site appears to offer some potential for development, although matters such as access and detailed design would need to be established. Overall, the site is considered to have potential, with its suitability remaining subject to further assessment, particularly in relation to Green Belt impacts.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN013
Land at Garth Farm, RH7 6BT

SITE DETAILS	
HELAA Reference	LIN013
Site Address	Land at Garth Farm, RH7 6BT
Parish	Lingfield
Site Area	2.12
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is on the edge of the existing settlement of Lingfield. It is in use as a poultry farm with agricultural/open countryside to the north of the site. To the south of the site is the settlement of Lingfield.
Site Specific Issues	Part of the site was landfill and history of unauthorised tipping and waste disposal. The site is in the Green Belt.
Existing Use	Poultry farm on the northern section of the site

SITE DETAILS	
Proposed Use	Mixed use
Promoted Site Capacity	Circa 96. - Circa 750m2
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – In setting of Grade II Listed buildings including Porters Hall
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	ON EA & SCC LISTS AS A TIP SITE
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	51
Tier of Nearest Settlements	Tier 2

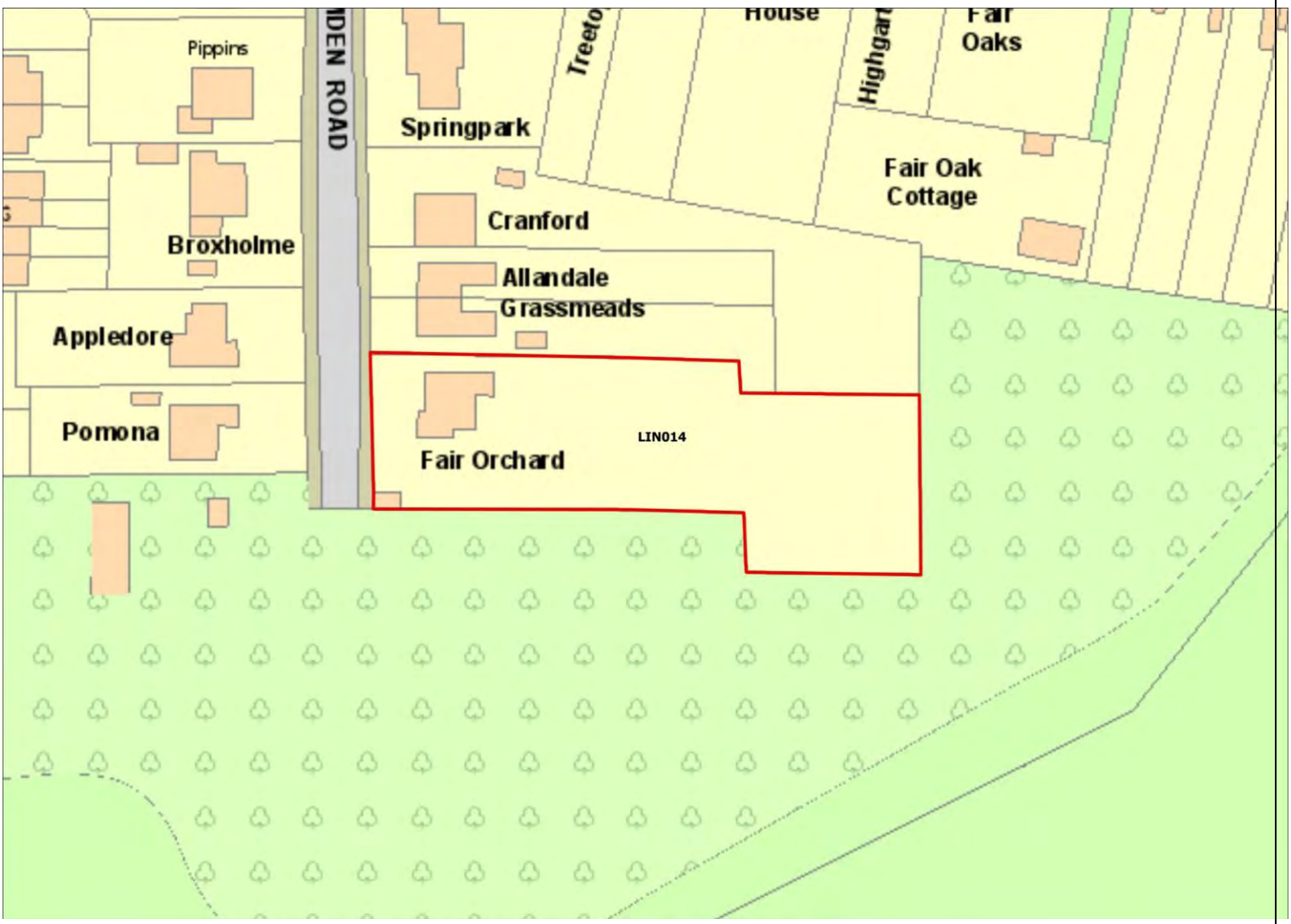
ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located to the west of Lingfield and has a relationship with the existing built-up area along Godstone Road, within a Tier 2 settlement which offers a good range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the western edge of Lingfield and has a clear relationship with existing development along Godstone Road, including established residential areas and the existing farm complex. In this context, the site is relatively well contained and has the potential to form a logical and well-related extension to the settlement, contributing towards a more coherent and defensible western boundary. The site is also well placed to form part of a more comprehensive approach to development in this location. In particular, its delivery could help facilitate improved connectivity to adjacent land, including LIN008, which on its own has a weaker relationship with the settlement. In this context, the site performs an important role in creating a more integrated pattern of development. The site is located within the Green Belt, and this represents a key policy constraint that would require further assessment, including consideration of the contribution the site makes to Green Belt purposes and the impact of its release. The presence of existing development on and around the site may, however, provide some context for considering its potential. Development would need to respond appropriately to the rural edge of the settlement and any landscape features, with careful design required to ensure a well-integrated transition to the surrounding countryside.

	Overall, the site is considered to have potential, particularly given its relationship to the existing settlement and its ability to form a contained extension, although its suitability remains subject to further assessment, notably in relation to Green Belt considerations and detailed design matters.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN014
Fair Orchard, Camden Road, Lingfield, RH7 6AF



SITE DETAILS	
HELAA Reference	LIN014
Site Address	Fair Orchard, Camden Road, Lingfield | RH7 6AF
Parish	Lingfield
Site Area	0.24
Brownfield / Greenfield	BF
Relevant Planning History	The site has planning permission for 2 dwellings 2025/823. 4 dwellings were dismissed at appeal for over development and being out of character.
Site Description	The site appears to be occupied by a single dwelling at present and the land constitutes the dwelling plus its garden. The site is on the edge of Lingfield with Lingfield to the north and agricultural uses to the south.
Site Specific Issues	None identified
Existing Use	Car park

SITE DETAILS	
Proposed Use	residential
Promoted Site Capacity	4
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No – the site is adjacent to a traditional orchard designated by DEFRA
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet but noted from previous planning history that the site is on the edge of the village in a prominent location visible from the nearby racecourse.

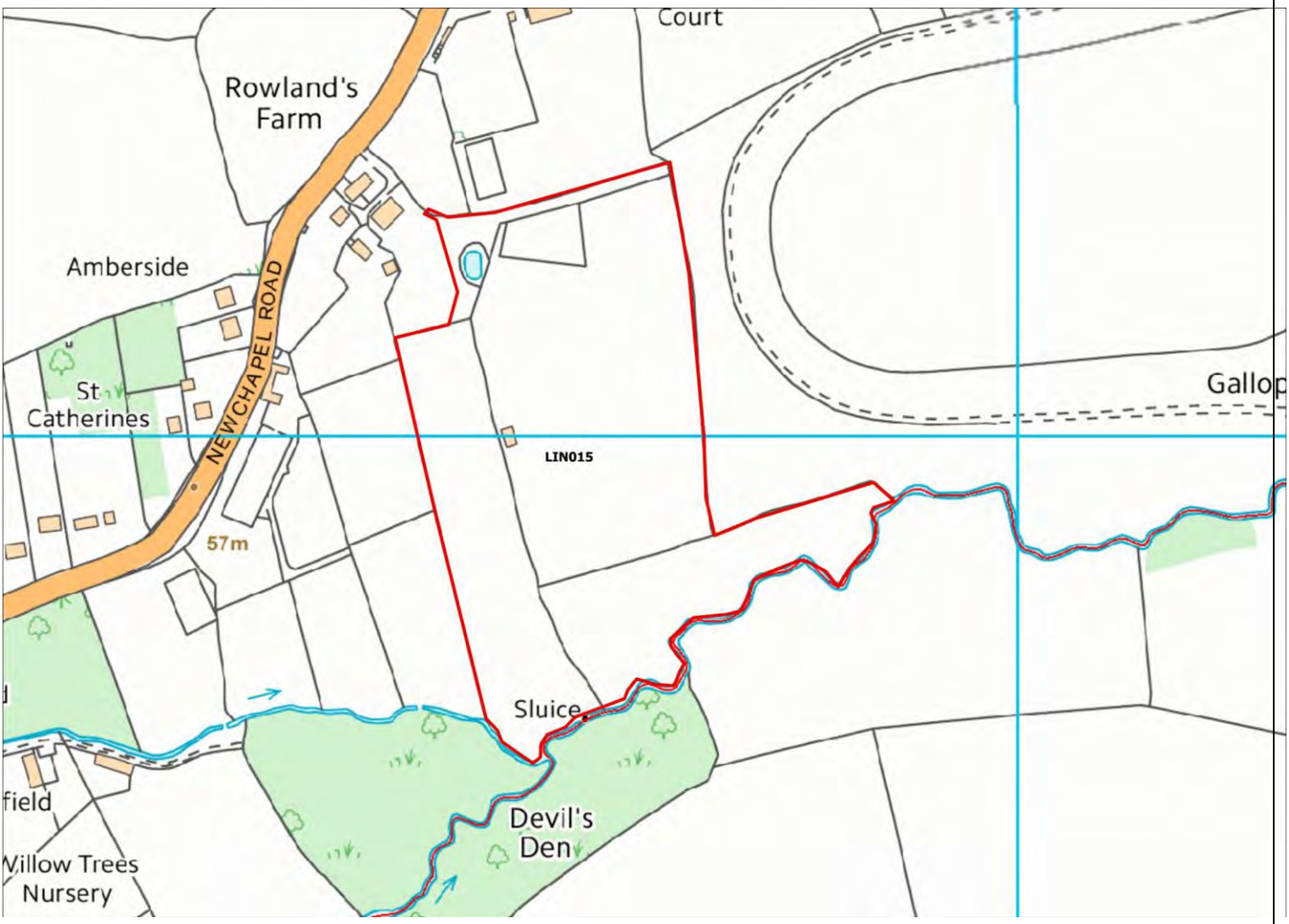
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	54

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	Site too small for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site too small for HELAA
Initial conclusion on suitability	**Unsuitable**

LIN015
Pitts Barn, Newchapel Road, RH7 6BJ



SITE DETAILS	
HELAA Reference	LIN015
Site Address	Pitts Barn, Newchapel Road, RH7 6BJ
Parish	Lingfield
Site Area	4.24
Brownfield / Greenfield	GF
Relevant Planning History	2023/1087 - 43 self build dwellings - Refused
Site Description	The site appears to be in agricultural use and is quite far removed from Lingfield settlement. The site is considered to be relatively isolated.
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	43 - 60
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	54
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is an isolated site to the north of the village not near any public transport or suitable walking facilities. It is noted that planning permissions have been approved at appeal on sites directly adjacent to Newchapel Road where sustainability concerns were not upheld. This site is, however, much larger and would need to be further assessed in terms of the distances from the parts furthest south and whether they would be considered to be reasonably sustainable.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site is isolated from the settlement boundary of Lingfield. Development would represent encrouchment into the open countryside. A recent planning application ref: 2023/1087 has been refused with reasons for refusal considered as part of the ongoing site assessment process.
Initial conclusion on suitability	**Unsuitable**

LIN016
Land South West of Newchapel Road, Lingfield

SITE DETAILS	
HELAA Reference	LIN016
Site Address	Land South West of Newchapel Road, Lingfield
Parish	Lingfield
Site Area	6.33
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is on the edge of the existing settlement of Lingfield. It is in agricultural use with Lingfield to the east, sporadic residential uses and agricultural uses to the west and north. To the south is open countryside/agricultural uses.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Irregular use for grazing pasture
Proposed Use	Residential
Promoted Site Capacity	210

SITE DETAILS	
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

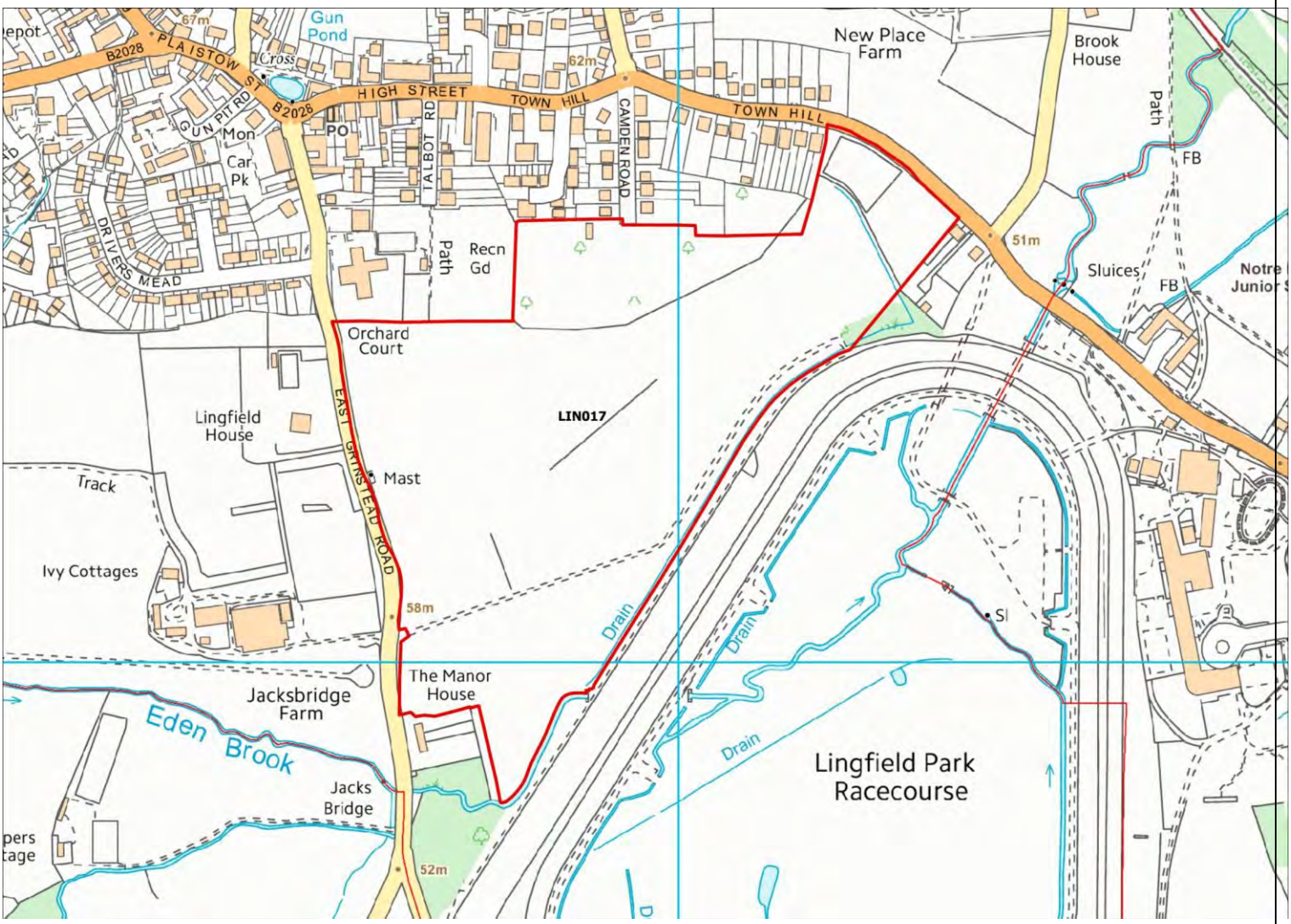
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	48
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located to the west of Lingfield and lies in reasonably close proximity to the existing built-up area along Newchapel Road, within a Tier 2 settlement that provides a good range of services

	and facilities. The emerging Lingfield Neighbourhood Plan was proposing to link this site to adjacent land to provide better and safer access to the village centre and station.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Advisor to the owner
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the west of Lingfield and lies in close proximity to the existing settlement boundary, with a relationship to built development along Newmarket Road. Whilst not directly contiguous with the main built-up area, development of the site could reasonably relate to the existing pattern of development and has the potential to form a logical extension to the settlement in this location. The site is located within the Green Belt, which represents a key policy constraint and would require further assessment in terms of the contribution the site makes to Green Belt purposes and the potential impact of its release. Development would extend the settlement westwards into currently undeveloped land, and careful consideration would be required to ensure that any scheme is appropriately contained and responds sensitively to the surrounding countryside. It is noted that the site is promoted for a large number of dwellings, which might reduce once contraints are fully applied to any proving layout. Overall, the site is considered to have potential, although its suitability remains subject to further assessment, particularly in relation to Green Belt impacts, landscape considerations and the detailed form of development.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN017
Land south of Racecourse Road, Lingfield, RH7



SITE DETAILS	
HELAA Reference	LIN017
Site Address	Land south of Racecourse Road, Lingfield, RH7
Parish	Lingfield
Site Area	17.19
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is on the edge of the existing settlement of Lingfield. It is in agricultural use with Lingfield to the north, agricultural uses/open countryside to the south, east and west.
Site Specific Issues	None identified
Existing Use	Irregular use for grazing pasture
Proposed Use	Residential
Promoted Site Capacity	510
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - The site contains a Traditional Orchard area as designated by DEFRA and which is UK Biodiversoty Action Plan Priority Habitat.
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	51
Tier of Nearest Settlements	Tier 2
Sustainability Assessment	The site is located to the south of Lingfield and adjoins the existing built-up area of the settlement along its northern edge. Lingfield is a Tier 2 settlement with a good range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Advisor to the owner
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south of Lingfield and adjoins the settlement boundary along part of its northern edge. However, it comprises a large area of open land that makes an important contribution to the setting of the settlement and its transition to the wider countryside. Visually, the site is sensitive, with expansive views towards Dormansland and the High Weald across the racecourse and its associated buildings. These views have been identified as important to preserve in the emerging Lingfield Neighbourhood Plan. The site lies within the setting of the Lingfield Conservation Area, which is currently under review and may be extended closer to the site. The site was considered through the previous Local Plan process but was not taken forward due to the adverse impact development would have on the setting of the Conservation Area and the surrounding landscape. These constraints remain and are likely to have a significant bearing on the suitability of the site for development. Development at the scale promoted (approximately 510 dwellings) would represent a substantial southward extension of the settlement and is likely to result in significant landscape, heritage and biodiversity impacts, particularly given the openness of the site and its relationship with the surrounding rural area. The presence of the racecourse also limits the scope for achieving a well-integrated and coherent form of development, increasing the risk of creating a poorly contained and visually prominent extension to the village. The site is located within the Green Belt, which represents a significant policy constraint and would require further assessment, including consideration of the contribution the site makes to Green Belt purposes and the extent of harm that may arise from development.

CONCLUSIONS	
	Overall, the site presents significant constraints, particularly in relation to landscape and heritage impacts, Green Belt policy and the scale of development proposed. The suitability of the site, therefore, remains uncertain and would require further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

LIN018
Chardonnay Farm, Newchapel Road, RH7 6BJ

SITE DETAILS	
HELAA Reference	LIN018
Site Address	Chardonnay Farm, Newchapel Road, RH7 6BJ
Parish	Lingfield
Site Area	0.60
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2024/66 - 2 pitches - approved
Site Description	The site is currently occupied by 2 G&T pitches. Surrounding uses are agricultural land.
Site Specific Issues	None identified
Existing Use	Gypsy and Traveller Site
Proposed Use	Gypsy and traveller pitches
Promoted Site Capacity	10 Pitches
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

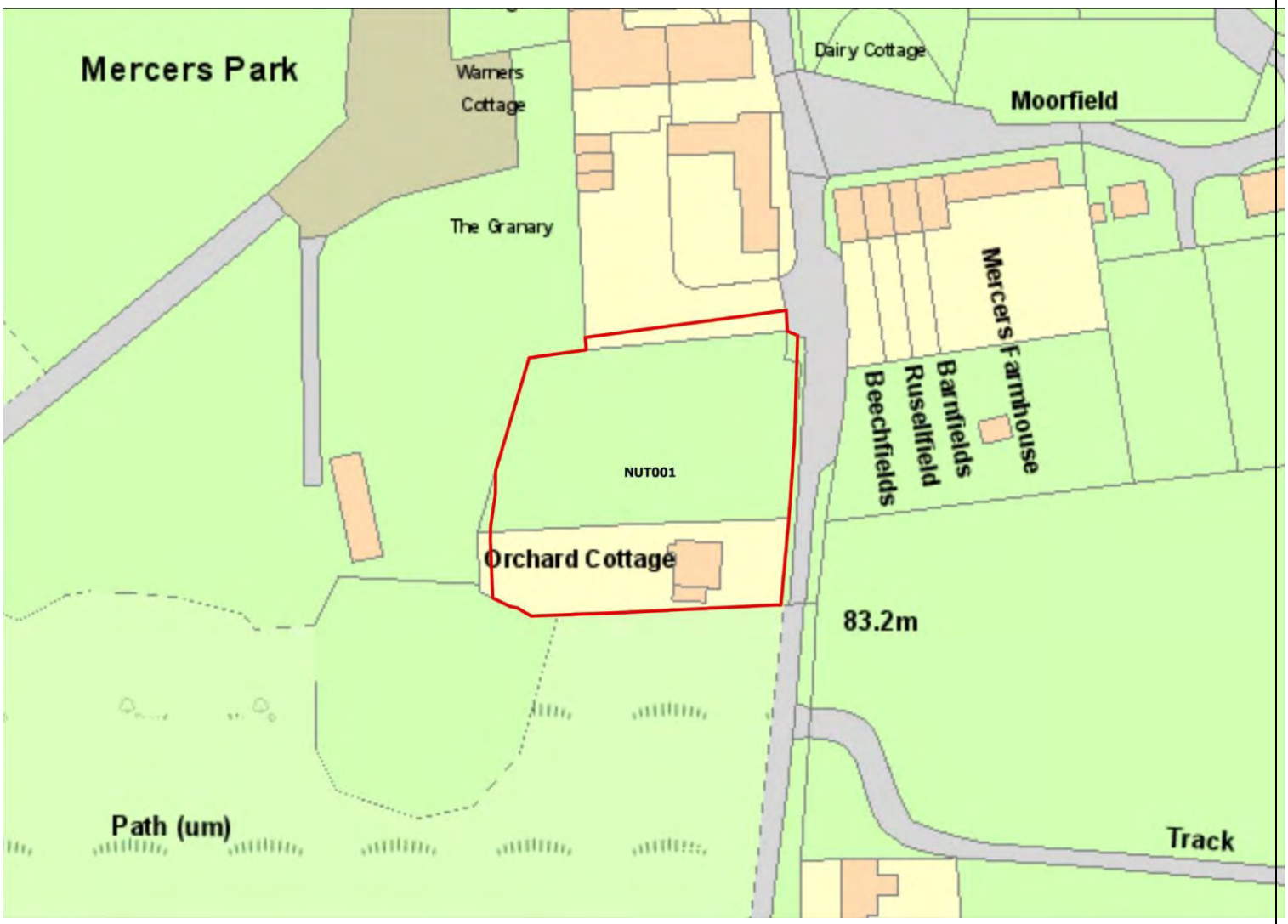
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from any large settlements without easy access to services and facilities. It is noted that sites for Gyspy, Traveller and Travelling Showpeople may not have the same accessibility contraints as other forms of housing and Surrey County Council highways did not object to the previous application on sustainabiluty grounds.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	Potentially suitable for limited G&T development subject to outcome of Green Belt Assessment and further sustainability assessment. A recent planning application for 2 pitches was approved however an increase in provision to 10 pitches is being proposed through the HELAA. Further assessment required to determine whether this is a suitable site for the intensification proposed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT001
Orchard Cottage & Paddock, Nutfield Marsh Road, Nutfield, Redhill, Surrey, RH1 4EU



SITE DETAILS	
HELAA Reference	NUT001
Site Address	Orchard Cottage & Paddock, Nutfield Marsh Road, Nutfield, Redhill, Surrey, RH1 4EU
Parish	Nutfield
Site Area	0.21
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Site comprises residential dwelling and associated garden land isolated from main settlement. Directly north is Aqua Sports Company with Mercers Lake directly lying northwest of the site; to the south, east and further north is extensive tracts of agricultural land. To the west of the site is Redhill, one of the main towns of Reigate and Banstead.

SITE DETAILS	
Site Specific Issues	Existing residential land isolated from main settlement accessed via single lane road. The site is in the Green Belt and covered by an SNCI. The site is also in a minerals safeguarding area.
Existing Use	Residential
Proposed Use	Residential
Promoted Site Capacity	8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 100% coverage
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	45
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located within the rural area to the north of Nutfield and lies outside the main built-up area of the village, which is identified as a Tier 4 settlement with a limited range of services and facilities. While the site is not directly part of the main settlement, it does form part of a small cluster of existing residential development, including Orchard Cottage and nearby properties, and is therefore not wholly isolated in character. Overall, the site performs poorly in sustainability terms due to its separation from the main settlement and limited access to services and facilities, although this is moderated to some extent by its association with a small cluster of existing development.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located outside the main built-up area of Nutfield and, while it has a relationship with a small cluster of development, it remains detached from the core of the settlement. This results in limited accessibility to services and facilities and weighs against the suitability of the site in locational terms. Access to the site is taken from a narrow, single-lane rural road, which raises concerns regarding its ability to safely accommodate additional traffic without significant upgrading. This represents a further constraint to the delivery of development. The site is wholly located within a Site of Importance for Nature Conservation (SINC), which represents a significant environmental constraint. Development in this location would be likely to result in harm to biodiversity interests, and national and local policy affords strong protection to such designations. Overall, while the site has some association with existing development, the combination of its constrained and relatively isolated location, access limitations, and its full coverage by a SINC indicates

CONCLUSIONS	
	that it is not suitable for development. On this basis, the site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT002
2 fields in South Nutfield

SITE DETAILS	
HELAA Reference	NUT002
Site Address	2 fields in South Nutfield
Parish	Nutfield
Site Area	1.41
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Grazing land to the south of South Nutfield bordered by tree coverage. To the south is open agricultural land and then Redhill Aerodrome beyond this. To the west is continuing agricultural land. Further east beyond the settlement boundary is agricultural fields leading to the M23.
Site Specific Issues	Flood risk to southern boundary beyond site border. The site is in the Green Belt.
Existing Use	Grazing land

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	Potentially with NUT011 and NUT014

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes – minor
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	43
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located adjacent to the defined settlement boundary of South Nutfield, a Tier 3

ASSESSMENT OF SITE SUSTAINABILITY	
	settlement with a limited range of services and facilities. As a result, there would be a reliance on higher-order settlements to meet a wider range of day-to-day needs. Overall, the site performs relatively weakly in sustainability terms, reflecting both its peripheral location and the limited level of provision within the adjacent settlement.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the defined settlement boundary of South Nutfield. However, development would extend beyond the established pattern along the northern side of Kings Cross Lane, appearing as an encroachment into the open countryside. The site is affected by areas of surface water flood risk, which may influence layout, and lies within the Green Belt, where development would require justification through the wider Green Belt assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT003
Land east of 131 Mid Street, South Nutfield, RH1 5RP

SITE DETAILS	
HELAA Reference	NUT003
Site Address	Land east of 131 Mid Street, South Nutfield, RH1 5RP
Parish	Nutfield
Site Area	6.21
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site comprises agricultural land located to the east of South Nutfield, adjoining the settlement boundary. The land is characterised by open fields with established tree belts, including a linear band of trees running north–south through the site and additional planting along the boundaries. The site is bordered by the built extent of South Nutfield to the west and south, with a smaller agricultural field separating it from the railway line to

SITE DETAILS	
	the north and further development beyond. To the east, the landscape remains open and agricultural, extending towards the M23.
Site Specific Issues	Flood risk to northern boundary. It is unclear if access to the site can be achieved and might require demolition of an existing property. The site is in the Green Belt.
Existing Use	1 x bungalow (residential) and agricultural buildings
Proposed Use	Residential
Promoted Site Capacity	120
Could site form part of larger site?	Potentially with NUT004

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - adjacent to south east of site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	40
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located to the east of South Nutfield, a Tier 3 settlement with a limited range of services and facilities. While it adjoins existing residential development to the south, it is somewhat peripheral to the main village and does not have a strong functional relationship with its centre. Future occupiers would have some access to local provision; however, the limited level of services would result in a degree of reliance on higher-order settlements for day-to-day needs. Overall, the site performs relatively weakly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site / Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies adjacent to the defined settlement boundary of South Nutfield and has some relationship with existing development along its western edge. However, it extends into open land to the north and east, and development would represent an outward encroachment beyond the established settlement pattern. The site is affected by areas of surface water flood risk and flood zones 2 and 3, and lies within the Green Belt, where development would require justification through further assessment. Taken together, these factors raise concerns regarding the site's suitability for development subject to further technical assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT004
Thepps Close, South Nutfield, RH1 5NX

SITE DETAILS	
HELAA Reference	NUT004
Site Address	Thepps Close, South Nutfield | RH1 5NX
Parish	Nutfield
Site Area	1.02
Brownfield / Greenfield	GF
Relevant Planning History	2025/1408 - 26 dwellings - Pending
Site Description	Site comprises small arable field adjacent to the settlement boundary of South Nutfield to the east of the village. To the west and south is the built up area of South Nutfield with further agricultural fields to the north and east.
Site Specific Issues	The site is in the Green Belt.
Existing Use	No existing use.
Proposed Use	Residential
Promoted Site Capacity	25-30

SITE DETAILS	
Could site form part of larger site?	Potentially - NUT003

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	36
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located to the southern end of South Nutfield, a Tier 3 settlement with a limited range of services and facilities. While it adjoins existing

ASSESSMENT OF SITE SUSTAINABILITY	
	residential development to the south, it is somewhat peripheral to the main village and does not have a strong functional relationship with its centre. Future occupiers would have some access to local provision; however, the limited level of services would result in a degree of reliance on higher-order settlements for day-to-day needs. Overall, the site performs relatively weakly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site / Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT005
Nutfield Green Park, Former Laporte Works Site, Nutfield Road, Nutfield

SITE DETAILS	
HELAA Reference	NUT005
Site Address	Nutfield Green Park, Former Laporte Works Site, Nutfield Road, Nutfield
Parish	Nutfield
Site Area	58.93
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2023/1281 - 70 bed care home, 8 self build plots, 166 dwellings granted planning permission at appeal. The proposed developable area is the land closest to the A25.
Site Description	Site comprises large area of woodland and fields encompassing Nutfield Biodiversity Park - directly adjacent to the south are the small collection of houses that make up Nutfield, beyond this is extensive agricultural land; to the west are more

SITE DETAILS	
	fields before getting to the landfill site. To the north and east are more fields.
Site Specific Issues	Site is covered by SNCI. Development would see the removal of woodland (Parks Wood).
Existing Use	The Site comprises a mixture of grassland, blocks of self-seeding woodland, and waterbodies with an area of the former infrastructure remains to the south of the Site from the historic minerals and landfill works of the former Laporte Works.
Proposed Use	Residential
Promoted Site Capacity	166
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

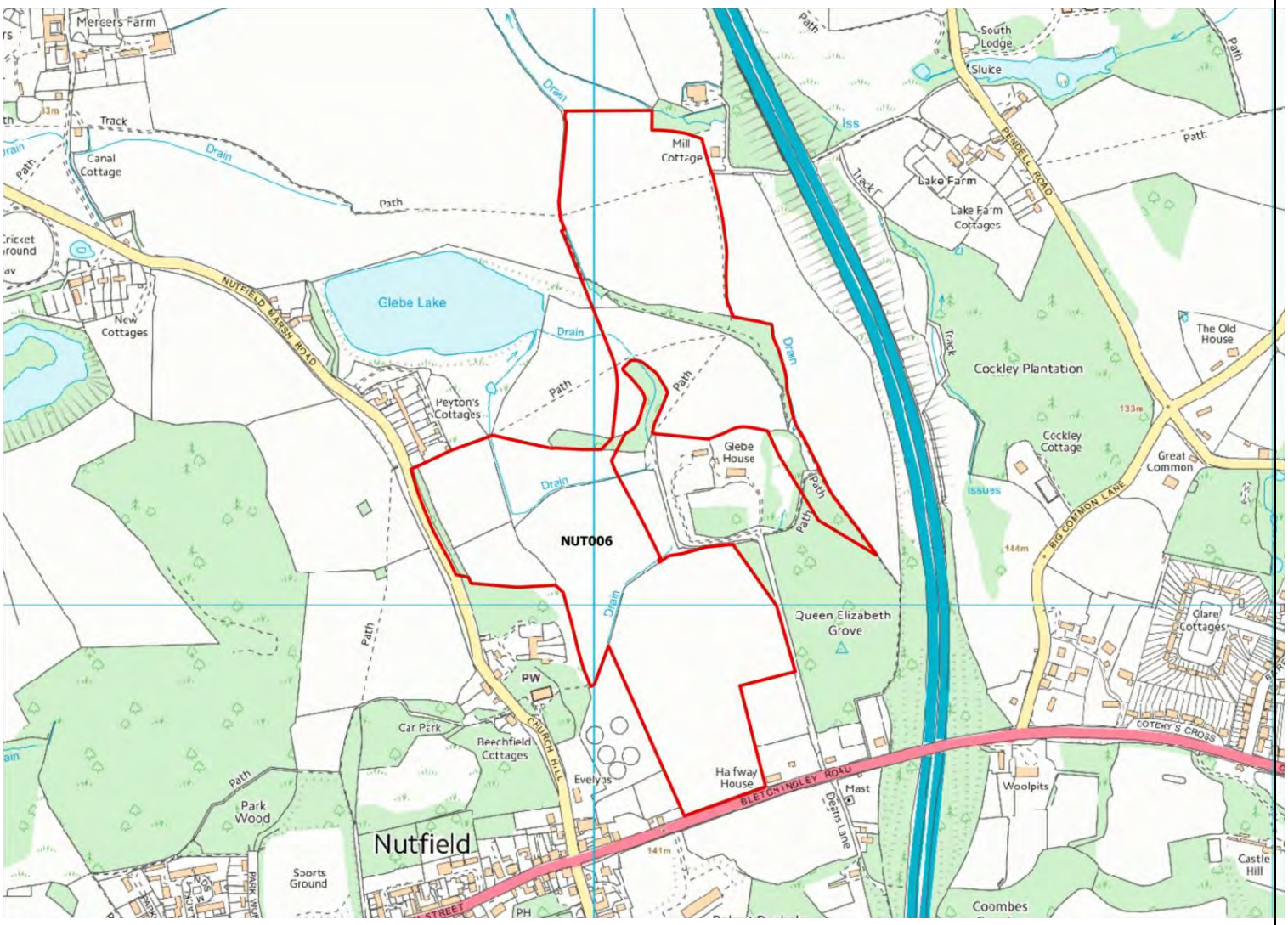
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - Adjacent to site to the south
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	100% coverage
Areas of Great Landscape Value (AGLV)	Borders to the south
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	45
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site has been confirmed as a sustainable location through the grant of planning permission at appeal.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site has planning permission for residential use (2023/1281) and is therefore the development area as shown on the approved plans is considered suitable. This does not include the majority of the northern part of the site, which would be retained for open space.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT006
Land to the north of Bletchingley Road between Nutfield Marsh Road and the M23, RH1 4HN



SITE DETAILS	
HELAA Reference	NUT006
Site Address	Land to the north of Bletchingley Road between Nutfield Marsh Road and the M23, RH1 4HN
Parish	Nutfield
Site Area	24.85
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises agricultural land. Directly adjacent to the north west are a small collection of houses and directly south are the dwellings that make up Nutfield. Tree coverage along the western boundary and within site.
Site Specific Issues	Site is largely covered by the designation SNCI. Minor Surface Water issues within site. Tree coverage to

SITE DETAILS	
	west and within site. Eastern part of site lies within the AGLV.
Existing Use	None
Proposed Use	Residential
Promoted Site Capacity	690
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Do major constraints prevent significant new development from coming forward on this site?	Yes
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 122/TAN
Listed Buildings	Yes - Adjacent to site to the south, east and west
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 85% coverage
Areas of Great Landscape Value (AGLV)	Covers eastern parcel
Possible Contaminated Land	Possible former landfill site
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	47
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the North of Nutfield village, which is identified as a Tier 4 settlement with a limited range of services and facilities. The site is physically separated from the main built-up area and does not have a strong spatial or functional relationship with the core of the village. While the site lies adjacent to land containing existing buildings associated with the former Laporte Works site and has some relationship with small clusters of development in the surrounding area, the wider parcel is largely rural in character and remains detached from the settlement. Overall, the site performs relatively weakly in sustainability terms due to its detached location and limited access to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	In the next 5-10 years

CONCLUSIONS	
Suitability Assessment	The site is located to the west of Nutfield and is physically separate from the main built-up area, with only a limited relationship to nearby clusters of development. In locational terms, this results in constrained accessibility to services and facilities and weighs against the suitability of the site. The site is located within a Site of Nature Conservation Importance (SNCI), which represents a significant environmental constraint. Development in this location would be likely to result in harm to biodiversity interests, and policies afford strong protection to such designations. This significantly limits the potential for development to come forward on the site. Overall, the combination of the site's detached location and the presence of a substantial ecological constraint indicates that the site is not suitable for development. On this basis, the site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

NUT007
Land at Kings Cross Lane, South Nutfield, RH1 5NU

SITE DETAILS	
HELAA Reference	NUT007
Site Address	Land at Kings Cross Lane, South Nutfield, RH1 5NU
Parish	Nutfield
Site Area	1.66
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises grassland on the eastern edge of the South Nutfield settlement boundary. To the south is continuing agricultural land with Redhill Aerodrome to the south west.
Site Specific Issues	Ancient woodland is within site to north west running to the east and on eastern boundary. Some Surface Water flood risk. The site is in the Green Belt.
Existing Use	Grassland / Greenfield
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - 15% coverage
Tree Preservation Orders	No
Listed Buildings	Yes - Adjacent to site to south, east and west
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

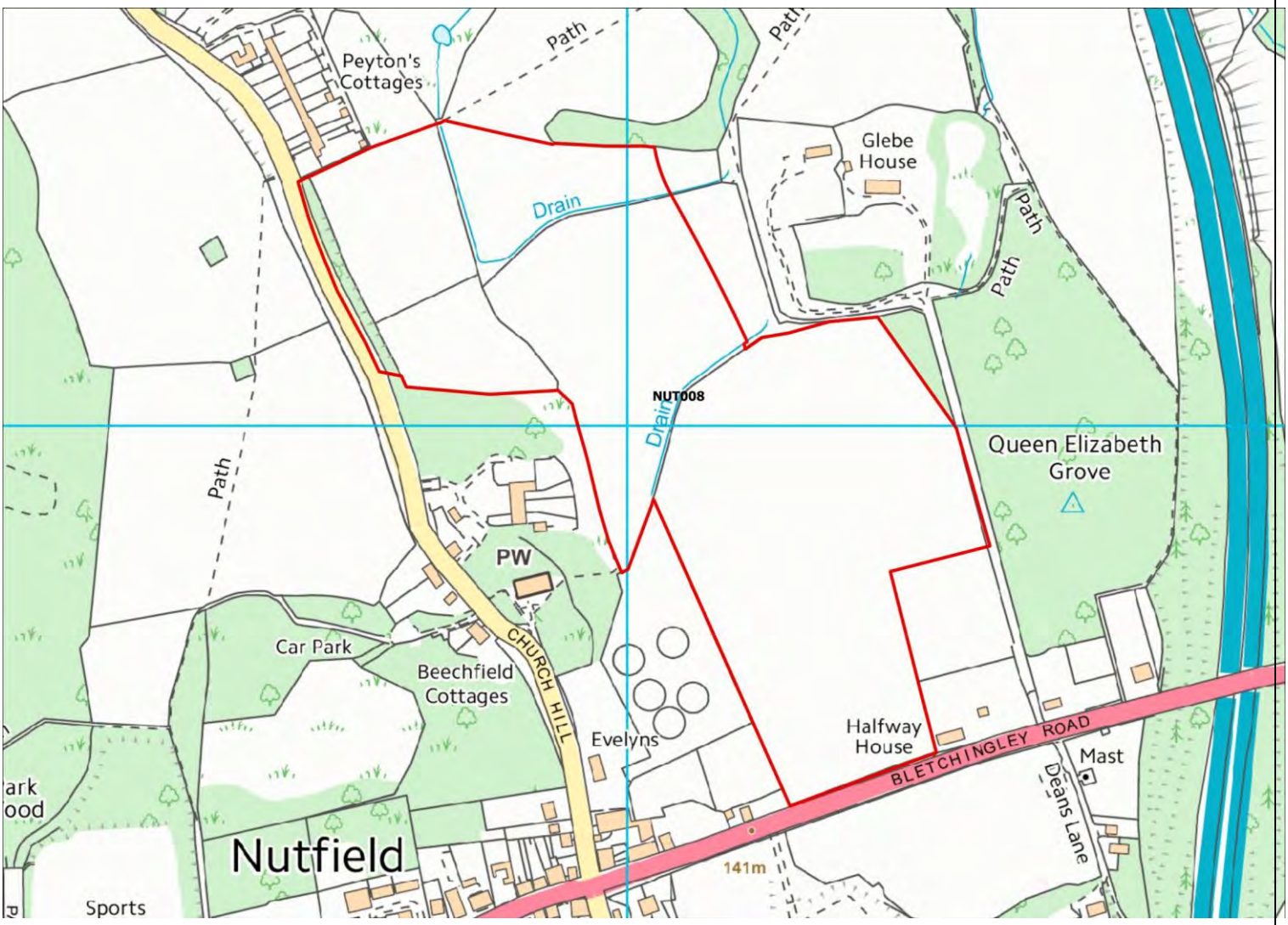
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	34
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located adjacent to the defined settlement boundary of South Nutfield, a Tier 3

ASSESSMENT OF SITE SUSTAINABILITY	
	settlement with a limited range of services and facilities. As such, there would be a degree of reliance on higher-order settlements to meet a wider range of day-to-day needs. Overall, the site performs relatively weakly in sustainability terms, reflecting its peripheral location and the limited level of local provision.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies adjacent to the defined settlement boundary of South Nutfield and has some relationship with existing residential development. However, development would extend beyond the current settlement edge, resulting in encroachment into the open countryside. The site is within the Green Belt and includes or adjoins areas of Ancient Woodland, both of which represent significant constraints likely to limit the extent of development. These factors raise concerns regarding the site's overall suitability; however, the site remains under assessment pending further detailed work.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT008
Land to the north of Bletchingley Road between Nutfield Marsh Road



SITE DETAILS	
HELAA Reference	NUT008
Site Address	Land to the north of Bletchingley Road between Nutfield Marsh Road
Parish	Nutfield
Site Area	13.73
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises arable agricultural land. Directly adjacent to the north west are a small collection of houses and directly south are the dwellings that make up Nutfield, beyond this is extensive agricultural land; to the west are more fields before arriving at a landfill site. To the north and east are more fields. Tree coverage lines the western boundary and within site.

SITE DETAILS	
Site Specific Issues	Site is largely covered by SNCI. Minor Surface Water issues within site. Tree coverage to west and within site covered by TPO. Eastern part of site lies within the AGLV. The site is in the Green Belt.
Existing Use	No existing uses
Proposed Use	Residential
Promoted Site Capacity	380
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

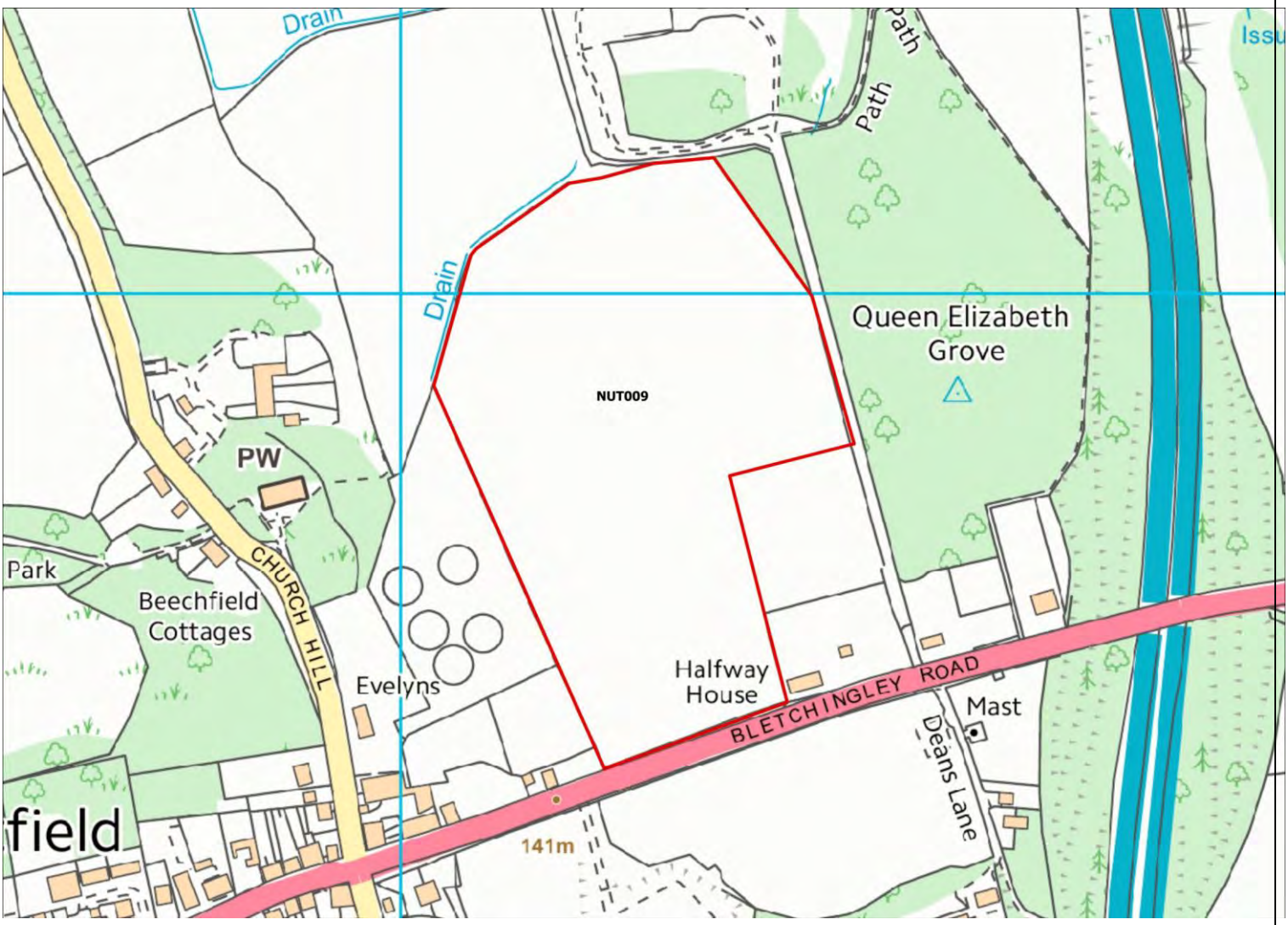
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 6/2000/TAN
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 50% coverage
Areas of Great Landscape Value (AGLV)	Yes - Borders the site to the east
Possible Contaminated Land	Near to landfill site
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	47
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the east of Nutfield, a Tier 4 settlement with a limited range of services and facilities. While it has some association with nearby development, including the former Laporte Works, it does not form part of a coherent settlement edge. Access to services is constrained, and future occupiers would be likely to rely on higher-order settlements and car travel for most day-to-day needs. Overall, the site performs relatively weakly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the east of Nutfield and, while not entirely isolated, has only a limited relationship with surrounding dispersed development and remains detached from the main settlement. It lies within the Green Belt and is partly designated as a Site of Nature Conservation Importance (SNCI), representing significant policy and ecological constraints. Taken together, the site's detached location, Green Belt designation and ecological sensitivity indicate that it is not suitable for development. On this basis, the site can be reasonably discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

NUT009
Land to the north of Bletchingley Road



SITE DETAILS	
HELAA Reference	NUT009
Site Address	Land to the north of Bletchingley Road
Parish	Nutfield
Site Area	6.86
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises agricultural land. Directly adjacent to the north west are a small collection of houses and directly south are the dwellings that make up Nutfield. Beyond this is extensive agricultural land to the north, west and east. Tree coverage lining the western boundary and within site.
Site Specific Issues	The site is in the Green Belt. Trees subject to TPO.
Existing Use	Vacant site, no existing uses
Proposed Use	Residential

SITE DETAILS	
Promoted Site Capacity	204
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 6/2000/TAN
Listed Buildings	Yes - Adjacent to site to south, east and west
Conservation Area	Yes
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes – adjacent to the northern boundary.
Areas of Great Landscape Value (AGLV)	Yes – adjacent to eastern boundary
Possible Contaminated Land	Possible former landfill
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	47
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the west of Nutfield village, which is identified as a Tier 4 settlement with a limited range of services and facilities. The site is not

ASSESSMENT OF SITE SUSTAINABILITY	
	directly adjoining the main built-up area of the village but is positioned close to Bletchingley Road, where there is a degree of existing frontage development. This relationship with the road network and nearby development provides some level of connectivity, and the site is not wholly isolated. However, it remains physically separate from the core of the settlement and does not form part of a coherent settlement edge. Overall, the site performs relatively weakly in sustainability terms, reflecting its detached but accessible location, limited relationship with the main settlement, and the restricted level of services and facilities available within a Tier 4 settlement.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the west of Nutfield and, while it has some relationship with development along Bletchingley Road, it remains physically separate from the main built-up area and does not form part of a coherent settlement edge. Development in this location would extend built form into the open countryside without strong containment and would be at odds with the prevailing settlement pattern. The site lies within the Green Belt, and its release would need to be justified through the wider Green Belt assessment. Overall, while the site benefits from proximity to the local road network, its detached overall location and poor relationship with the settlement, indicate that it does not represent a suitable location for development. On this basis, the site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT010
Orchard Paddock, Nutfield Marsh Road, Nutfield, Redhill, Surrey, RH1 4EU

SITE DETAILS	
HELAA Reference	NUT010
Site Address	Orchard Paddock, Nutfield Marsh Road, Nutfield, Redhill, Surrey, RH1 4EU
Parish	Nutfield
Site Area	0.15
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Open undeveloped field.
Site Specific Issues	None identified
Existing Use	Paddock
Proposed Use	residential
Promoted Site Capacity	5
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 100% coverage
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water – High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	45
Tier of Nearest Settlements	N/A
Sustainability Assessment	Not undertaken as site does not meet size threshold for HELAA

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration and covered by a SNCI.
Initial conclusion on suitability	**Unsuitable**

NUT011
Land at Kings Cross Lane, South Nutfield, RH1 5RL

SITE DETAILS	
HELAA Reference	NUT011
Site Address	Land at Kings Cross Lane, South Nutfield, RH1 5RL
Parish	Nutfield
Site Area	0.97
Brownfield / Greenfield	GF
Relevant Planning History	2026/52 - 9 dwellings - Approved
Site Description	Site comprises grassland and small collection of trees adjacent to residential development.
Site Specific Issues	Surface Water flood risk to access road to the northern boundary of site. Resolved through grant of planning permission.
Existing Use	Scrubland
Proposed Use	Residential
Promoted Site Capacity	15
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

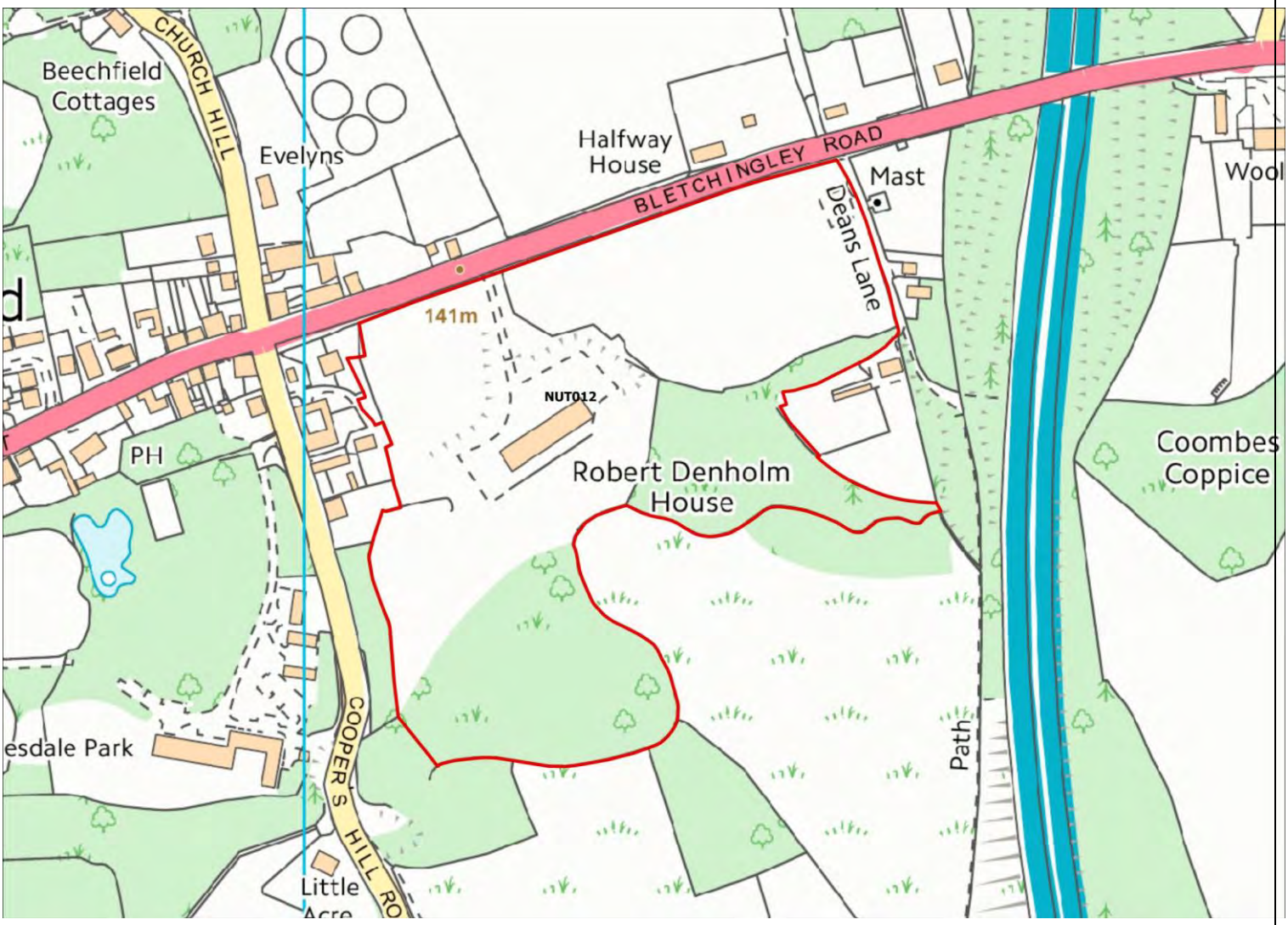
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - number of listed buildings to south west of site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	38
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	Site's location confirmed as acceptable through grant of planning permission.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site has planning permission under ref 2026/52 and is therefore considered suitable for development.
Initial conclusion on suitability	**Suitable - site with PP**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT012
Grounds of Robert Denholm House and adjacent land, Bletchingley Road, Nutfield, RH1 4HW



SITE DETAILS	
HELAA Reference	NUT012
Site Address	Grounds of Robert Denholm House and adjacent land, Bletchingley Road, Nutfield, RH1 4HW
Parish	Nutfield
Site Area	8.38
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Land connected to Robert Dunholm House (events venue) with large area of site covered by trees with TPOs. Site bounded to the east by the M23 with continuing agricultural land to the south, west and north. Collection of houses that form part of Nutfield directly adjacent to the west.

SITE DETAILS	
Site Specific Issues	Surface Water flood risk to centre of site. Large area of TPOs. Large area of site is designated as AGLV. The site is in the Green Belt.
Existing Use	Wedding venue
Proposed Use	Mixed use
Promoted Site Capacity	44 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

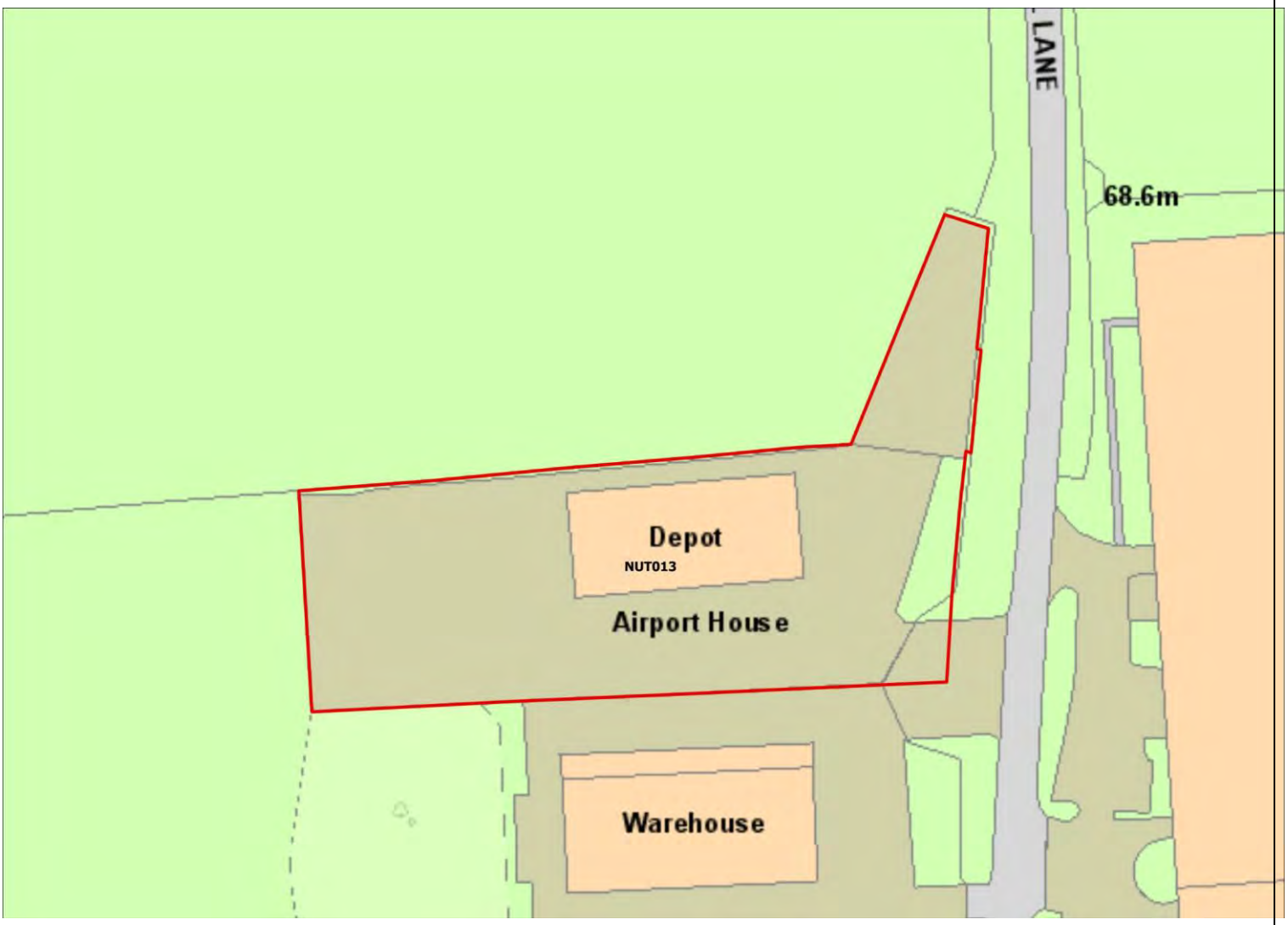
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - To south west of site
Tree Preservation Orders	Yes - Large area of TPOs on site
Listed Buildings	Yes – Setting of various listed buildings to the west
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes - covers over 50% of site
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	49
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located to the south of Nutfield village, a Tier 4 settlement with a limited range of services and facilities. The western part of the site lies adjacent to the settlement edge and has some relationship with existing development, although the majority of the site extends into a more detached, wooded and rural setting, resulting in a generally weak overall relationship with the main built-up area. While some local access to services may be available, opportunities for walking and cycling are likely to be limited, and future occupiers would be likely to rely on private vehicle use to meet most day-to-day needs, including access to higher-order settlements. Overall, the site performs relatively poorly in sustainability terms due to its peripheral and partly detached location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a largely self-contained parcel centred on existing development, characterised by a mix of open land and mature tree cover, giving it an estate-like, rural character. While the western edge adjoins the settlement boundary of Nutfield, this relationship is limited, with the majority of the site extending into a more wooded and detached countryside setting. The site is subject to notable constraints, including extensive tree cover (some protected) and its location within the Green Belt, which would significantly limit development potential. Given its weak relationship with the settlement, estate-like character and environmental sensitivities, the site is not considered suitable for development and can be discounted.
Initial conclusion on suitability	**Unsuitable**

NUT013
Airport House, Kings Mill Lane, South Nutfield, RH1 5JY



SITE DETAILS	
HELAA Reference	NUT013
Site Address	Airport House, Kings Mill LaneSouth Nutfield, RH1 , 5JY
Parish	Nutfield
Site Area	0.45
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site comprises a warehouse building and associated land connected to Redhill Aerodrome. It is directly adjoined by the aerodrome to the east and south, with open agricultural fields to the west and north separating it from East Surrey Hospital, the urban area of Redhill, and the village of South Nutfield.

SITE DETAILS	
Site Specific Issues	Surface Water flood risk present on site. The site is in the Green Belt
Existing Use	Warehouse/office 525 sq metres yard 3735 sq metres
Proposed Use	Mixed use
Promoted Site Capacity	15 - 20 non-residential floorspace - unknown
Could site form part of larger site?	Yes - NUT014

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

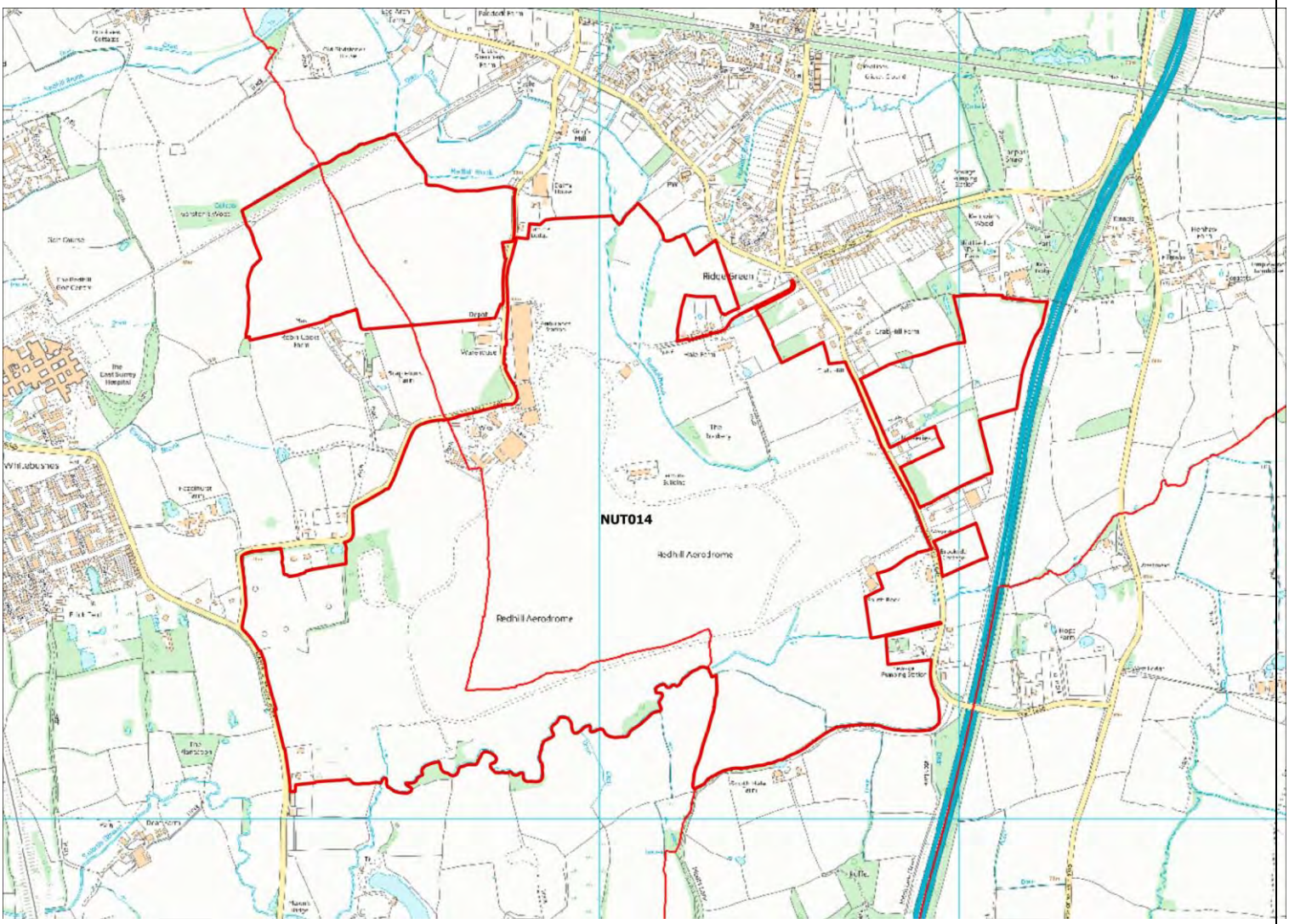
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	36
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located to the south of South Nutfield and is physically separate from the main built-up area, with a weak relationship to the settlement. It is, however, associated with existing development at Airport House and the wider aerodrome complex, providing some context though not forming a coherent settlement pattern. Accessibility to services is limited, and future occupiers would be likely to rely on higher-order settlements for most day-to-day needs. However, the site adjoins land at Redhill Aerodrome being considered for larger-scale development, and its sustainability could improve if brought forward as part of a comprehensive, masterplanned scheme.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Achievable

CONCLUSIONS	
Suitability Assessment	The site comprises previously developed land associated with existing buildings at Airport House, which weighs in favour of redevelopment in principle. However, it is physically separate from the main built-up area of South Nutfield and does not form part of a coherent settlement edge, resulting in limited integration with the existing settlement pattern and constrained access to services and facilities. The site lies within the Green Belt, and its suitability must be considered through the Council's wider Green Belt assessment, including whether exceptional circumstances exist to justify release.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT014
Redhill Aerodrome, Redhill, Surrey, RH1 5JZ



SITE DETAILS	
HELAA Reference	NUT014
Site Address	Redhill Aerodrome, Redhill, Surrey, RH1 5JZ
Parish	Nutfield
Site Area	236.32
Brownfield / Greenfield	GF / BF
Relevant Planning History	N/A
Site Description	The site comprises a substantial area of land centred on Redhill Aerodrome, extending across a large, predominantly open and undeveloped landscape to the south of South Nutfield and east of Redhill. The site includes the operational aerodrome, associated airport buildings, hangars and infrastructure, alongside extensive areas of surrounding agricultural land, grassland and open fields.

SITE DETAILS	
	The site is irregular in shape and bounded by a mixture of land uses. To the west, it is separated from the urban area of Redhill and East Surrey Hospital by intervening fields. To the north, smaller parcels of land lie between the aerodrome and South Nutfield village, including agricultural land and scattered development. To the east, the site extends towards the M23 corridor, while to the south it is bordered by further open countryside.
Site Specific Issues	The site is in the Green Belt. Part of the site on its eastern section is within Flood Zones 2 and 3 and at risk of flooding. There are also pockets of surface water flooding across the site. A large portion of the site's eastern section is in a biodiversity opportunity area. Safe and suitable access would need to be confirmed. Redhill Aerodrome is a CAA licensed airfield.
Existing Use	Aerodrome / employment
Proposed Use	Mixed use
Promoted Site Capacity	2,250 residential dwellings and other forms of housing including key worker housing for East Surrey Hospital, affordable housing, Gypsy & Traveller / Travelling Showpeople provision and self build plots. This is proposed to be supported by a comprehensive infrastructure package including school provision, employment land, transport infrastructure, open space, flood risk mitigations, green infrastructure and ecology measures, foul drainage upgrades, health care and community uses and a neighbourhood centre with shops and other local services.
Could site form part of larger site?	Yes – NUT013

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - adjacent to the west of site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Possible from commercial uses
Flood Zone 2	Yes – Eastern part
Flood Zone 3	Yes – Eastern part
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes
Surface Water – High	Yes
OTHER	
Brownfield / Greenfield	GF / GF
Landscape Sensitivity	ENA11: Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	34
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located to the south of South Nutfield and does not directly adjoin the main built-up area, resulting in a more limited relationship with the settlement. However, it sits within the wider Redhill–Earlswood corridor and is relatively well positioned in relation to surrounding urban areas. Rail services are accessible from nearby stations at Earlswood, South Nutfield and Salfords, although access on foot may be variable across the site and is not uniformly convenient. Opportunities for walking and cycling to services remain somewhat constrained, and there is likely to be a reliance on private vehicle use. Overall, when considered in isolation, the site performs moderately in sustainability terms, reflecting its reasonable access to transport nodes alongside its more detached local context.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a large parcel of land in active use as Redhill Aerodrome, located to the south of South Nutfield. It is physically separate from the main built-up area and does not form part of a defined settlement boundary, such that development would extend built form into an area currently characterised by open land. The site lies within the Green Belt, and its release for development would need to be justified through the Local Plan process by demonstrating exceptional circumstances. This represents a key policy consideration in assessing suitability alongside a range of technical matters including flood risk, access, transport impacts, biodiversity, landscape, noise and infrastructure requirements. The site is of a substantial scale and includes areas of previously developed land, which may offer some potential for redevelopment. It is also located within the wider Redhill–Earlswood corridor, with access to the strategic road network and proximity to nearby rail stations, which are relevant considerations in accessibility terms. Overall, while the site has some locational and functional attributes, its suitability for development will depend on the outcome of the Green Belt assessment and further detailed consideration of infrastructure, accessibility and environmental factors.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

NUT015
Land north of Kings Cross Lane, Nutfield Farm, Nutfield, RH1 5NY

SITE DETAILS	
HELAA Reference	NUT015
Site Address	Land north of Kings Cross Lane, Nutfield Farm, Nutfield, RH1 5NY
Parish	Nutfield
Site Area	6.97
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises arable fields with tree coverage within site and lining to the boundary. Directly north is the railway line and directly east is the M23; to the south, north and east is continuing agricultural land with the settlement of South Nutfield to the west.
Site Specific Issues	Site isolated from main settlement and bound by railway line to the north and M23 to the east. some

SITE DETAILS	
	Surface Water flood risk present on site. The site is in the Green Belt.
Existing Use	Currently used for agriculture but otherwise vacant
Proposed Use	Mixed use
Promoted Site Capacity	100-150 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	35
Tier of Nearest Settlements	Tier 3
Sustainability Assessment	The site is located to the south-east of South Nutfield (Tier 3), but is physically separated from the main built-up area and does not form part of a coherent settlement edge. Its limited relationship with development along Kings Cross Lane does not provide strong integration with the wider settlement. Access to services and facilities by walking and cycling is constrained, and the adjacent M23 forms a strong physical barrier, further limiting connectivity. As a result, future occupiers would be likely to rely on private vehicle use, and the site performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site is isolated from main settlement and considered to be unsustainably located. Development would be incongruous with the settlement pattern of the village.
Initial conclusion on suitability	**Unsuitable**

OUT001
Corner plot, Millers Lane/Rookery Hill, Outwood, RH1 5PZ

SITE DETAILS	
HELAA Reference	OUT001
Site Address	Corner plot, Millers Lane/Rookery Hill, Outwood, RH1 5PZ
Parish	Outwood
Site Area	0.25
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is in the corner of Millers Lane and Rookery Hill, and it is occupied by a number of trees, some of which have TPOs. The TPO covers a large section of the site and there are other non-TPO trees on the site. A number of residential properties on similar sites exist in the area, however these are mainly single residential dwellings with large plots.

SITE DETAILS	
Site Specific Issues	The TPO covers a large section of the site and there are plenty of other non-TPO trees on the site. The site is in the Green Belt.
Existing Use	Unused paddock - occassionally used for dog training exercises.
Proposed Use	Residential
Proposed Site Capacity	2
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

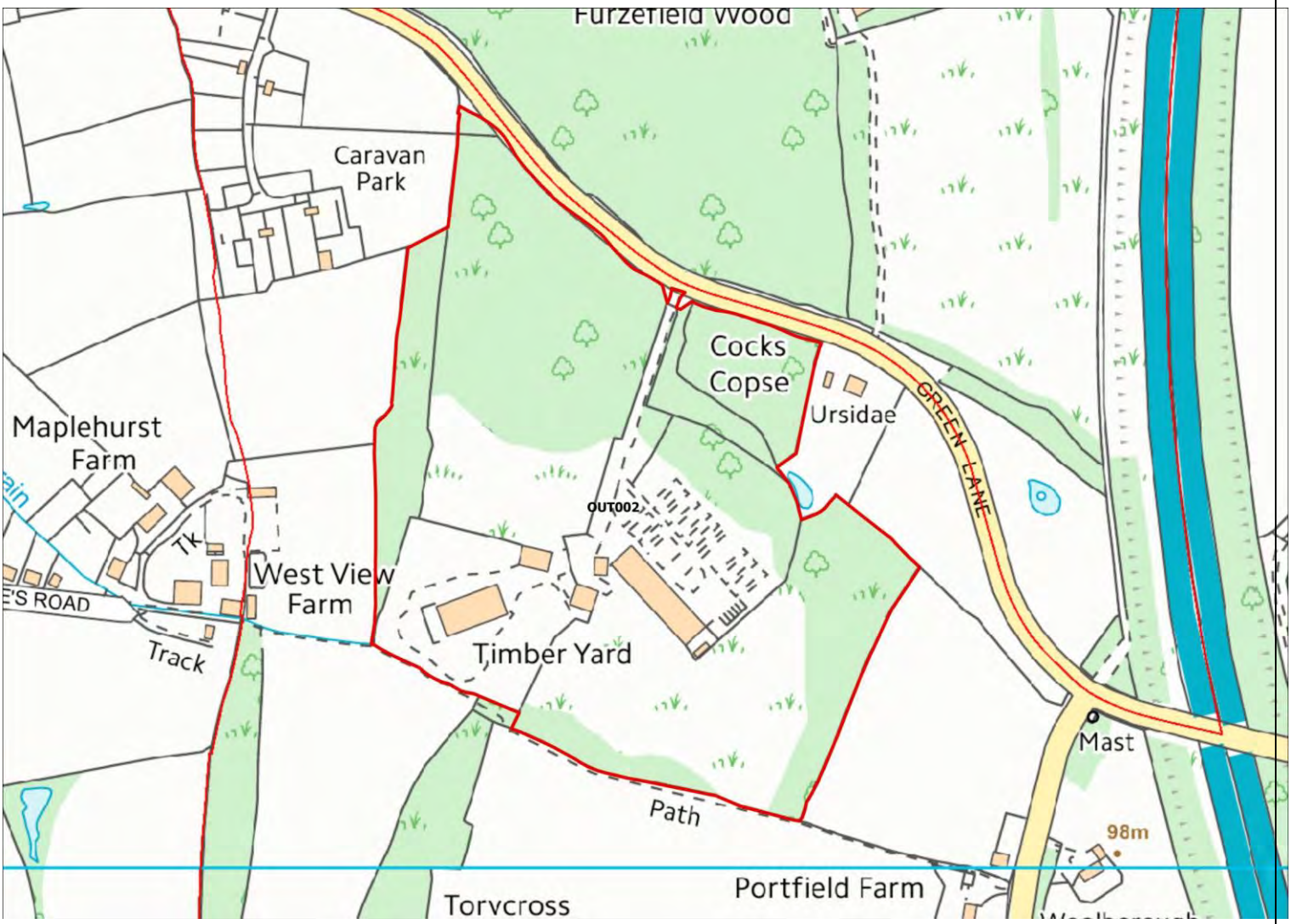
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 108/TAN - covers large proportion of the site
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water - Medium	No
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	26
Tier of Nearest Settlements	N/A
Sustainability Assessment	Whilst the site is within the settlement of Outwood, there is limited access to services and facilities here and car dependency would be high.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

OUT002
Green Lane Sawmills, Outwood, Redhill, RH1 5QP



SITE DETAILS	
HELAA Reference	OUT002
Site Address	Green Lane Sawmills, Outwood, Redhill, RH1 5QP
Parish	Outwood
Site Area	9.81
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The western edge of the site is occupied by Ancient Woodland and a number of trees occupy the northern section of the site. There is existing access to the site as the site is currently being used for warehouse/open storage/employment purposes. Similar uses dotted around the area are noted.
Site Specific Issues	The western edge of the site is occupied by Ancient Woodland and a number of trees with TPO occupy

SITE DETAILS	
	the northern section of the site. The site is in the Green Belt.
Existing Use	Class B1, B2 and B8 use, retention of sawmill use.
Proposed Use	Employment
Proposed Site Capacity	9ha
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - western section of site covere
Tree Preservation Orders	Yes - 53/GOD
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Possible from commercial uses
Flood Water 2	No
Flood Water 3	No
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes – minor
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

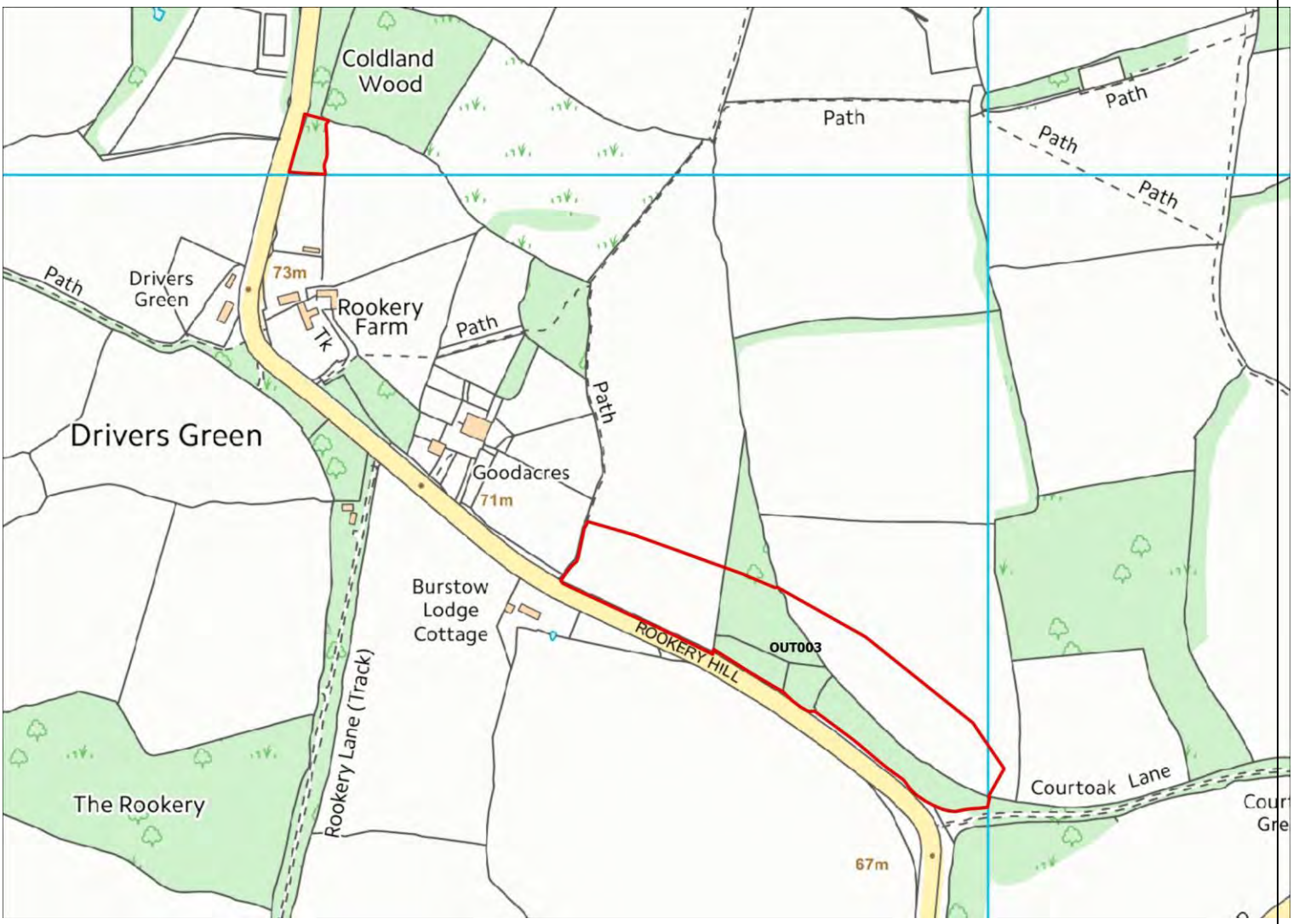
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	yes
Connectivity Tool Scoring	29

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is proposed for employment use and, in this context, represents an appropriate location, given that it is already in use for a similar function and benefits from established access arrangements.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is proposed for employment uses and includes areas of previously developed land, which may support some limited additional development or intensification in principle. However, it also contains areas of Ancient Woodland, which represent a significant environmental constraint and would require appropriate protection. The site lies within the Green Belt, and any development would need to be considered against Green Belt policy, including whether it preserves openness and complies with relevant exceptions. As such, while some intensification of existing uses may be appropriate, the overall scope for development is constrained and would require careful assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OUT003
Parcel of land near Rookery Farm, Rookery Hill, Outwood, Surrey, fronting Rookery Hill, RH1 5QZ



SITE DETAILS	
HELAA Reference	OUT003
Site Address	Parcel of land near Rookery Farm, Rookery Hill, Outwood, Surrey, fronting Rookery Hill, RH1 5QZ
Parish	Outwood
Site Area	2.77
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site in use as agricultural land or managed grassland (two separate plots) with Ancient Woodland running through the middle of it, as well as additional trees in the eastern section of the site. The majority of the land in the immediate vicinity is in

SITE DETAILS	
	similar uses with no significant infrastructure, facilities or residential units noted.
Site Specific Issues	Ancient woodland runs through the middle of the site. The site also seems to span across two different parcels of land separated by Ancient Woodland, which may make developing the site difficult. The site is in the Green Belt.
Existing Use	Farmland. Grazing rights granted to a farmer.
Proposed Use	Residential
Proposed Site Capacity	5
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – Run through middle of site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes
Surface Water - Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	32
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is not in a sustainable location. It lies far outside any of the settlement boundaries within the district and a car dependency would be necessary to access any services or facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is isolated from any main settlement and not considered to be in a sustainable location. The middle section of the site is also designated as Ancient Woodland and this would affect the overall capacity of development. For these reasons the site is unsuitable for residential development.
Initial conclusion on suitability	**Unsuitable**

OXT001
Land East of Holland Road
Hurst Green, | RH8 9BQ

SITE DETAILS	
HELAA Reference	OXT001
Site Address	Land East of Holland Road, Hurst Green, RH8 9BQ
Parish	Oxted
Site Area	1.24
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises grassland at the rear of a small culdesac of residential dwellings to the south of Hurst Green. To the south and west is continuing grassland/agricultural land. To the east is extensive woodland that is bound by the railway line - beyond this is continuing agricultural land and more woodland. Directly west is ribbon development that continues south and includes a Public house. To the

SITE DETAILS	
	access road is a footway that continues into the urban area of Hurst Green/Oxted. Slightly north of the site is Holland Junior School.
Site Specific Issues	Electricity pylons on site and oil pipeline running through site; site borders railway line and AGLV - highways assessment required to assess access. Minor Surface Water flood risk to site.
Existing Use	Occasional grazing. Use transferred to Foyle Farm owner.
Proposed Use	residential
Promoted Site Capacity	20 - 25
Could site form part of larger site?	Yes - OXT004. OXT014 is a duplicate of this site

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - adjacent to site access
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - within 50m of access
Areas of Great Landscape Value (AGLV)	Yes - borders site
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	OXT 040: Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	46
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is located on the southern edge of the built-up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location is likely to encourage a greater reliance on private car use, limiting its overall sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south of the large built up area and adjoins the defined settlement boundary. However, development in this location would extend built form beyond the current settlement edge and into the surrounding countryside. The site lies within the Green Belt and performs a strong role in preventing sprawl and encroachment as well as maintaining the rural character of the area. Its suitability for development will need to be considered through the Council's wider Green Belt

CONCLUSIONS	
	assessment and whether exceptional circumstances exist to justify release through the Local Plan. This represents the key constraint affecting the site. Limited areas of surface water flood risk are present, which may restrict the potential for development. Overall, while the site has some relationship with the existing settlement, its position within the Green Belt and the extent to which development would extend into currently undeveloped land raise concerns that will need to be carefully considered in assessing its suitability for development.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT002
Brickmakers Farm, Tanhouse Road, Oxted, RH8 9PE

SITE DETAILS	
HELAA Reference	OXT002
Site Address	Brickmakers Farm, Tanhouse Road, Oxted, RH8 9PE
Parish	Oxted
Site Area	3.17
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Medium sized agricultural field bordered by trees to the south and west (with continuing agricultural land beyond) and continuing agricultural land and associated farm buildings to the east.
Site Specific Issues	Site isolated from main settlement and lying within the open countryside. Flood risk (FZ2) to site access; highways assessment required to assess impact of development on access road to site.

SITE DETAILS	
Existing Use	The land is currently being used for agricultural purposes.
Proposed Use	Residential
Promoted Site Capacity	50 - 70
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No- borders proposed boundary extension
Proposed National Landscape Extension Area	Yes - borders proposed boundary extension
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - Grade II within 100m of site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes – minor
Surface Water- High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

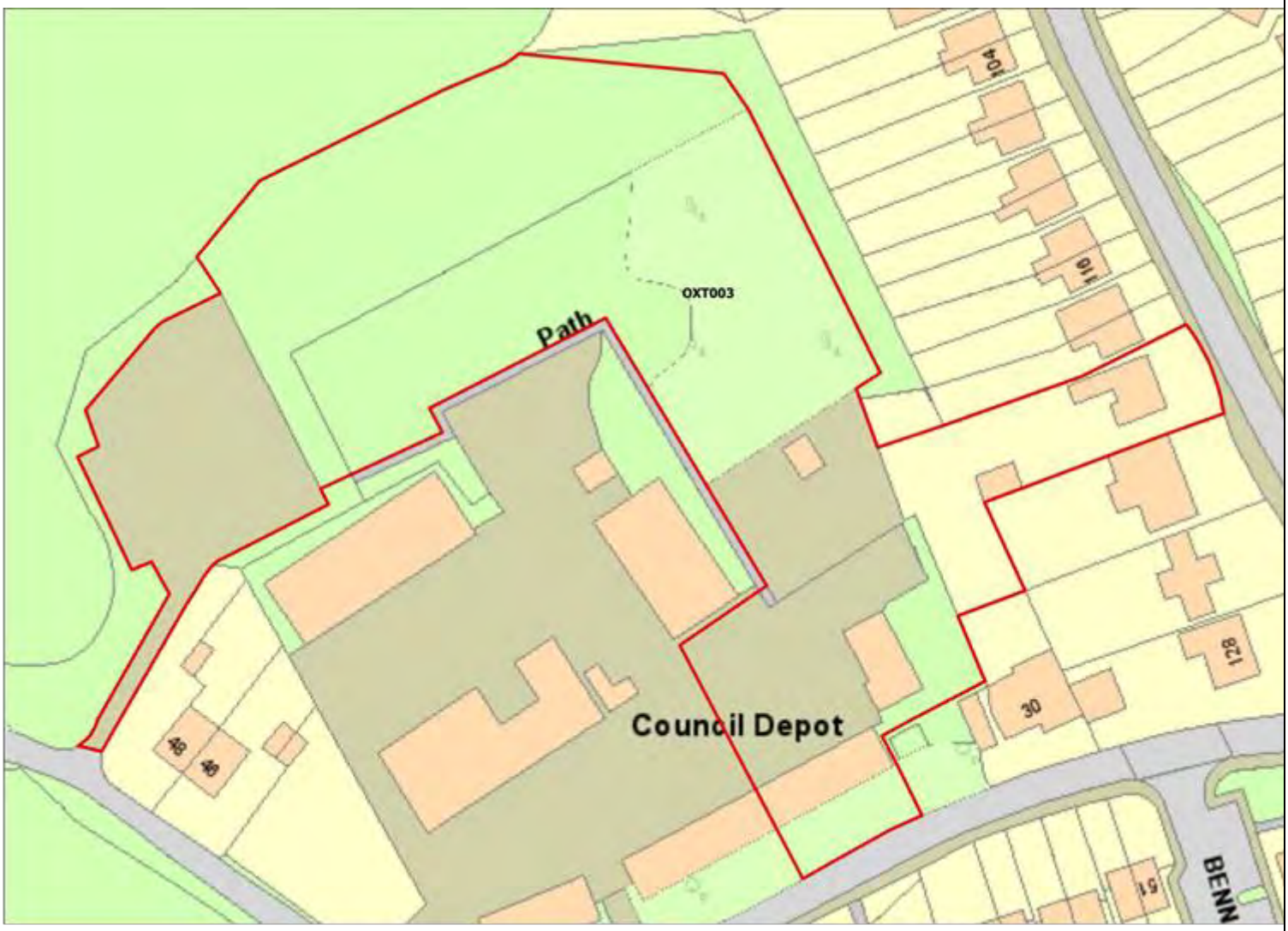
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	45

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the west of the large built up area of Oxted, Limpsfield and Hurst Green. It is an isolated site albeit close to limited residential development. However, the site is some distance from the town centre, where the majority of higher-order services and facilities are concentrated. As such, access to a full range of services by walking and cycling is more limited, and future occupiers would be likely to rely on private vehicle use. Overall, the site performs poorly in sustainability terms, reflecting its isolated location, and the distance to higher-order services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment. The site has very limited integration with the settlement and would result in incongruous development into the countryside. When considered with its relatively poor accessibility to services this site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

OXT003
Council depot, Warren lane, Hurst Green, RH8 9DB



SITE DETAILS	
HELAA Reference	OXT003
Site Address	Council depot, Warren lane, Hurst Green, RH8 9DB
Parish	Oxted
Site Area	0.91
Brownfield / Greenfield	BF
Relevant Planning History	2024/155 - 22 dwellings - Pending
Site Description	The site is a Waste and Recycling Depot on the south-western edge of Hurst Green. It contains a number of buildings, as well as storage and parking areas related to its depot use which will need to be relocated. The site lies adjacent and opposite properties on Mill Lane and Warren Lane. It is screened by trees and shrubbery from open countryside to the north-west. To the north are agricultural fields with residential dwellings to the

SITE DETAILS	
	south fronting continuing agricultural fields. To the east is the urban development of Hurst Green with a sewage works to the west.
Site Specific Issues	Potential issues presented by brownfield land though none identified at present; minor Surface Water issues that are likely to be resolved during an application. Need to assess impacts of odour from sewage works.
Existing Use	Council depot for council services and partially leased to Biffa
Proposed Use	Residential
Promoted Site Capacity	50
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – In setting of Grade II Listed Coltsford Mill
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Storage tanks on site would need to be investigated
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes – minor
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	BF

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	40
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the south of the large built up area of Oxted, Limpsfield and Hurst Green but mostly within the defined settlement boundary. While the site benefits from its location within and adjoining a Tier 1 settlement, and provides access to local facilities and surrounding residential areas, future occupiers would be likely to rely to some extent on private vehicle use to access a wider range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Public land owning body,Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises previously developed land within and adjacent to the built-up area, which provides a strong relationship with the existing settlement and weighs in favour of development in principle. A planning application is currently under consideration for development of the site. The final suitability will be determined through that process but for the reasons stated it is likely to be an acceptable site in principle.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT004
DIAMOND FARM, HOLLAND ROAD, HURST GREEN, RH8 9BQ

SITE DETAILS	
HELAA Reference	OXT004
Site Address	Diamond Farm, Holland Road, Hurst Green, RH8 9BQ
Parish	Oxted
Site Area	1.19
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises grazing land that borders a small culdesac of residential dwellings at the south of Hurst Green. To the south and west is continuing grassland/agricultural land. To the east is extensive woodland that is bound by the railway line - beyond this is continuing agricultural land and more woodland. This area borders AGLV. Directly west is ribbon development that continues south and

SITE DETAILS	
	includes a Public house. To the access road is a footway that continues into the urban area. Slightly north of the site is Holland Junior School.
Site Specific Issues	Access would be required from adjoining site and site is not adjacent to settlement edge. Site borders railway line and AGLV to the east, SNCI to the south, and Open Space to the north.
Existing Use	Grazing
Proposed Use	Residential
Promoted Site Capacity	45
Could site form part of larger site?	Yes - OXT001

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – Adjacent
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - Borders site boundary to the south
Areas of Great Landscape Value (AGLV)	Yes - borders site
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	OXT 040: Moderate sensitivity x Slight value = Medium/High landscape capacity

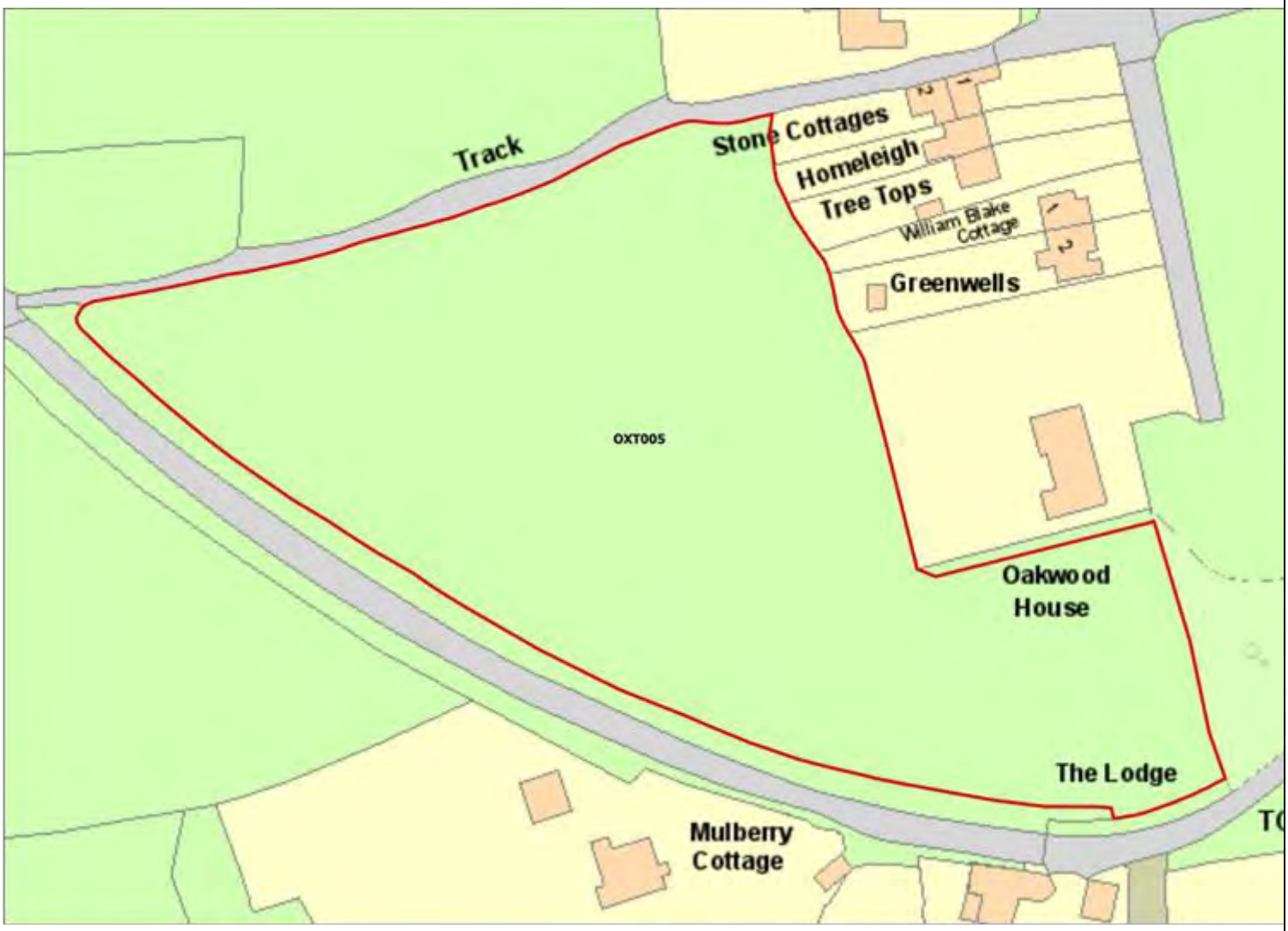
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	40
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the southern edge of the built-up area of Oxted, Limpsfield and Hurst Green and some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location including separation from the settlement performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located beyond the defined settlement boundary and of itself is isolated. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. Areas of surface water flood risk are present, which may restrict the development potential of the site. Overall, the site has limited connection to the settlement boundary on its own but will be deferred for further assessment through the Green Belt.

CONCLUSIONS	
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT005
Oxted Place, Broadham Green Road, Broadham Green Road | RH8 9PF



SITE DETAILS	
HELAA Reference	OXT005
Site Address	Oxted Place, Broadham Green Road Broadham Green Road | RH8 9PF
Parish	Oxted
Site Area	1.00
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is in agricultural use and is bordered by a small number of dwellings to the north and south of the site. The rest of the surrounding area is in agricultural use and open countryside.
Site Specific Issues	No site specific issues identified at this stage.
Existing Use	Rough grazing.
Proposed Use	Residential
Promoted Site Capacity	5 to 10

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes – within setting
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – within setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water -Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	38
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within the open countryside and is physically separate from the large built up of Oxted, Limpsfield and Hurst Green.

ASSESSMENT OF SITE SUSTAINABILITY	
	The site is not well served by public transport, with no bus routes in close proximity, and is located approximately a 20–25 minute walk from Hurst Green. Given its location, access to a range of day-to-day services and facilities would be limited, and future occupiers would be likely to rely on private vehicle use to meet most needs. Overall, the site performs poorly in sustainability terms due to its detached and relatively isolated location, limited access to public transport, and restricted accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is isolated from the main settlement and not considered to be in a sustainable location. The site is also in the proposed National Landscape boundary extension area.
Initial conclusion on suitability	**Unsuitable**

OXT006
Former Brickworks & Land to the West of Red Lane at Brickfield Cottages, Red Lane, Hurst Green, RH8 0RT

SITE DETAILS	
HELAA Reference	OXT006
Site Address	Former Brickworks & Land to the West of Red Lane at Brickfield Cottages, Red Lane, Hurst Green, RH8 0RT
Parish	Oxted
Site Area	2.73
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises large area of woodland set within the AGLV - site is a former brickworks that ceased operation in the 1950s currently comprises residential dwellings and a warehouse. Site is bordered to the west by a railway line and to the south and east, minor scattering of residential dwellings and significant tree coverage. To the north

SITE DETAILS	
	is grassland that physically seperates the site from the southern edge of the Oxted/Hurst Green urban area. Access to site gained from Red Lane to the east which continues through to the main urban area.
Site Specific Issues	Site disconnected from main settlement - access road to site does not have a footway; highways assessment required to assess whether development is appropriate for the road network. Surface Water issues to site that would need addressing.
Existing Use	2 x rental C3 dwellings and their associated garden spaces (3.02%) 1 x warehouse
Proposed Use	Residential
Promoted Site Capacity	20
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - adjacent to site
Tree Preservation Orders	Yes - adjacent to site
Listed Buildings	No
Conservation Areas	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - adjacent to site (covering the Ancient Woodland)
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Potentially from former brick works use.
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Surface Water- Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	37
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located near to the south eastern edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location is likely to encourage a greater reliance on private car use, limiting its overall sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south-east of the large built up area beyond the defined settlement boundary. Development in this location would extend built form further into the countryside and may appear at odds with the prevailing pattern of development, particularly given the degree of separation from the settlement edge.

CONCLUSIONS	
	Access to the site is also a concern, with the local road network potentially limited in its ability to safely accommodate additional traffic. The absence of continuous pedestrian infrastructure further constrains access to the settlement by walking, which may restrict opportunities for sustainable travel. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. Areas of surface water flood risk are present, which may restrict any development potential.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT007
Land off Holland Road
Hurst Green | RH8 9BQ

SITE DETAILS	
HELAA Reference	OXT007
Site Address	Land off Holland Road Hurst Green | RH8 9BQ
Parish	Oxted
Site Area	2.45
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Northern Parcel: Site comprises grassland at the rear of a small culdesac of residential dwellings to the south of Hurst Green. To the south and west is continuing grassland/agricultural land. To the east is extensive woodland that is bound by the railway line - beyond this is continuing agricultural land and

SITE DETAILS	
	more woodland. To the east is the AGLV beyond the railway line.
Site Specific Issues	Electricity pylons on site and oil pipeline running through site; site borders railway line and AGLV - highways assessment required to assess access. Site is also designated Open Space. Minor Surface Water flood risk to site;
Existing Use	Disused Fields and grazing land
Proposed Use	residential
Promoted Site Capacity	50-60
Could site form part of larger site?	It forms part of OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - adjacent to site access
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - Borders site boundary to the south and within 50m of access
Areas of Great Landscape Value (AGLV)	Yes - borders site
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water- High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

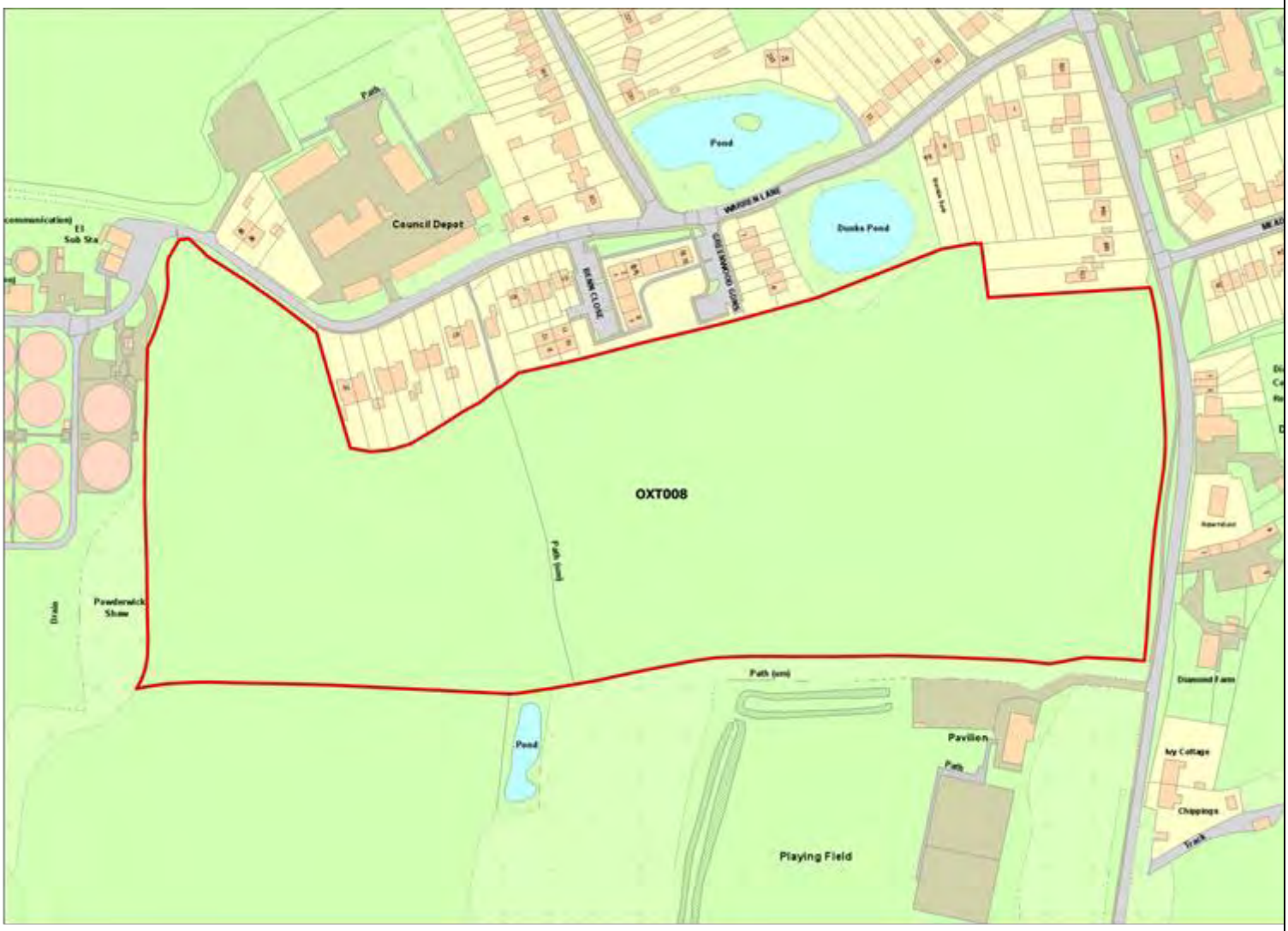
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	40
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the south eastern edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location is likely to encourage a greater reliance on private car use, limiting its overall sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a combination of land parcels (OXT001 and OXT004) located to the south of the large built up area, the northern part adjoins the defined settlement boundary. However, the overall depth of the site and the extent to which it extends southwards would result in a noticeable projection of built form into the surrounding countryside. This may be at odds with the prevailing pattern of development and could give rise to concerns regarding the containment of the settlement edge and the perception of sprawl.

CONCLUSIONS	
	The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. Areas of surface water flood risk are present, which may restrict the development potential of the site.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT008
South of Warren Lane, Hurst Green, RH8 9DL



SITE DETAILS	
HELAA Reference	OXT008
Site Address	South of Warren Lane, Hurst Green, RH8 9DL
Parish	Oxted
Site Area	8.29
Brownfield / Greenfield	GF
Relevant Planning History	2025/613 - 132 dwellings refused planning permission - at appeal
Site Description	Agricultural land broadly rectangular in shape. To the north the site borders the settlement edge. To the west is a sewage works and continuing agricultural land. To the south continuing agricultural land with built development to the east and grassland. Tennis and Archery club to the south east of the site with ancient woodland adjacent to this. Access achievable with footway into urban area. Public

SITE DETAILS	
	House bordering site to the east and a junior school to the north east.
Site Specific Issues	The recent planning application identified a gas pipeline and an oil pipeline going through the site. An odour issue was also identified from the adjacent sewage works. These issues are currently unresolved and subject to the live appeal. There is a public right of way across the site that at present limits the developable area. The planning application and appeal process has identified development of the site would result in adverse impact on landscape character and surrounding views. The site is also in the setting of the Grade II listed Gincox Farmhouse.
Existing Use	Agricultural land
Proposed Use	Residential
Promoted Site Capacity	150
Could site form part of larger site?	Forms part of OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - borders the south east corner of the site
Tree Preservation Orders	No
Listed Buildings	Yes – Setting of Grade II Gincox Farmhouse
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Sewage treatment works borders site to the west. Existing agriculutral use has potential for nitrate and phosphate contamination, which would need to be confirmed.

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes – minor
Surface Water- Medium	Yes – minor
Surface Water- High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	High due to surrounding views to National Landscape

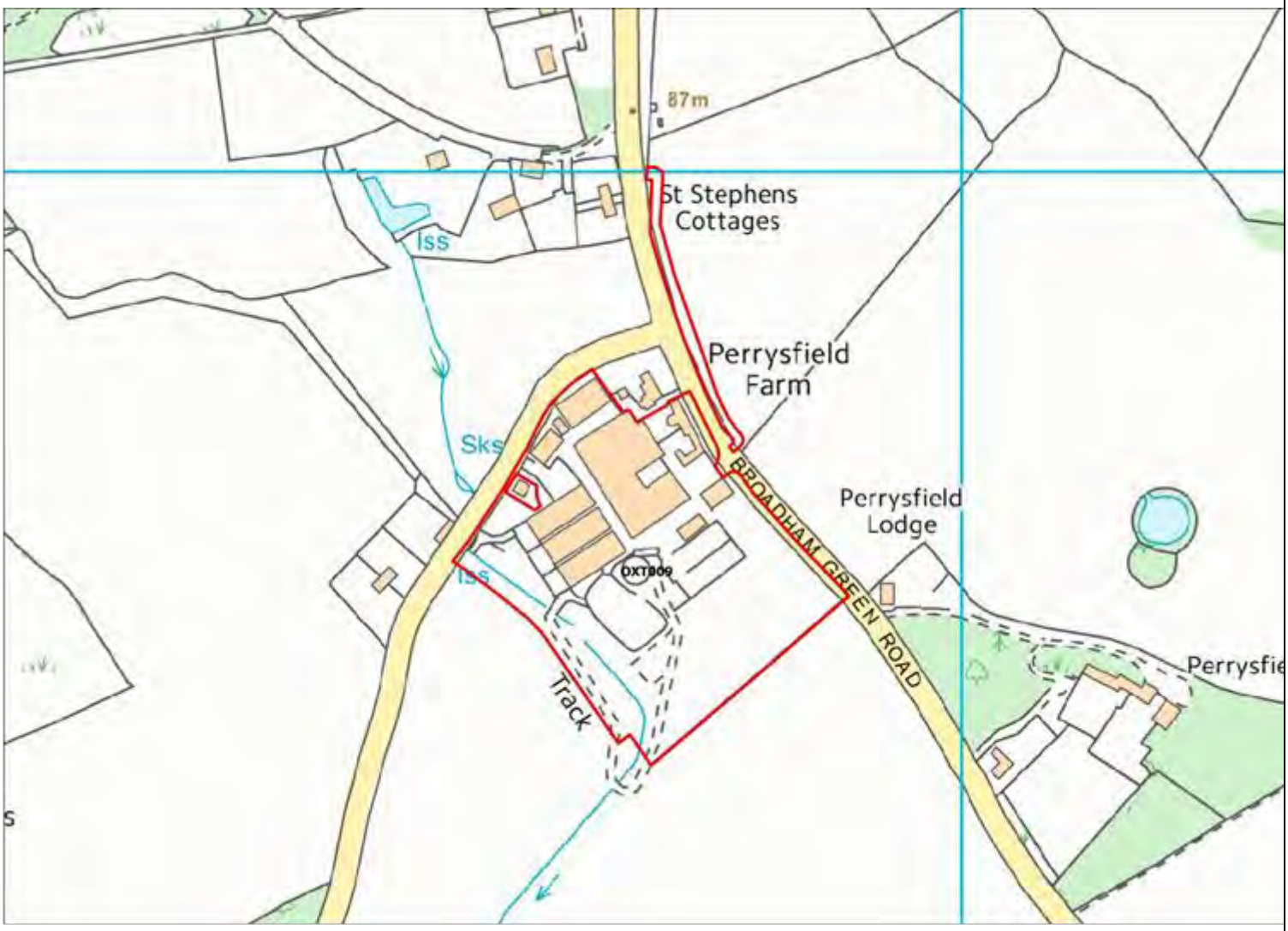
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the southern edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There is currently an appeal on the site following the refusal of 2025/613. Suitability will be determined following the conclusion of the appeal process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT009
Perrysfield Farm, Gibbs Brook Lane, Oxted, Surrey, RH8 9PG



SITE DETAILS	
HELAA Reference	OXT009
Site Address	Perrysfield Farm, Gibbs Brook Lane, Oxted, Surrey, RH8 9PG
Parish	Oxted
Site Area	3.51
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2023/1249 - appeal allowed - 29 dwellings
Site Description	Agricultural land with much of the site comprising the farm buildings and barns; the site is surrounded on all sides by continuing agricultural land - there are small pockets of residential development to the east, north, and south equating to fewer than 10 dwellings. Circa. 50% of the site is covered by a Conservation Area. The road network to and from site is a collection of 'B' roads. There are a number of

SITE DETAILS	
	heritage buildings on site 2 of which are Grade II listed.
Site Specific Issues	Isolated site; Heritage buildings on site - 2 x II listed and 2 buildings of architectural importance; 50% of site is within conservation area; majority of site is an area of protected species; Surface Water flood risk to perimeter and site access.
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	29
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – within setting
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - TPO opposite site 101/GOD
Listed Buildings	Yes - Grade II buildings on site
Conservation Area	Yes
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water- High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	34
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	It is recognised the site has planning permission for residential use.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site has planning permission for residential use (2023/1249) and is therefore considered suitable.
Initial conclusion on suitability	**Suitable - has pp**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT010, Land West of Red Lane, Hurst Green, Oxted, RH8 0RT

SITE DETAILS	
HELAA Reference	OXT010
Site Address	Land West of Red Lane, Hurst Green, Oxted, RH8 0RT
Parish	Oxted
Site Area	1.10
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Grassland located to the south of the settlement edge bordering and to the east of the railway line. To the south is the former brickworks and significant tree coverage. To the east are scatterings of residential dwellings along Red Lane and then continuing agricultural land. To the west is Holland Junior School and residential dwellings forming the urban area of Hurst Green, beyond this is agricultural land.

SITE DETAILS	
Site Specific Issues	Site sits within the AGLV and borders the railway line which would require a buffer where development cannot take place.
Existing Use	Vacant land
Proposed Use	Residential
Promoted Site Capacity	30 - 40
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	Potential due to adjacent former brick works
Flood Zone 2	No
Food Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

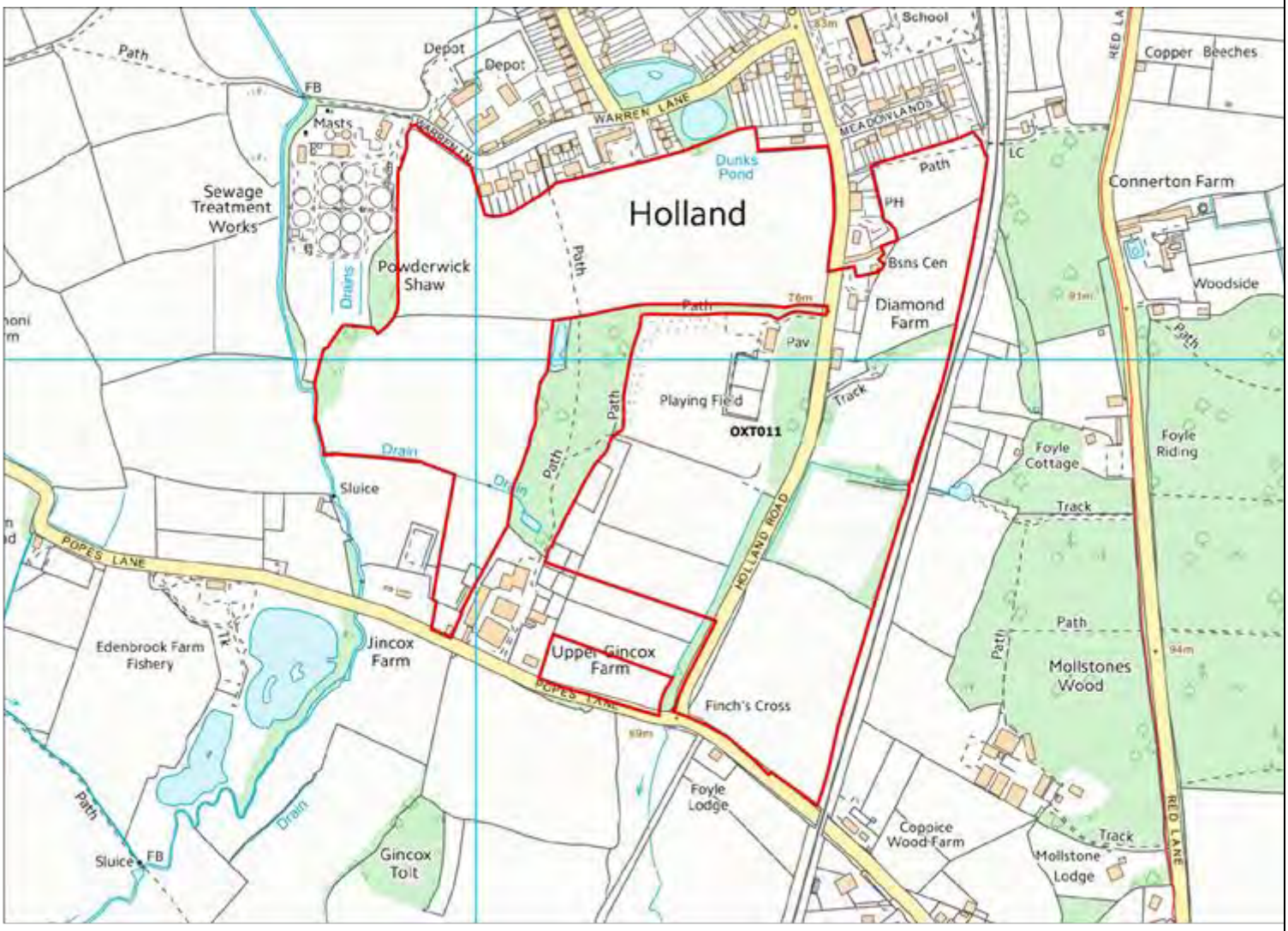
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is adjacent to south eastern edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location is likely to encourage a greater reliance on private car use, limiting its overall sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site, Developer
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the south eastern edge of Oxted and lies adjacent to existing development. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. The site is positioned on the outer edge of the settlement, and while it adjoins built development, its peripheral location means that access to the main town centre and higher-order services would remain relatively limited, with some reliance on private vehicle use likely.

CONCLUSIONS	
	The presence of a pond and areas of surface water flood risk that may restrict the development potential of the site.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT011, Land South of Hurst Green, Holland Road, Hurst Green, RH8 9BQ



SITE DETAILS	
HELAA Reference	OXT011
Site Address	Land South of Hurst Green, Holland Road, Hurst Green, RH8 9BQ
Parish	Oxted
Site Area	31.34
Brownfield / Greenfield	GF
Relevant Planning History	2025/613 - Part of site refused and at appeal for 132 dwellings
Site Description	Very large site comprising several land parcels of largely agricultural fields and grassland. Existing tennis courts and archery field to the centre of the site. Site bound to the east by the railway line with significant tree coverage beyond this.
Site Specific Issues	Area of TPO to centre of site with site enveloping around. Areas of playing fields, SNCI, and Ancient

SITE DETAILS	
	Woodland. Gas and Oil pipeline in northern section and confirmed issues with odour from sewage works. Public Rights of Way / Footpaths across the site.
Existing Use	95% open land and fields 5% tennis courts and small gym building
Proposed Use	Residential
Promoted Site Capacity	500
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	Yes
Listed Buildings	Yes – Grade II Gincox Farmhouse to the south of the site
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes
Areas of Great Landscape Value (AGLV)	Yes – borders eastern boundary of site
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination.
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	High

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the southern edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. The site is also located approximately 2 miles from Oxted railway station and around 0.9 miles from Hurst Green station. While these distances may support limited access by cycling or public transport, they are less likely to encourage regular walking trips for all users. The site's size will also result in the areas with the site furthest south being increasigly unsustainable due to distance from services. As a result, the site as a whole due to its size performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a very large area of land extending south of the large built up area of Oxted, Limpsfield and Hurst Green. While the northern edge of the site adjoins the defined settlement boundary, the majority of the land extends a considerable distance beyond the existing built-up area. Development of the site would therefore represent a substantial outward extension of the settlement into currently undeveloped land. The scale of the site and the extent to which it extends southwards would result in a significant expansion of the urban area

CONCLUSIONS	
	that would fundamentally change the character of the area in this direction. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. Given the overall scale of the site, development would be likely to result in a substantial and harmful reduction in openness, fundamentally altering the rural character of the area. This impact would be particularly pronounced given the site's contribution to the wider Green Belt and its role in maintaining a clear distinction between built form and the surrounding countryside. The site is within the setting of the Grade II Listed Gincox Farmhouse and in an area of high landscape sensitivity. Both of these issues require further assessment before the sites suitability can be confirmed. When combined with the site's poor accessibility and other identified constraints, these factors give rise to significant concerns. Overall, the site presents clear and substantial limitations, with its adverse impacts unlikely to be outweighed by its locational benefits, although it is acknowledged that the site remains under assessment while further technical work is completed.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT012
Land on East side of Bridle Barn, Popes Lane, Hurst Green, RH8 9PL

SITE DETAILS	
HELAA Reference	OXT012
Site Address	Land on East side of Bridle Barn, Popes Lane, Hurst Green, RH8 9PL
Parish	Oxted
Site Area	1.62
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Grassland located to the south of the settlement. Surrounded on all sides by continuing agricultural land with a small number of ribboned residential dwellings to the west. Tree coverage to the eastern boundary with Popes Lane bounding the site to the south.
Site Specific Issues	Isolated site with inadequate access. Gas and Oil pipelines and odour would need to be checked.

SITE DETAILS	
Existing Use	Agriculutral
Proposed Use	Residential
Promoted Site Capacity	40
Could site form part of larger site?	Forms part of OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Setting of Grade II Listed Gincox Farmhouse
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	33
Tier of Nearest Settlements	Tier 1

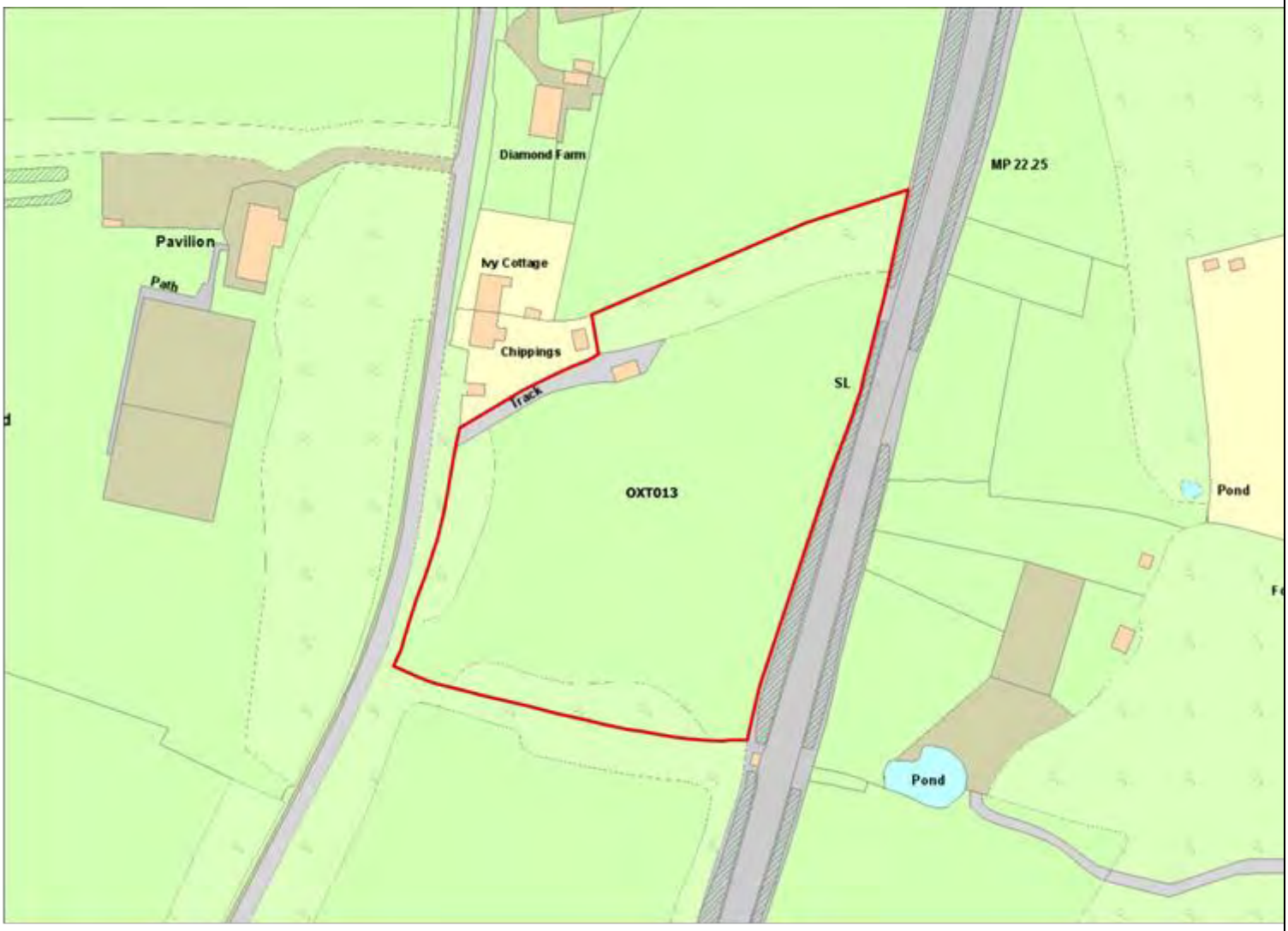
ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green. The site is physically separated from the built-up area by intervening land, resulting in a weak spatial and functional relationship with the settlement. Given this separation, access to services and facilities by walking and cycling would be limited. The site is also located at some distance from the main town centre, where the majority of higher-order services and facilities are concentrated. As a result, future occupiers would be likely to rely to a significant extent on private vehicle use to meet most day-to-day needs. Overall, the site performs very poorly in sustainability terms due to its detached location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located to the south of the large built up area of Oxted, Limpsfield and Hurst Green a significant distance from the defined settlement boundary. When considered in isolation, the site would represent a detached and incongruous form of development with limited integration into the existing settlement pattern. There are also concerns regarding access to the site, with Popes Lane likely to be constrained in terms of width, alignment and capacity to accommodate additional traffic, particularly in the absence of significant improvement. This represents a further limitation to the suitability of the site. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify

	release through the Local Plan. This remains a key consideration. The site is within the setting of the Grade II Listed Gincox Farmhouse and in an area of high landscape sensitivity. Both of these issues require further assessment before the sites suitability can be confirmed. The site forms part of a wider area of land to the south of Oxted that is being considered in combination. In this context, while the site is not considered suitable on a standalone basis, its role will need to be assessed alongside adjacent land as part of a wider appraisal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT013, Land at Holland Road, Hurst Green, RH8 9BQ



SITE DETAILS	
HELAA Reference	OXT013
Site Address	Land at Holland Road, Hurst Green, RH8 9BQ
Parish	Oxted
Site Area	1.70
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Grassland seperated from settlement - site is covered by SNCI designation; further grassland / fields to the north before hitting the urban edge of Oxted, Limpsfield and Hurst Green. Continuing Agricultural land to the south and west with tennis courts and archery field also located to the west. Site bound by the railway to the east with significant tree coverage beyond that also forms the AGLV.
Site Specific Issues	Site is 100% covered by SNCI and is separated from main settlement though there is a footway to site

SITE DETAILS	
	along access road - there are minor Surface Water flood risk issues wihtin the site.
Existing Use	Containers and general storage Disused fields
Proposed Use	Residential
Promoted Site Capacity	35
Could site form part of larger site?	Yes - OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - to the west of the site
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Gincox Farmhouse
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 100% coverage
Areas of Great Landscape Value (AGLV)	No - borders eastern boundary of the site
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	OXT 053: Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	38
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green. The site is physically separated from the built-up area by intervening land, resulting in a weak spatial and functional relationship with the settlement. Given this separation, access to services and facilities by walking and cycling would be limited. The site is also located at some distance from the main town centre, where the majority of higher-order services and facilities are concentrated. As a result, future occupiers would be likely to rely to a significant extent on private vehicle use to meet most day-to-day needs. Overall, the site performs very poorly in sustainability terms due to its detached location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south of Oxted and lies beyond the defined settlement boundary, with a limited relationship to the main built-up area when considered in isolation. Development in this location would not be well integrated with the existing settlement and would represent a detached form of development. The site is wholly located within a Site of Nature Conservation Importance (SNCI), which represents a significant ecological constraint. Development in this location would be likely to result in harm to biodiversity interests, and policy affords strong protection to such designations. This substantially limits the potential for development to come forward on the site.

CONCLUSIONS	
	The site also forms part of a wider area of land under consideration; however, the extent of the ecological designation is such that it represents a fundamental constraint to development, irrespective of whether the site is considered individually or as part of a larger parcel. Overall, the combination of the site's detached location and the presence of a significant ecological constraint indicates that the site is not suitable for development. On this basis, the site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

OXT015
Land off Holland Road and Merle Common Road, Hurst Green, RH8 9PL

SITE DETAILS	
HELAA Reference	OXT015
Site Address	Land off Holland Road and Merle Common Road Hurst Green, RH8 9PL
Parish	Oxted
Site Area	4.99
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises 2 land parcels one rectangular and one square of agricultural land, seperated by a row of hedges/trees seperated to the south from the main settlement of Oxted / Hurst Green - the site is bounded to the east by the railway line and tree coverage and agricultural land beyond with the AGLV classification; to the south and west is continuing

	agricultural land forming OXT011, directly to the north is a grassland SNCI.
Site Specific Issues	Site separated from main settlement though there is a footway to site along access road - significant Surface Water flood risk to south western corner of site and along western boundary
Existing Use	Occasional Grazing. Cattle moved to Foyle Farm opposite
Proposed Use	residential
Promoted Site Capacity	100
Could site form part of larger site?	Yes - OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - bordering to the north west
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Gincox Listed Farmhouse
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - borders northern boundary
Areas of Great Landscape Value (AGLV)	Yes - borders eastern boundary of the site
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water- Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	33
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green. The site is physically separated from the built-up area by intervening land, resulting in a weak spatial and functional relationship with the settlement. Given this separation, access to services and facilities by walking and cycling would be limited. The site is also located at some distance from the main town centre, where the majority of higher-order services and facilities are concentrated. As a result, future occupiers would be likely to rely to a significant extent on private vehicle use to meet most day-to-day needs. Overall, the site performs very poorly in sustainability terms due to its detached location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located to the south of the large built up area of Oxted, Limpsfield and Hurst Green a significant distance from the defined settlement boundary. When considered in isolation, the site would represent a detached and incongru ous form of development with limited integration into the existing settlement pattern. Access to the site is likely to be constrained, with the surrounding rural road network potentially limited in its ability to accommodate additional traffic without improvement. The absence of strong pedestrian connections further reduces the ability of the site to function effectively as a standalone extension to the settlement.

CONCLUSIONS	
	The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. This remains a key consideration. The site is within the setting of the Grade II Listed Gincox Farmhouse and in an area of high landscape sensitivity. Both of these issues require further assessment before the sites suitability can be confirmed. The site forms part of a wider area of land to the south of Oxted that is being considered in combination. In this context, while the site is not considered suitable on a standalone basis, its role will need to be assessed alongside adjacent land as part of a wider appraisal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT016, Land west off Holland Lane, Hurst Green, RH8 9BQ

SITE DETAILS	
HELAA Reference	OXT016
Site Address	Land west off Holland Lane, Hurst Green, RH8 9BQ
Parish	Oxted
Site Area	6.94
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises long rectangular land parcel of grassland with northern parcel comprising playing fields, tennis courts, and archery field. To the south west corner is a small collection of residential dwellings and a large area of TPO trees to the western boundary. To the east is further grassland before hitting the railway track with the AGLV beyond. To the south and west is contiuning agricultural land with a field separating the site at the north from the urban area.

SITE DETAILS	
Site Specific Issues	Site separated from main settlement though there is a footway connecting to urban area, with northern parcel designated as Open Space - minor Surface Water flood risk to site and small area of Ancient Woodland to north east of site
Existing Use	Tennis fitness club, Tennis courts Disused playing fields
Proposed Use	residential
Promoted Site Capacity	110
Could site form part of larger site?	Yes - site would need to come forward as part of OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - Ancient Woodland to North east of site
Tree Preservation Orders	Yes - area of TPOs bordering to the western boundary
Listed Buildings	Yes – setting of Grade II Listed Gincox Farmhouse
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - opposite site to the North east boundary
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	High

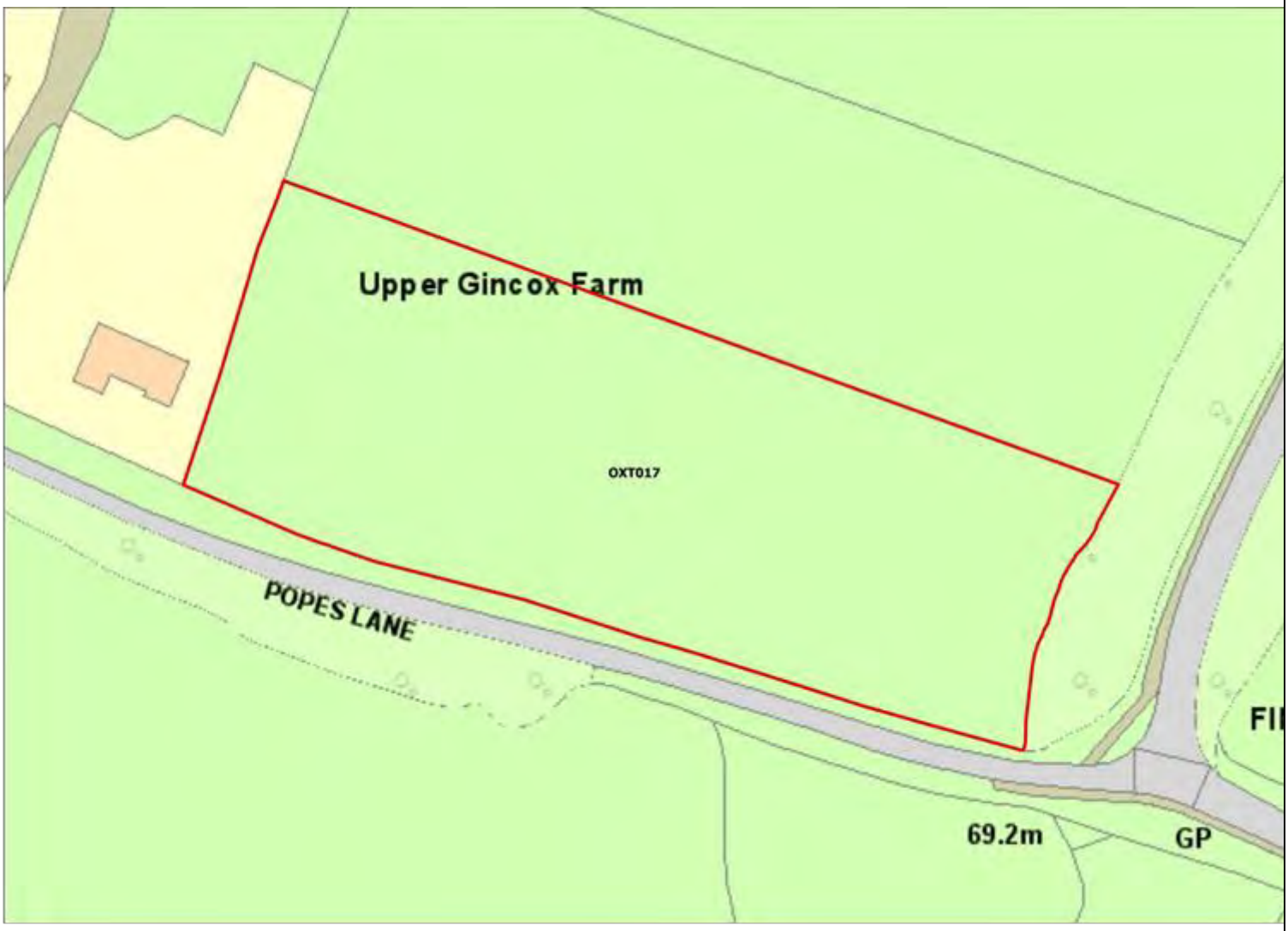
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	37
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green. The site is physically separated from the built-up area by intervening land, resulting in a weak spatial and functional relationship with the settlement. Given this separation, access to services and facilities by walking and cycling would be limited. The site is also located at some distance from the main town centre, where the majority of higher-order services and facilities are concentrated. As a result, future occupiers would be likely to rely to a significant extent on private vehicle use to meet most day-to-day needs. Overall, the site performs very poorly in sustainability terms due to its detached location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located to the south of the large built up area of Oxted, Limpsfield and Hurst Green a significant distance from the defined settlement boundary. When considered in isolation, the site would represent a detached and incongruous form of development with limited integration into the existing settlement pattern. Access to the site is likely to be constrained, with the surrounding rural road network potentially limited in its ability to accommodate additional traffic without improvement. The absence of strong pedestrian connections further reduces the ability of the site to function effectively as a standalone extension to the settlement.

CONCLUSIONS	
	The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. This remains a key consideration. The site is within the setting of the Grade II Listed Gincox Farmhouse and in an area of high landscape sensitivity. Both of these issues require further assessment before the sites suitability can be confirmed. The site forms part of a wider area of land to the south of Oxted that is being considered in combination. In this context, while the site is not considered suitable on a standalone basis, its role will need to be assessed alongside adjacent land as part of a wider appraisal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT017, Land east of Upper Gincox Farm, Popes Lane, Hurst Green, RH8 0PL



SITE DETAILS	
HELAA Reference	OXT017
Site Address	Land east of Upper Gincox Farm, Popes Lane, Hurst Green, RH8 0PL
Parish	Oxted
Site Area	0.71
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Grassland located to the south of the large built up area of Oxted, Limpsfield and Hurst Green isolated from settlement - surrounded on all sides by continuing agricultural land with a small number of ribboned residential dwellings to the west. Tree coverage to the eastern boundary with Popes Lane bounding the site to the south.
Site Specific Issues	Isolated site with inadequate access - no other major issues identified.

SITE DETAILS	
Existing Use	Disused former garden. Now vacant
Proposed Use	Residential
Promoted Site Capacity	5
Could site form part of larger site?	Yes - OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Gincox Farmhouse
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water – High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	High

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	33
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green. The site is physically separated from the built-up area by intervening land, resulting in a weak spatial and functional relationship with the settlement. Given this separation, access to services and facilities by walking and cycling would be limited. The site is also located at some distance from the main town centre, where the majority of higher-order services and facilities are concentrated. As a result, future occupiers would be likely to rely to a significant extent on private vehicle use to meet most day-to-day needs. Overall, the site performs very poorly in sustainability terms due to its detached location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south of the large built up area of Oxted, Limpsfield and Hurst Green a significant distance from the defined settlement boundary. When considered in isolation, the site would represent a detached and incongruous form of development with limited integration into the existing settlement pattern. Access to the site is likely to be constrained, with the surrounding rural road network potentially limited in its ability to accommodate additional traffic without improvement. The absence of strong pedestrian connections further reduces the ability of the site to function effectively as a standalone extension to the settlement. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify

CONCLUSIONS	
	release through the Local Plan. This remains a key consideration. The site is within the setting of the Grade II Listed Gincox Farmhouse and in an area of high landscape sensitivity. Both of these issues require further assessment before the sites suitability can be confirmed. The site forms part of a wider area of land to the south of Oxted that is being considered in combination. In this context, while the site is not considered suitable on a standalone basis, its role will need to be assessed alongside adjacent land as part of a wider appraisal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT018
Land at Gincox Farm Cottage, Popes Lane, Hurst Green, RH8 9PL

SITE DETAILS	
HELAA Reference	OXT018
Site Address	Land at Gincox Farm Cottage, Popes Lane, Hurst Green, RH8 9PL
Parish	Oxted
Site Area	5.13
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises rectangular grassland / agricultural land for the northern parcel and long thin rectangular making up the southern access parcel separated by trees and hedgerows. To the west and south is continuing agricultural land with the sewage works. To the east are grassland fields that comprise the other parcels of land that make up part of OXT011.

SITE DETAILS	
Site Specific Issues	Site separated from main settlement with access inadequate - Highway Assessment would be required to determine access. Minor area of the western boundary within FZ 2 and 3 with minor Surface Water flood risk to centre of site going east to west; and small
Existing Use	3 dwellings, gardens and open disused land
Proposed Use	Residential
Promoted Site Capacity	95
Could site form part of larger site?	Yes - OXT011

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - North west with area of Ancient Woodland continuing North and other Ancient Woodland circa. 250m east
Tree Preservation Orders	Yes - collection of TPO tree coverage to eastern boundary 1/2016/TAN
Listed Buildings	Yes - adjacent to Grade II Listed Gincox Farmhouse
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Potential for nitrates and phosphates from agriculutral use
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	OXT 046: Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green. The site is physically separated from the built-up area by intervening land, resulting in a weak spatial and functional relationship with the settlement. Given this separation, access to services and facilities by walking and cycling would be limited. The site is also located at some distance from the main town centre, where the majority of higher-order services and facilities are concentrated. As a result, future occupiers would be likely to rely to a significant extent on private vehicle use to meet most day-to-day needs. Overall, the site performs very poorly in sustainability terms due to its detached location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the south of the large built up area of Oxted, Limpsfield and Hurst Green a significant distance from the defined settlement boundary. When considered in isolation, the site would represent a detached and incongruous form of development with limited integration into the existing settlement pattern. Access to the site is likely to be constrained, with the surrounding rural road network potentially limited in

CONCLUSIONS	
	its ability to accommodate additional traffic without improvement. The absence of strong pedestrian connections further reduces the ability of the site to function effectively as a standalone extension to the settlement. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. This remains a key consideration. The site is within the setting of the Grade II Listed Gincox Farmhouse and in an area of high landscape sensitivity. Both of these issues require further assessment before the sites suitability can be confirmed. The site forms part of a wider area of land to the south of Oxted that is being considered in combination. In this context, while the site is not considered suitable on a standalone basis, its role will need to be assessed alongside adjacent land as part of a wider appraisal.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT019
Land between Woodhurst Lane and Spring Lane, Oxted, RH8 9HJ

SITE DETAILS	
HELAA Reference	OXT019
Site Address	Land between Woodhurst Lane and Spring Lane, Oxted, RH8 9HJ
Parish	Oxted
Site Area	2.48
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises irregular shaped grassland with some tree coverage adjacent to the Oxted settlement boundary to the west of the centre of the settlement. The site is bounded to the west by the River Eden , with continuing agricultural land beyond this and residential development of the main settlement to the north and east. To the south is continuing grassland.

SITE DETAILS	
Site Specific Issues	Western area of site lies within FZ 2 and 3 and borders the Conservation Area and proposed NL boundary extension to the west
Existing Use	Paddock.
Proposed Use	Residential
Promoted Site Capacity	35-45
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes – setting as NL borders western boundary
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	Yes – Setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water – Low	Yes – minor
Surface Water -Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A

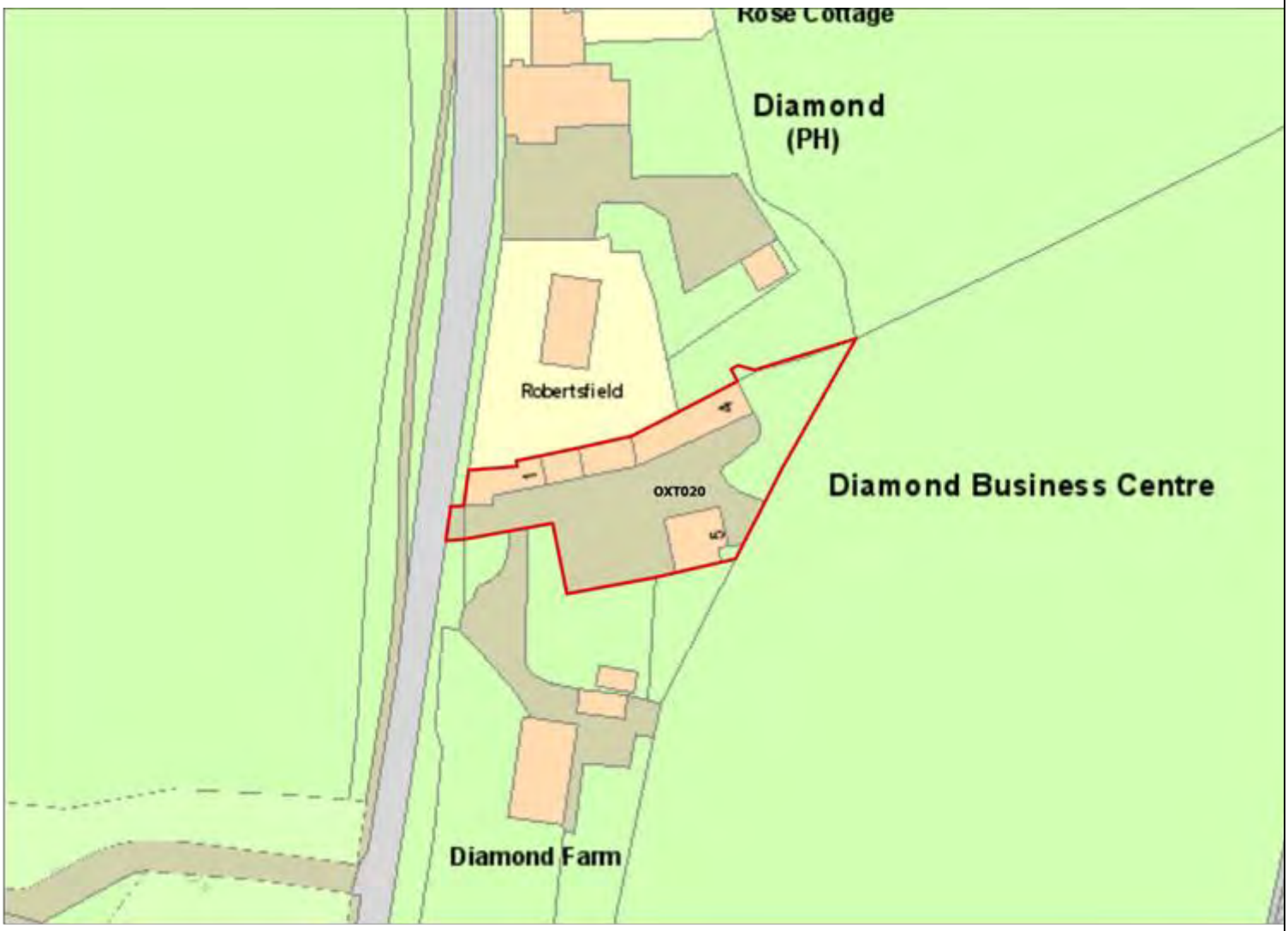
ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	37
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the western edge of the large built up area of Oxted, Limpsfield and Hurst Green. The site is located within proximity of the main centre of Oxted, where the majority of higher-order services and facilities are concentrated. Access to these services by walking and cycling is more limited, and may be constrained by the local road network, including sections of Woodhurst Lane, which present pinch points and are less conducive to safe and convenient active travel. The site is close to Spring Lane, which is a single carriageway rural road not suited to additional traffic. The site is also located in proximity to Hurst Green and Oxted stations. While these distances may support limited access by cycling or public transport, they are less likely to encourage regular walking trips for all users.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	While the site's proximity to the settlement edge is noted, it lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. Parts of the site are affected by flood risk along the western boundary, which may influence the developable area. Access would lead onto the very constrained Woodhurst Lane, which will required careful highway impact assessment. It is noted that a previous application for 19 homes nearby was withdrawn and that the Highways Authority recommended refusal on the grounds of that site being in an ususstainable location.

CONCLUSIONS	
	The western boundary of the site directly abuts the extension to the National Landscape, and this relationship will need to be carefully considered in assessing the potential impacts of development on landscape character and setting.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT020
Diamond Business Centre, Holland Road, Hurst Green, Oxted | RH8 9BQ



SITE DETAILS	
HELAA Reference	OXT020
Site Address	Diamond Business Centre, Holland Road, Hurst Green, Oxted, RH8 9BQ
Parish	Oxted
Site Area	0.12
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	N/A
Site Specific Issues	None identified
Existing Use	Various commercial office and storage B1(E) and B8 (floorspace 329m2).
Proposed Use	mixed use
Promoted Site Capacity	8 non-residential floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	OXT061: Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located beyond the southern boundary of the large built up area of Oxted, Limpsfield and Hurst Green, some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes

ASSESSMENT OF SITE SUSTAINABILITY	
	likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location is likely to encourage a greater reliance on private car use, limiting its overall sustainability performance.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises previously developed land associated with existing buildings and therefore offers some potential for redevelopment in principle. Its relationship with existing development provides a degree of integration with the surrounding area, which weighs in favour when compared to undeveloped greenfield sites. However, the site lies beyond the defined settlement boundary and is located within the Green Belt. Its suitability for development will therefore need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. This represents the principal policy consideration affecting the site. The site is positioned on the southern edge of the settlement, and while it is associated with existing buildings, its peripheral location and relationship with the wider pattern of development will need to be carefully considered in determining whether an appropriate form of development could be achieved.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT021
Stoney Field between Wheeler Avenue and Barrow Green Road, Oxted | N/A

SITE DETAILS	
HELAA Reference	OXT021
Site Address	Stoney Field between Wheeler Avenue and Barrow Green Road, Oxted
Parish	Oxted
Site Area	9.28
Brownfield / Greenfield	GF
Relevant Planning History	2025/245 - 190 dwellings and 80 bed care home was refused planning permssion. Subsequent appeal was withdrawn.
Site Description	The site is in agricultural use. Open countryside is to the north and west, potential SNCI to the south west, Oxted Parish burial ground and St Marys Church to the east and railway line to the north east and dwellings to the south.

SITE DETAILS	
Site Specific Issues	Confirmed hydrological constraints on-site, which result in impact into adjacent pSNCI and Ancient Woodland. These were major unresolved constraints in the previous application and appeal. The site is within the extension area to the Surrey Hills National Landscape and currently in its setting. The site is within the setting of two listed buildings. There is a bridleway through the site, which is extensively used by the nearby riding stables.
Existing Use	Agriculture
Proposed Use	residential
Promoted Site Capacity	278
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes – setting
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	Yes - 32/GOD
Listed Buildings	Yes – Grade 1 St Marys Church and Grade II Court Farm House
Conservation Area	Yes – setting
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes – adjacent to candidate area
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes
Surface Water - High	Yes
OTHER	

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Brownfield / Greenfield	GF
Landscape Sensitivity	High

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	58
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is a large area of open land on the north-western edge of the settlement. While access to the settlement is available, the scale of the site and the nature of its connections may limit the ease with which different parts of the site could access services and facilities in practical terms. Opportunities for travel by walking and cycling would depend on the quality of connections into the existing urban area, and some reliance on private vehicle use would be likely for a full range of day-to-day needs.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a large area of land to the north-west of Oxted, located beyond the defined settlement boundary within the Green Belt. Development in this location would represent a substantial incursion into the countryside and would not relate well to the existing pattern of development. The site is subject to a number of significant and overlapping constraints. It lies adjacent to, and has a strong functional relationship with, areas of ancient wet woodland, which are afforded a high level of protection and are particularly sensitive to development. In addition, the site is located within a valued landscape and falls within the area identified as part of the proposed extension to the National Landscape. This designation reflects the importance of the site's landscape character and scenic quality.

CONCLUSIONS	
	In proposing this designation Natural England noted in its 2025 documentation that "*the open arable field between Barrow Green Lane and the settlement edge forms part of a sweep of agricultural landscape to the north and affords dramatic views of the chalk scarp.*" There are also hydrological considerations across the site, which may affect the suitability of the land for development and would require detailed assessment and mitigation. Furthermore, the site lies in close proximity to "The Bogs", a candidate Site of Nature Conservation Importance (SNCI), and development has the potential to adversely affect this sensitive ecological feature. It is also noted that a recent planning application on the site has been refused, with significant concerns raised relating to Green Belt impact, effects on ancient woodland, countryside and landscape character, hydrology, ecological sensitivity, designated heritage assets, loss of best and most versatile agriculutral land, public bridleway 97 and the site's relationship with the proposed National Landscape. While this decision relates to a specific proposal, it highlights the range and severity of constraints affecting the site. Overall, the combination of Green Belt designation, the site's position within the proposed National Landscape, landscape and ecological sensitivities, proximity to ancient woodland and a candidate SNCI, and hydrological constraints indicates that the site is not suitable for development. On this basis, the site is discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

OXT022
LAND SOUTH OFF HURST GREEN ROAD, HURST GREEN, OXTED. | N/A

SITE DETAILS	
HELAA Reference	OXT022
Site Address	LAND SOUTH OFF HURST GREEN ROAD, HURST GREEN, OXTED.
Parish	Oxted
Site Area	2.49
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site comprises agricultural grazing land located to the western edge of the settlement of Oxted/Hurst Green, adjacent to the built-up area. The site is relatively flat, with mature hedging fronting both roadsides along Tanhouse road & Hurst Green Road separating it from properties on the opposite side of the latter. To the south east is a ribbon of residential development and Moor House school and college. To

SITE DETAILS	
	the south west, west and the north is continuing agricultural grazing land.
Site Specific Issues	Western area of site subject to Surface Water flood risk and is within FZ 2 and 3.
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	45
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water- Low	Yes – minor
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

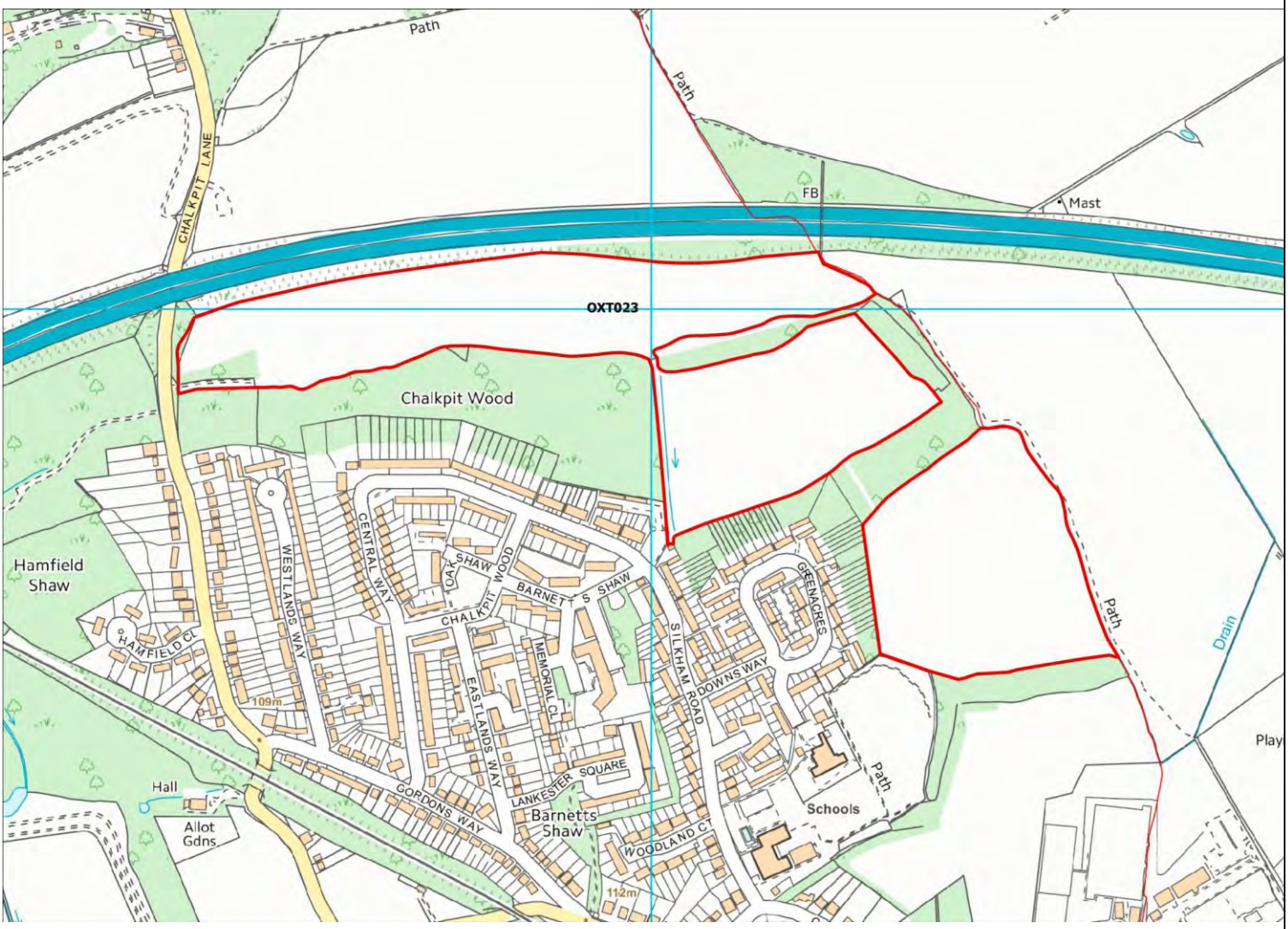
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located on the western edge of the large built up area of Oxted, Limpsfield and Hurst Green, around 1.7miles to the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Hurst Green railway station is around 0.4miles from the site, which is within walking distance for some users. As a result, while access by walking and cycling is achievable in part, it is likely to be more limited in practice, and future occupiers would be likely to rely to some extent on private vehicle use to access a full range of services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the western edge of Oxted and adjoins existing residential development. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. Significant areas of flood risk are present along the southern and western parts of the site, as indicated on the plan. These areas are likely to constrain the extent of development that could be accommodated and may influence access, layout and the overall developable area. The site is also positioned on the periphery of the settlement, and while it adjoins the built-up area, its

CONCLUSIONS	
	location further from the main centre of Oxted means that access to a full range of services and facilities would be more limited in practical terms.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT023
Court Farm, Chalkpit Lane , Oxted RH8 0NF | RH8 0NF



SITE DETAILS	
HELAA Reference	OXT023
Site Address	Court Farm, Chalkpit Lane , Oxted RH8 0NF
Parish	Oxted
Site Area	17.74
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	N/A
Site Specific Issues	None identified
Existing Use	Agriculture
Proposed Use	mixed use
Promoted Site Capacity	100+ non-residential floorspace - unknown
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 1970/SCC
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - part of site
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water- Medium	No
Surface Water- High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

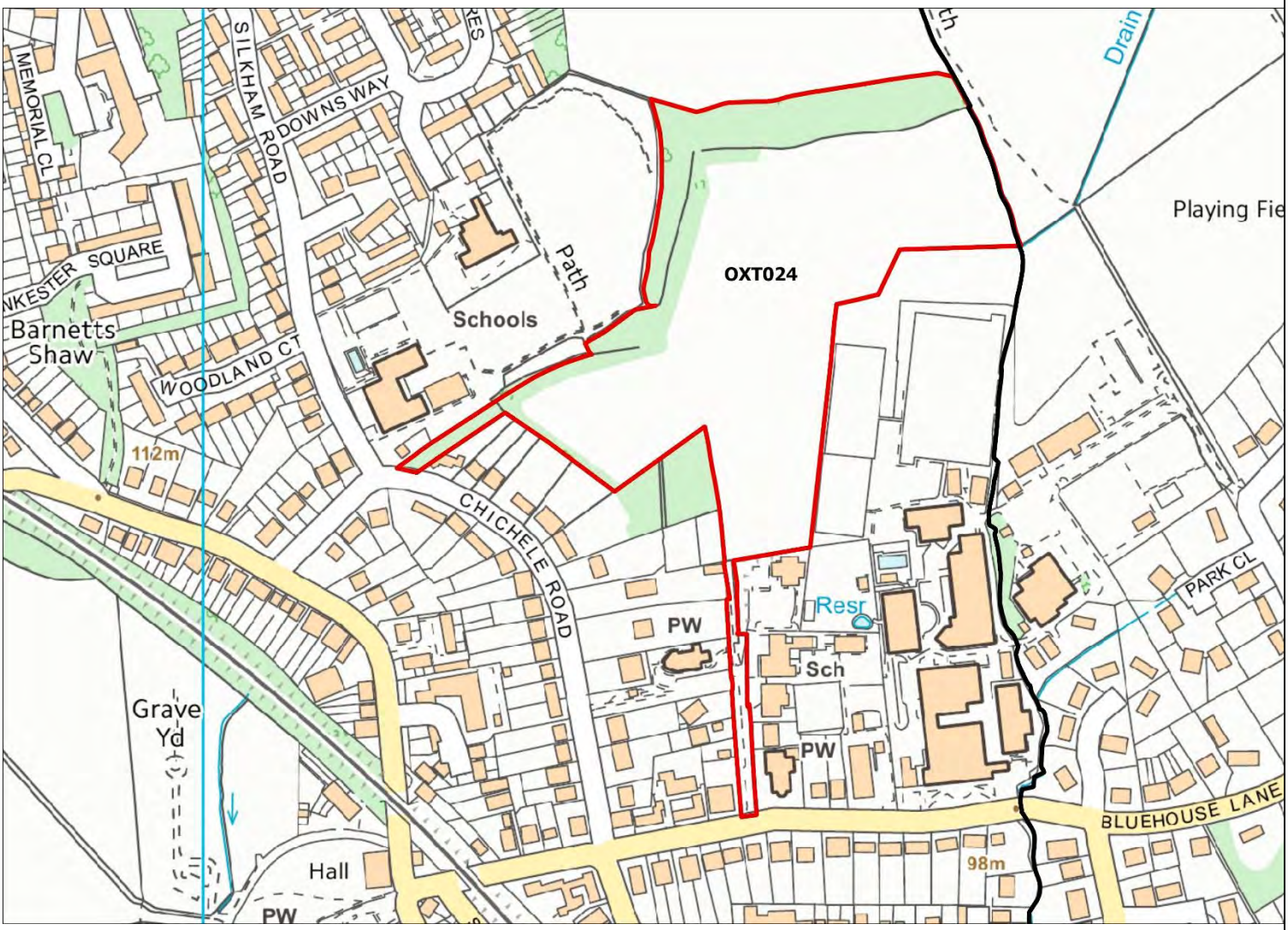
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	This site is in the National Landscape and not considered suitable for development so sustanability assessment not carried out.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Unsuitable due to being within the National Landscape.
Initial conclusion on suitability	**Unsuitable**

OXT024
Land at Chichele Road, Oxted | RH8 0NZ



SITE DETAILS	
HELAA Reference	OXT024
Site Address	Land at Chichele Road, Oxted | RH8 0NZ
Parish	Oxted
Site Area	6.37
Brownfield / Greenfield	GF
Relevant Planning History	2023/1345 - 116 dwellings refused planning permission and appeal dismissed
Site Description	The site was last in agricultural use. To the north of the site and immediately east of the site is open countryside. The west and south of the site is the settlement of Oxted and a large built-up area.
Site Specific Issues	Ancient Woodland within the site and northern part is within the National Landscape and AGLV.
Existing Use	Agricultural field

SITE DETAILS	
Proposed Use	Residential
Promoted Site Capacity	120
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - Northern section of site
Proposed National Landscape Extension Area	Yes – 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - Northern section of site
Tree Preservation Orders	Yes
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes – Northern section of site
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water -Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	High

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	65
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is a large area of open land on the northeastern edge of the settlement. While access to the settlement is available, the scale of the site

ASSESSMENT OF SITE SUSTAINABILITY	
	and the nature of its connections may limit the ease with which different parts of the site could access services and facilities in practical terms. Opportunities for travel by walking and cycling would depend on the quality of connections into the existing urban area, and some reliance on private vehicle use would be likely for a full range of day-to-day needs.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is wholly within the proposed National Landscape boundary extension area. The previous appeal decision was categoric that the site is also a valued landscape, which would be unacceptably impacted if developed. When these factors are considered together with other constraints site is discounted from the process.
Initial conclusion on suitability	**Unsuitable**

OXT025
Land lying to the west of Brook Hill, Old Oxted | RH8 9LR

SITE DETAILS	
HELAA Reference	OXT025
Site Address	Land lying to the west of Brook Hill, Old Oxted | RH8 9LR
Parish	Oxted
Site Area	0.21
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Site comprises a rectangular area of grassland bordering the settlement boundary to the west of Old Oxted - to the north, south and west the site is bordered by tree coverage and residential dvelopment to the east. Continuing grassland to the west and north with further significant tree coverage beyond this to the north. to the south is residential development forming Old Oxted.

SITE DETAILS	
Site Specific Issues	Access road lies within FZ 2 and 3 and site sits within the setting of the National Landscape
Existing Use	None
Proposed Use	residential
Promoted Site Capacity	6
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - within the setting
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - within 100m
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	52

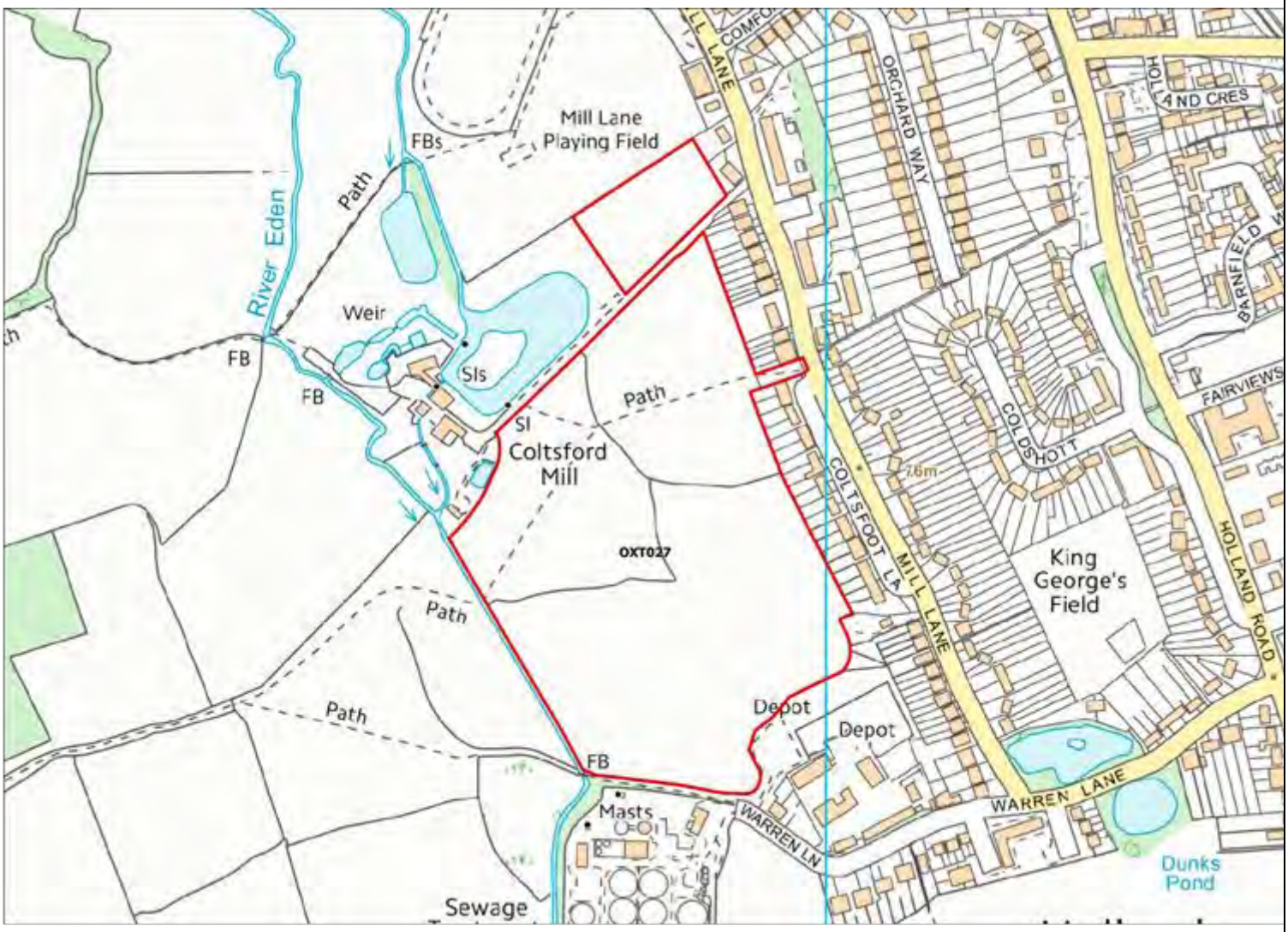
ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located on the northern-western edge of the large built up area of Oxted, Limpsfield and Hurst Green and around 1 mile from the town centre where the higher-order services and facilities are located. While accessibility is improved compared to more southerly sites, some reliance on private vehicle use would be likely for certain trips. Overall, the site performs moderately in sustainability terms, reflecting its clear relationship with a Tier 1 settlement and relatively favourable proximity compared to more peripheral locations, balanced against its edge-of-settlement position and distance from higher-order services.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located on the north-western edge of Oxted and adjoins existing residential development. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. There are areas of flood risk in proximity to the site, particularly to the north, which may influence access and the layout of development. While not necessarily precluding development, this is likely to constrain the developable area and require careful mitigation. The site is also positioned at the edge of the settlement, and while it benefits from proximity to existing development, its relationship with the wider pattern of land and surrounding context will need to be carefully considered in determining whether a suitable form of development could be achieved.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT027
COLTSFORD MILL LAND TO THE WEST OF MILL LANE, HURST GREEN. OXTED.
SURREY | RH8 9DB



SITE DETAILS	
HELAA Reference	OXT027
Site Address	Coltsford Mill, land to the west of Mill Lane, Hurst Green, Oxted, RH8 9DB
Parish	Oxted
Site Area	9.39
Brownfield / Greenfield	GF
Relevant Planning History	2026/2 - 100 dwellings refused planning permission
Site Description	Site comprises a large irregular shaped collection of agricultural grazing fields bordered to the west by the River Eden and the settlement edge to the east. To the south is the Warren Lane Council Depot and the sewage works with continuing agricultural land beyond this and to the north and west also.

SITE DETAILS	
Site Specific Issues	Western boundary within FZ 2 and 3 and Surface Water flood risk present throughout site - access may not be achievable; FRA and Highways Assessment required. Public Rights of Way lead across through the site.
Existing Use	Agricultural
Proposed Use	Residential
Promoted Site Capacity	281
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

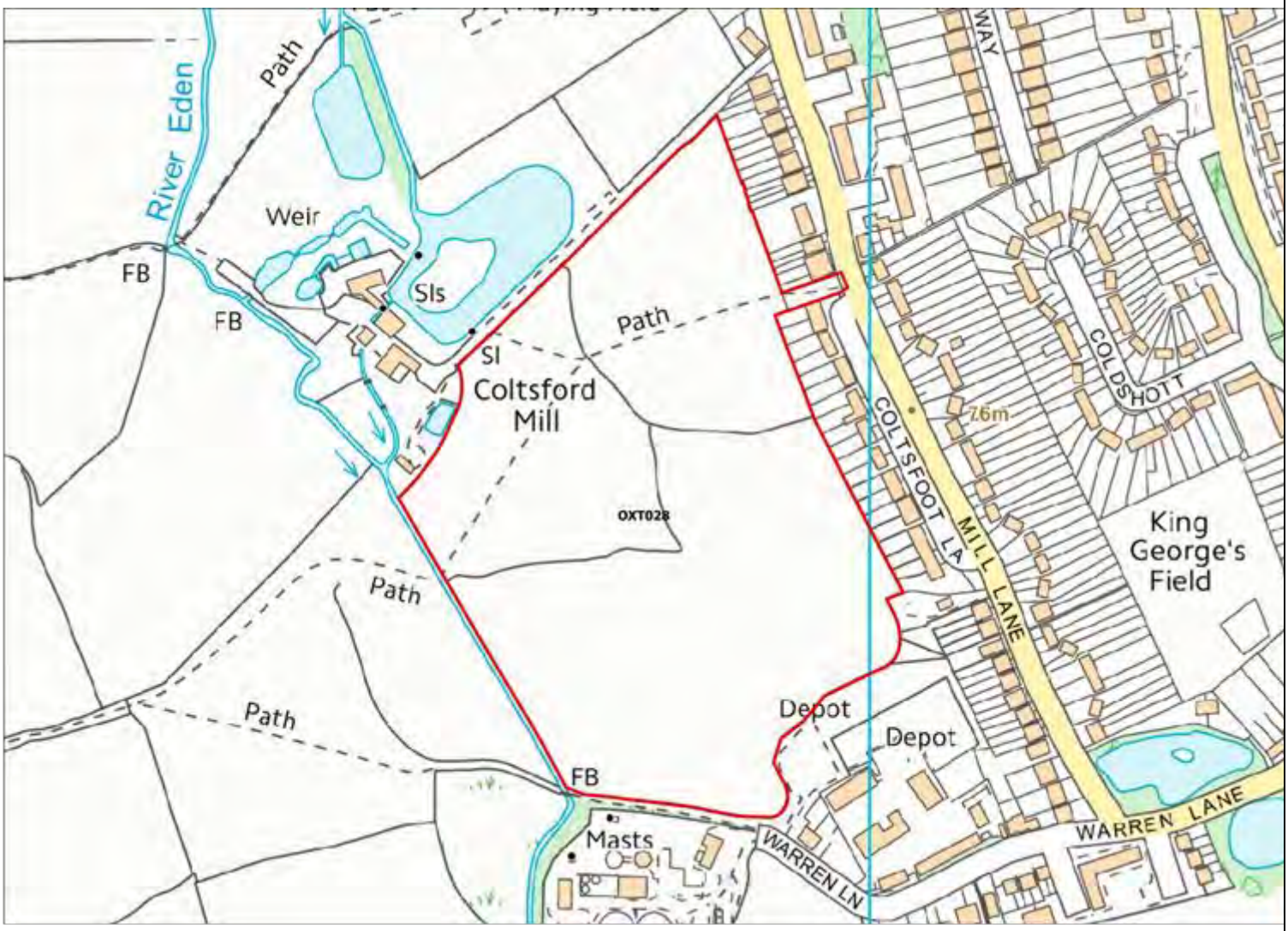
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Setting of Grade II Listed Coltsford Mill
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	44
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the south western edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	5-10 years

CONCLUSIONS	
Suitability Assessment	A recent planning application on the main part of the site ref: 2026/2 for 100 dwellings was refused planning permission in May 2026. The reasons for refusal were extensive including impact on Green Belt and countryside character and being in an unsustainable location. There was also concern identified with impacts on biodiversity, harm to the Grade II Listed Coltsford Mill, flood risk, drainage, ability to provide safe access to the site and impact on the users of footpath 105. These are signifcant unresolved issues that confirm this site is unsuitable for residential development.
Initial conclusion on suitability	**Unsuitable**

OXT028
Land at Mill Lane, Hurst Green, Oxted | N/A



SITE DETAILS	
HELAA Reference	OXT028
Site Address	Land at Mill Lane, Hurst Green, Oxted | N/A
Parish	Oxted
Site Area	8.65
Brownfield / Greenfield	GF
Relevant Planning History	2026/2 – refused planning permission for 100 dwellings
Site Description	Site comprises a large irregular shaped collection of agricultural grazing fields bordered to the west by the River Eden and the settlement edge to the east. To the south is the Warren Lane Council Depot and the sewage works with continuing agricultural land beyond this and to the north and west also.
Site Specific Issues	Western boundary within FZ 2 and 3 and Surface Water flood risk present throughout site - access

SITE DETAILS	
	may not be achievable; FRA and Highways Assessment required. Public Rights of Way lead across through the site.
Existing Use	Agriculture
Proposed Use	residential
Promoted Site Capacity	200
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – setting of Grade II Listed Coltsford Mill
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	
Flood Zone 3	
Surface Water - Low	
Surface Water – Medium	
Surface Water - High	
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the south western edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is a largely a duplicate of OXT027 albeit with with a smaller site area and different capacity promoted. A recent planning application ref: 2026/2 for 100 dwellings was refused planning permission in May 2026. The reasons for refusal were extensive including impact on Green Belt and countryside character and being in an unsustainable location. There was also concern identified with impacts on biodiversity, harm to the Grade II Listed Coltsford Mill, flood risk, drainage, ability to provide safe access to the site and impact on the users of footpath 105. These are signifcant unresolved issues that confirm this site is unsuitable for residential development.
Initial conclusion on suitability	**Unsuitable**

OXT029
Methodist church site, Hurstlands, Hurst Green, | RH8 0HG

SITE DETAILS	
HELAA Reference	OXT029
Site Address	Methodist church site, Hurstlands, Hurst Green, RH8 0HG
Parish	Oxted
Site Area	0.25
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is an existing place of worship and is within the built up area of Hurst Green. It is close to Hurst Green train station.
Site Specific Issues	No site specific issues identified at this stage.
Existing Use	Methodist Church, now surplus to requirements
Proposed Use	Residential
Promoted Site Capacity	13
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

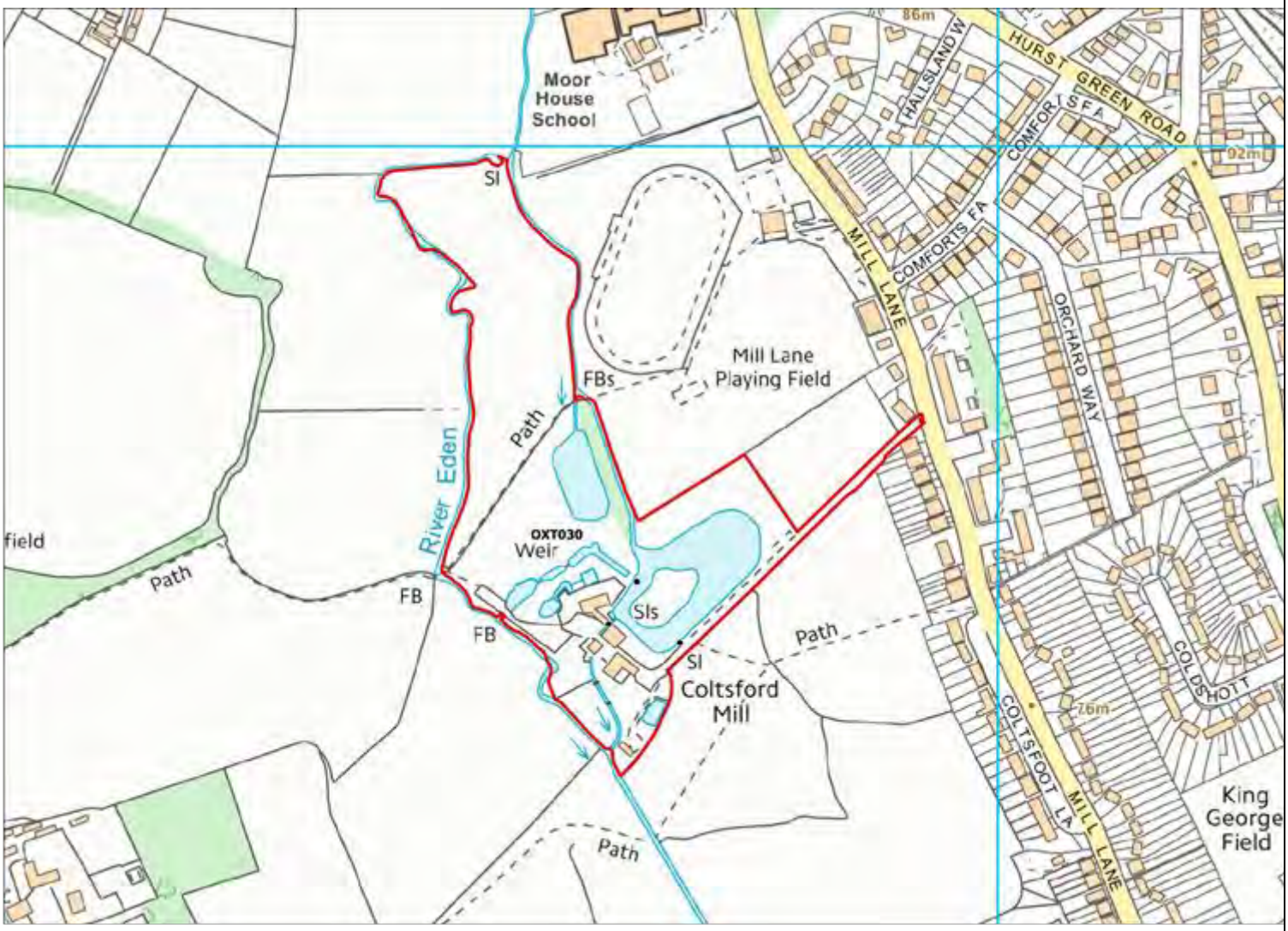
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	58
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is in the urban area and as such considered to be relatively sustainable.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Public land owning body,Developer

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site lies within the settlement boundary and considered suitable for development.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT030
Coltsford mill mill lane oxted | RH8 9DG



SITE DETAILS	
HELAA Reference	OXT030
Site Address	Coltsford mill mill lane oxted | RH8 9DG
Parish	Oxted
Site Area	6.42
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	N/A
Site Specific Issues	Grade II listed mill and extensive flood risk.
Existing Use	Private dwellings, wedding venue and fishing ponds
Proposed Use	Residential
Promoted Site Capacity	140
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II Listed mill within site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	Yes - 40% of site covered
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water - Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	46
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the south western edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are

ASSESSMENT OF SITE SUSTAINABILITY	
	narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located beyond the defined settlement boundary, with a weak relationship to the main built-up area when considered in isolation. Development in this location would represent a detached form of development with limited integration into the existing settlement pattern. A significant proportion of the site is affected by flood risk, including extensive areas within higher flood zones associated with a stream corridor running through the site. This represents a fundamental constraint, as it would substantially restrict the extent of land available for development and limit opportunities for safe access and movement within and from the site. The site is also located in proximity to heritage assets, including buildings and features within the wider setting of the site. Development in this location would have the potential to affect their setting, which introduces a further constraint that would need to be addressed through careful design and may limit the form and extent of development. In addition, the site's detached location, lack of direct integration with the settlement, and constrained accessibility reduce its ability to function as a sustainable extension to Oxted.

	The site lies within the Green Belt, and its release would need to be justified through the Council's wider Green Belt assessment. Overall, the combination of extensive flood risk, heritage considerations and the site's detached location indicates that the site is not suitable for development. On this basis, the site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

OXT031
Land West of Red Lane, Hurst Green, Oxted, RH8 0RT

SITE DETAILS	
HELAA Reference	OXT031
Site Address	Land West of Red Lane, Hurst Green, Oxted, RH8 0RT
Parish	Oxted
Site Area	2.50
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is grassland with significant tree coverage. To the west of the site is the railway and a primary school beyond that. To the north are dwellings.To the east are some dwellings and agricultural uses/open countryside and to the south is grassland with signiifcant tree coverage.
Site Specific Issues	highways assessment required to assess whether development is appropriate for the road network.

SITE DETAILS	
	Site lies within the AGLV and has significant tree coverage.
Existing Use	Open land
Proposed Use	Residential
Promoted Site Capacity	63
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	39

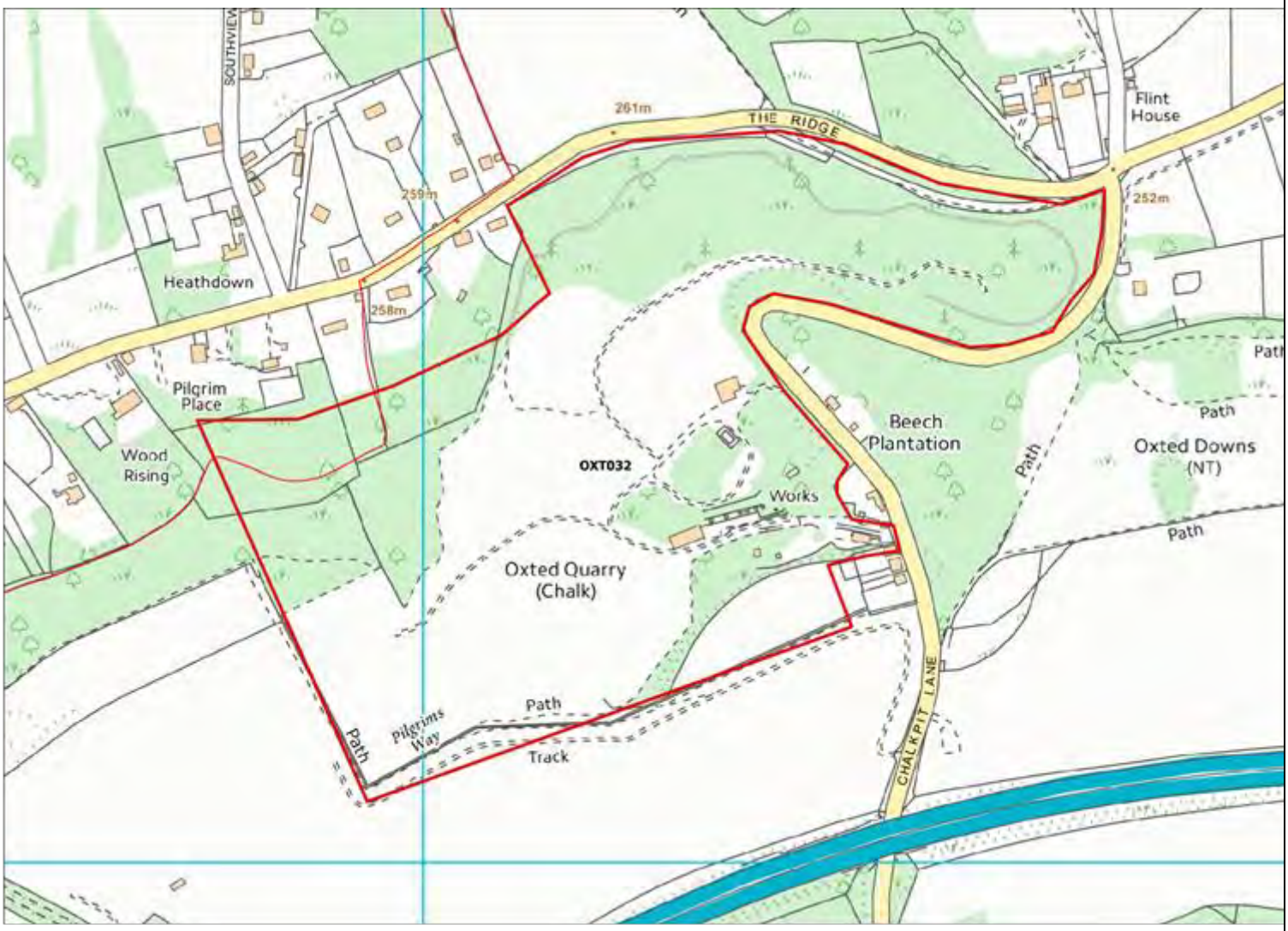
ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located adjacent to the south eastern edge of the large built up area of Oxted, Limpsfield and Hurst Green, but is some distance from the main town centre where the majority of higher-order services and facilities are concentrated. Opportunities for walking and cycling to these services are limited, with routes likely to be constrained by the nature of the local road network, including sections of Woodhurst Lane which are narrow and less suitable for safe and convenient active travel. Oxted railway station is approximately 2 miles from the site, with Hurst Green station closer at around 0.9 miles. While these distances may allow for some access by cycling or limited use of public transport, they are unlikely to support regular walking trips for most users. As a result, the site's location performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	N/A
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the south eastern edge of the sttlement boundary. The site lies within the Green Belt, and its suitability for development will need to be considered through the Council's wider Green Belt assessment and whether exceptional circumstances exist to justify release through the Local Plan. The site is also characterised by areas of mature tree cover and vegetation, which contribute to the local landscape character and would need to be retained and incorporated into any development layout. This may influence the form and extent of development that could be accommodated. In addition, the site lies within an Area of Great Landscape Value (AGLV), and development would need to respond sensitively to this designation,

CONCLUSIONS	
	taking account of its landscape character and visual context.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

OXT032
Oxted Quarry | RH8 0QW



SITE DETAILS	
HELAA Reference	OXT032
Site Address	Oxted Quarry, RH8 0QW
Parish	Oxted
Site Area	23.00
Brownfield / Greenfield	BF
Relevant Planning History	2026/484 - 55 dwellings proposed. This application is being determined by Surrey County Council as Local Planning Authority as it is a minerals site.
Site Description	N/A
Site Specific Issues	The site is within the National Landscape and AGLV. The site is also adjacent / near to two sections of the Woldingham and Oxted Downs SSSI.
Existing Use	Quarry
Proposed Use	residential
Promoted Site Capacity	55

SITE DETAILS	
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes
SSSI Impact Zone	Yes
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	N/A

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	N/A
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is entirely within National Landscape boundary extension area and for this reason is not considered a suitable location for development. There is currently a live planning application on this site being considered by Surrey County Council.
Initial conclusion on suitability	**Unsuitable**

OXT034
Land rear of 46-52 Station Road, Oxted | RH8 0PG

SITE DETAILS	
HELAA Reference	OXT034
Site Address	Land rear of 46-52 Station Road, Oxted, RH8 0PG
Parish	Oxted
Site Area	0.10
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Private car park
Site Specific Issues	No site specific issues identified at this stage
Existing Use	Private car park
Proposed Use	Residential
Promoted Site Capacity	10 units
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

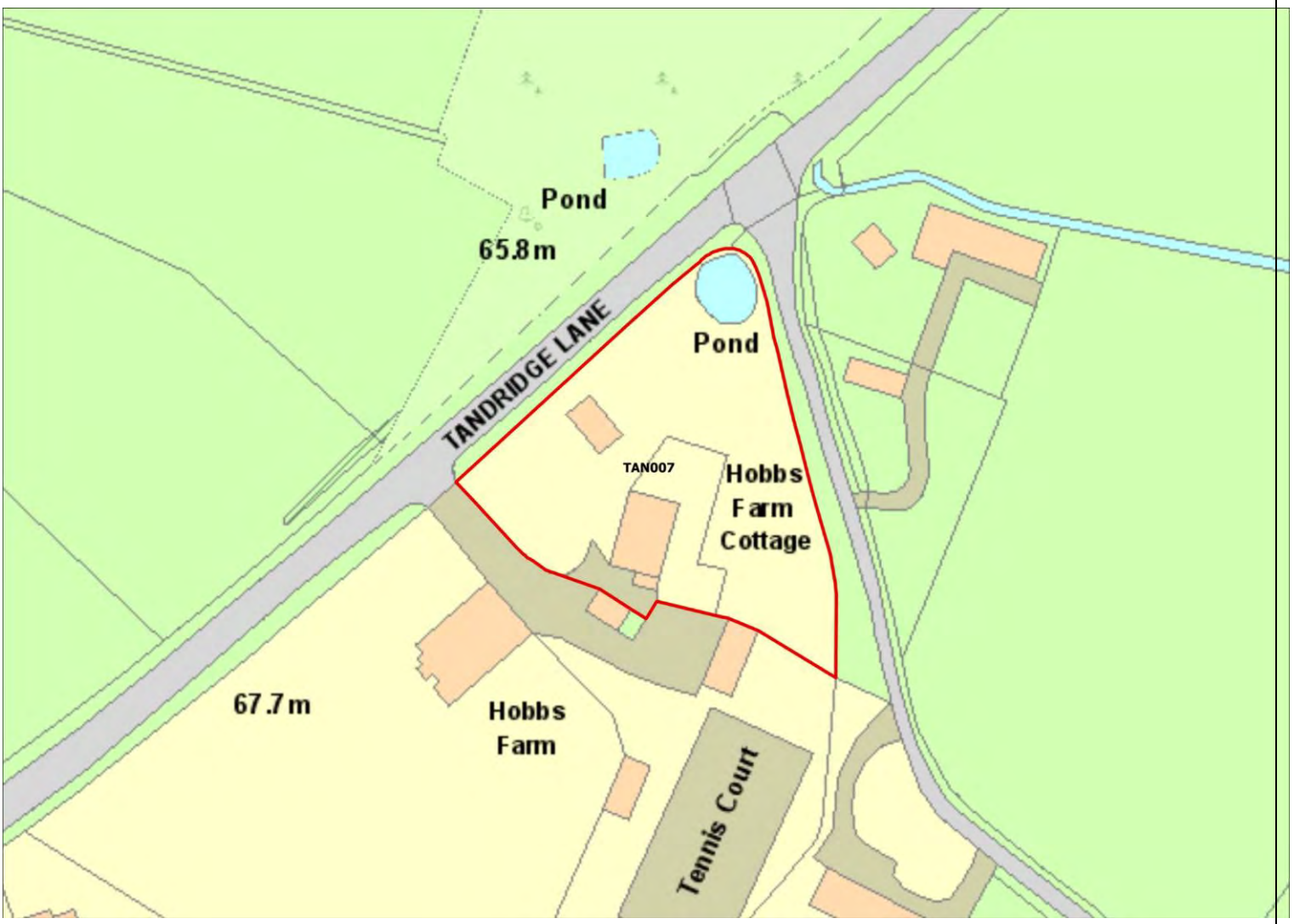
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	58
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is within the settlement boundary with access to services and facilities and public transport options. The site is considered to be in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is within the settlement boundary and no major constraints exist that would prevent development from coming forward.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAN007
Tandridge Lane , Near Crowhurst Lane End, RH7 6LW



SITE DETAILS	
HELAA Reference	TAN007
Site Address	Tandridge Lane, Near Crowhurst Lane End, RH7 6LW
Parish	Tandridge
Site Area	0.23
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is in residential use and it is surrounded by a small number of dwellings and open countryside.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Stable, field shelter, hay stores
Proposed Use	residential
Proposed Site Capacity	1
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes – Grade II listed building on the site
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from the nearest settlements of Godstone and South Godstone. Access to services and facilities would be car dependent.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site does not meet the size threshold for inclusion in the HELAA.
Initial conclusion on suitability	**Unsuitable**

TAN012
Tandridge Lane, tandridge Village, RH8 9NN

SITE DETAILS	
HELAA Reference	TAN012
Site Address	Tandridge Lane, tandridge Village, RH8 9NN
Parish	Tandridge
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	N/A
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	residential
Proposed Site Capacity	25
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

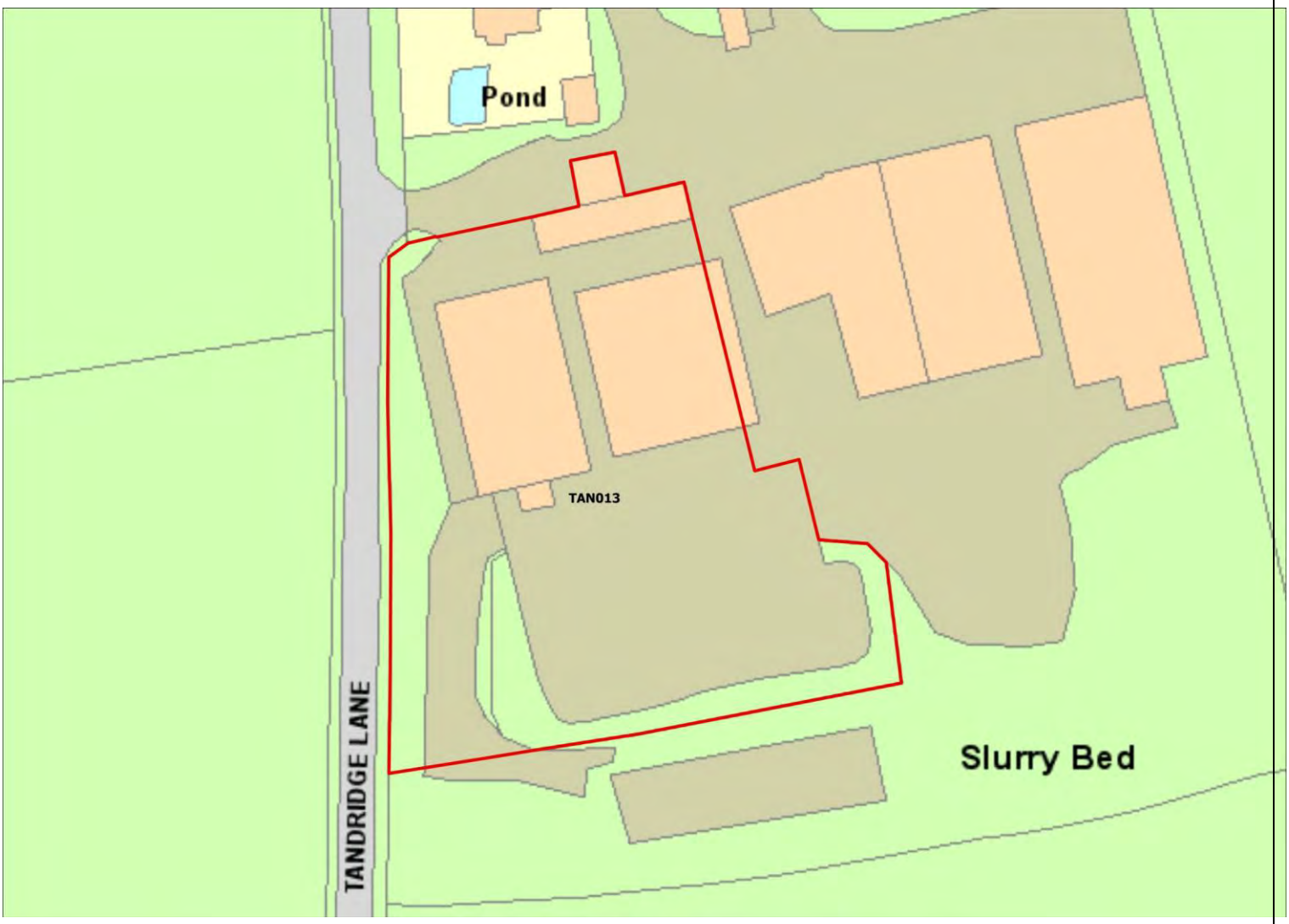
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site has not been assessed as does not meet the size threshold.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site has not been assessed as does not meet the size threshold.
Initial conclusion on suitability	**Unsuitable**

TAN013
Newhouse Farm, Tandridge Lane, Lingfield, Surrey, RH8 9NW



SITE DETAILS	
HELAA Reference	TAN013
Site Address	Newhouse Farm, Tandridge Lane, Lingfield, Surrey, RH8 9NW
Parish	Tandridge
Site Area	0.57
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises agricultural land with residential dwellings lying directly to the north of the site. Beyond the residential dwellings to the north is continuing agricultural land; to the east, south and west is continuing agricultural land. Site is isolated and lies within open countryside. Directly to the south west are a small collection of agricultural buildings.

SITE DETAILS	
Site Specific Issues	Site isolated from main settlement; Surface Water flood risk to site access. Grade II Listed Buildings adjacent. The site is in the Green Belt.
Existing Use	Agricultural
Proposed Use	Employment
Proposed Site Capacity	Not provided
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	Yes - farmhouse adjacent to site boundary
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated and lies within open countryside; nearest settllement is South Godstone, however as the site is proposed for employment uses this may not be a significant issue.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	In the next 5-10 years

CONCLUSIONS	
Suitability Assessment	Site would not be suitable for residential development due to its isolated location. The site has been promoted as commercial/industrial uses and therefore may have the potential for this type of development. Part of the site is defined as previously developed land. The site will remain under assessment while further technical work is undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

SITE DETAILS	
HELAA Reference	TAN014
Site Address	Land Registry Title Number: SY737117, Plot NLE68 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Tandridge
Site Area	0.06
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural
Site Specific Issues	The site is in the Green Belt.
Existing Use	Land not cultivated since 2005
Proposed Use	Residential
Proposed Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site not assessed as does not meet size threshold

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site not assessed as does not meet size threshold
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAN015
Tandridge Hill Farm, Tandridge Hill Lane, Godstone, RH9 8DD

SITE DETAILS	
HELAA Reference	TAN015
Site Address	Tandridge Hill Farm, Tandridge Hill Lane, Godstone, RH9 8DD
Parish	Tandridge
Site Area	1.75
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	N/A
Site Specific Issues	The site is in the Green Belt
Existing Use	Class E day centre with farm buildings and associated land
Proposed Use	residential
Proposed Site Capacity	6
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

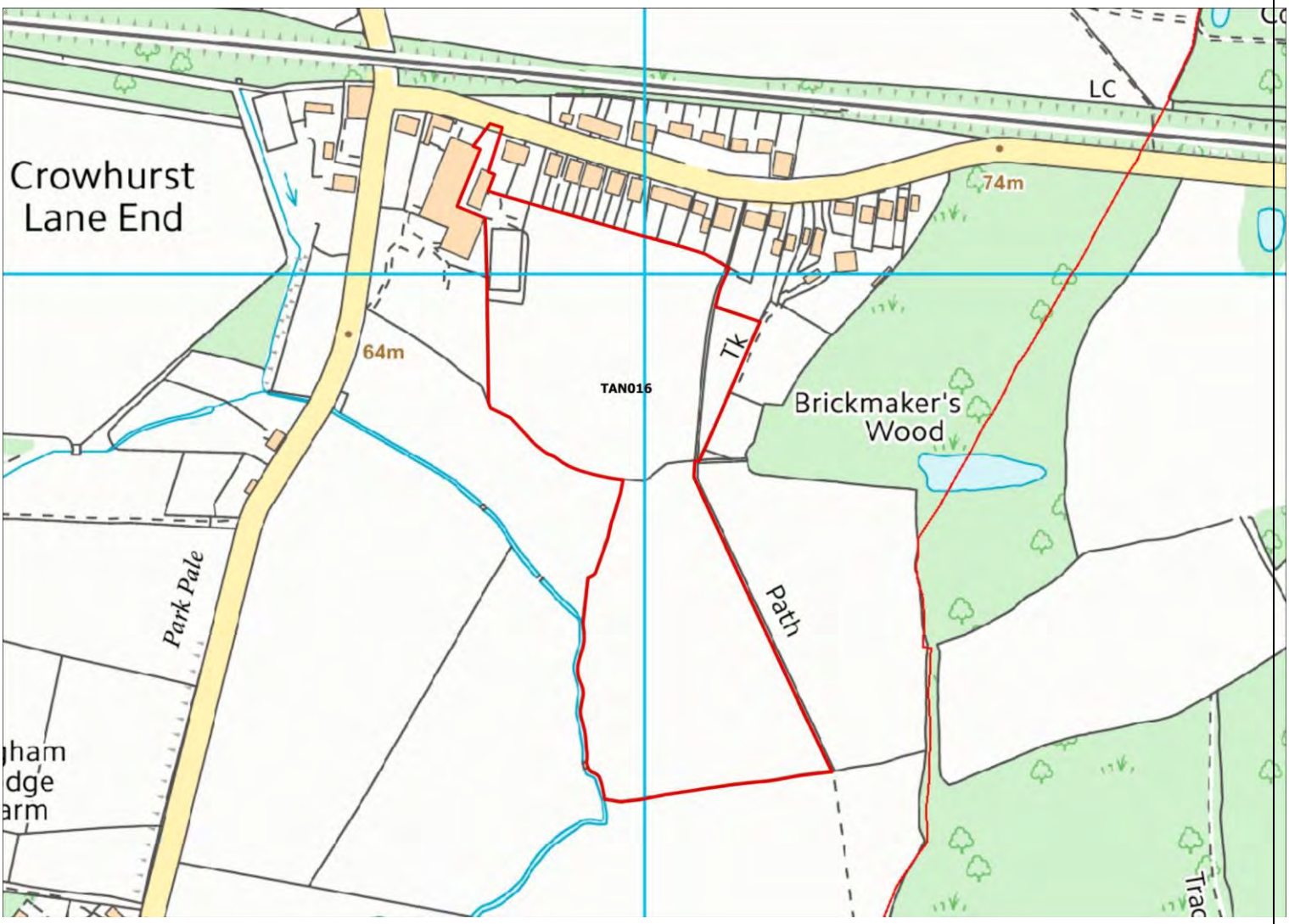
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is in an isolated and unsustainable location remote from any defined settlements.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Land agent
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is in a remote and isolated location and within the National Landscape. As such the site is unsuitable for residential development.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAN016
Brickmakers Farm, Crowhurst Lane End, Oxted, Surrey, RH89NT



SITE DETAILS	
HELAA Reference	TAN016
Site Address	Brickmakers Farm, Crowhurst Lane End, Oxted, Surrey, RH89NT
Parish	Tandridge
Site Area	4.78
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Site comprises agricultural land with collection of residential dwellings that form Crowhurst Land End lying directly to the north of the site, bounded by the railway track beyond this. To the east is extensive tree coverage forming Brickmaker's Wood with part Ancient Woodland. Continuing agricultural land to the south and west.

SITE DETAILS	
Site Specific Issues	Site isolated from main settlement; Surface Water flood risk. The site is in the Green Belt.
Existing Use	Agricultural use
Proposed Use	Residential
Proposed Site Capacity	100-150
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – AW to the east of the site circa. 100m
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Agricultural land has the potential for nitrate and phosphate contamination - would need to confirm
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	22
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site isolated and lies within open countryside; nearest settllement is South Godstone, which cannot be accessed by anything other than private car. The site is not in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is isolated from any main settlement and is considered to be in an unsustainable location. Development at the location would represent backland development and would dominate the existing collection of resdiential dwellings known as Crowhurst Lane End; development would be incongruous with surrounding residential development.
Initial conclusion on suitability	**Unsuitable**

TAN017
Brook Farm, Tandridge Lane, RH8 9NW

SITE DETAILS	
HELAA Reference	TAN017
Site Address	Brook Farm, Tandridge Lane, RH8 9NW
Parish	Tandridge
Site Area	0.05
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Agricultural field
Site Specific Issues	None identified
Existing Use	Agricultural
Proposed Use	residential
Proposed Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site does not meet size threshold for consideration

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**

SITE DETAILS	
HELAA Reference	TAN018
Site Address	Land Registry Title Number: SY742168, Plot NLE18 lying to the north west of Lagham Lodge Farm, Tandridge Lane, Lingfield, RH8 9NS
Parish	Tandridge
Site Area	0.05
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Agricultural field
Site Specific Issues	None identified
Existing Use	Land not cultivated since 2005
Proposed Use	residential
Proposed Site Capacity	1
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	No
Take forward for full assessment?	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

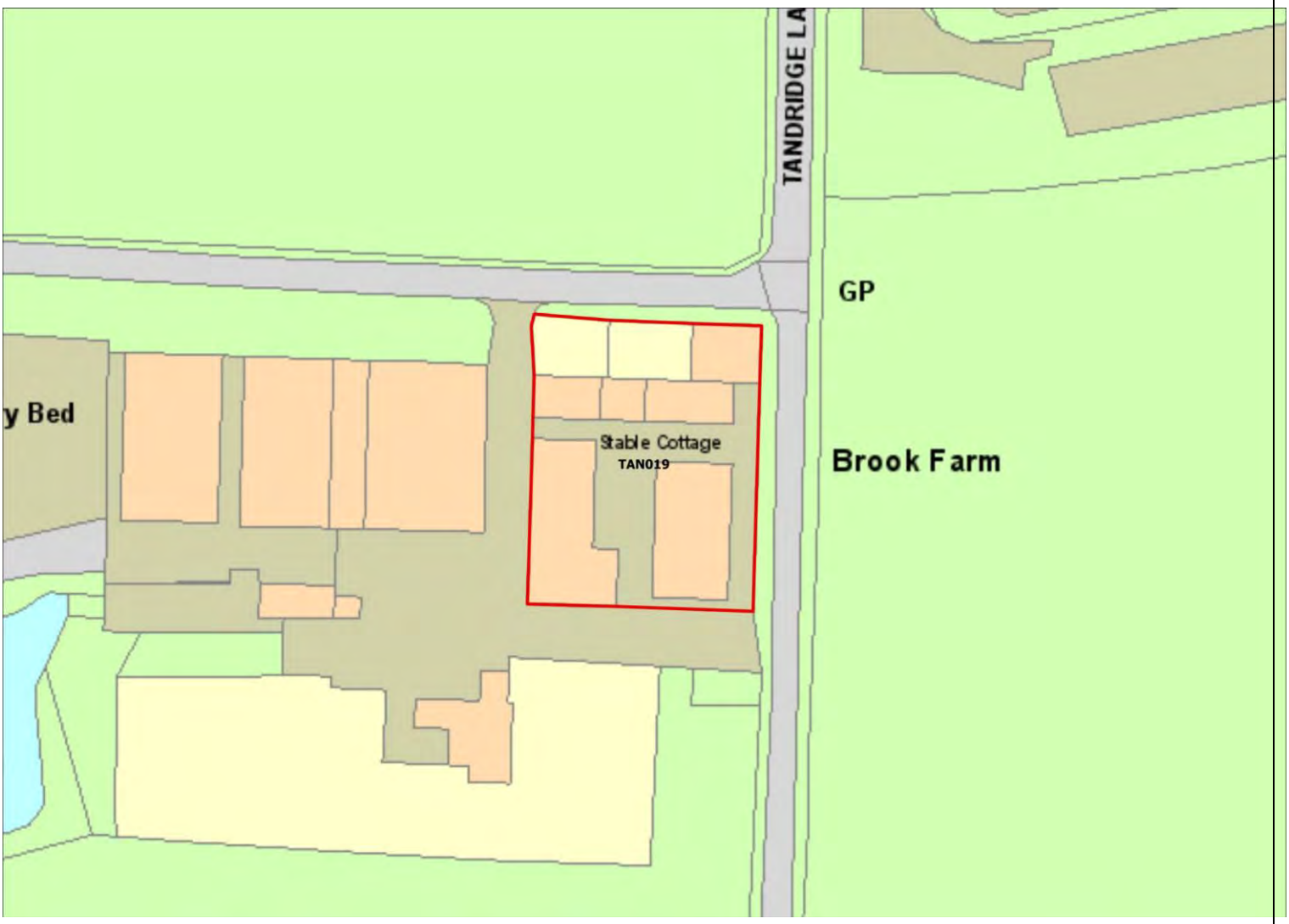
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site does not meet size threshold for consideration

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	Site does not meet size threshold for consideration
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAN019
Brook Farmyard, Tandridge Lane, RH8 9NW



SITE DETAILS	
HELAA Reference	TAN019
Site Address	Brook Farmyard, Tandridge Lane | RH8 9NW
Parish	Tandridge
Site Area	0.17
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site comprises agricultural land with associated farm buildings, two of which are noted for their architectural importance. It is situated within open countryside and has a distinctly rural and isolated character.
Site Specific Issues	The site is surrounded predominantly by farmland, with additional agricultural buildings, a slurry pit and a pond immediately to the west. To the north, south and east, the landscape remains largely open, with

SITE DETAILS	
	areas of Ancient Woodland and an SNCI located to the east. Site isolated from main settlement. The site is in the Green Belt.
Existing Use	Agricultural & Residential
Proposed Use	Residential
Proposed Site Capacity	20 -25
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No - circa. 150m
Tree Preservation Orders	No
Listed Buildings	Yes - Grade II adjacent to site to south.
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	SLURRY PITS NEXT TO GIBBS BROOK. FIRE AT ASBESTOS ROOF BARN 11/2005.
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	Site isolated and lies within open countryside; nearest settllement is South Godstone. The site is in an unsustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is isolated from any main settlement and it is not considered to be a sustainable location. The site is, however, previously developed land and remains under assesment while further technical work is carried out.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAN020
Tandridge Lane, Tandridge Village

SITE DETAILS	
HELAA Reference	TAN020
Site Address	Tandridge Lane, tandridge Village
Parish	Tandridge
Site Area	0.25
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use and mostly surrounded by other agricultural uses. It is on the edge of Tandridge settlement.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Agricultural
Proposed Use	Mixed use
Proposed Site Capacity	20 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

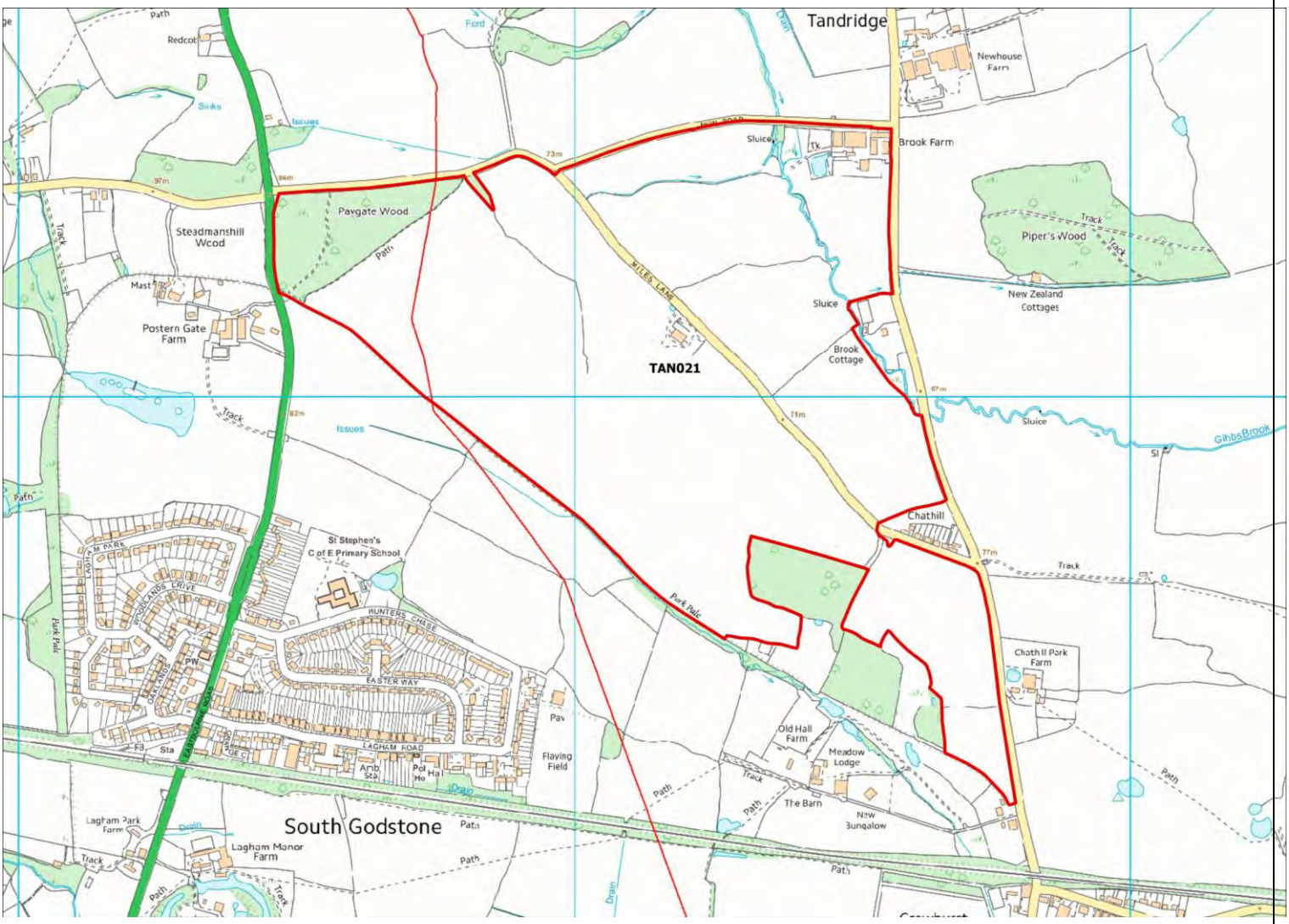
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is isolated from other large settlements in the district but it is close to Tandridge settlement. Access to most services and facilities would be both limited and car dependent.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	
Single or Multiple Ownership	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is isolated from any main settlement and it is not considered to be a sustainable location. The site is also in a proposed National Landscape extension area and this may make the site unsuitable for development. However, it is understood there is potential for the site to contribute towards local enabling infrastructure and as such remains under assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAN021
Brook Farm, Tandridge Lane



SITE DETAILS	
HELAA Reference	TAN021
Site Address	Brook Farm, Tandridge Lane
Parish	Tandridge
Site Area	7.30
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is in agricultural use and surrounded by other agricultural uses,
Site Specific Issues	Flooding issues may affect access to the site. The site is in the Green Belt
Existing Use	Agricultural
Proposed Use	Residential
Proposed Site Capacity	219
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - North-west area of site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water - Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

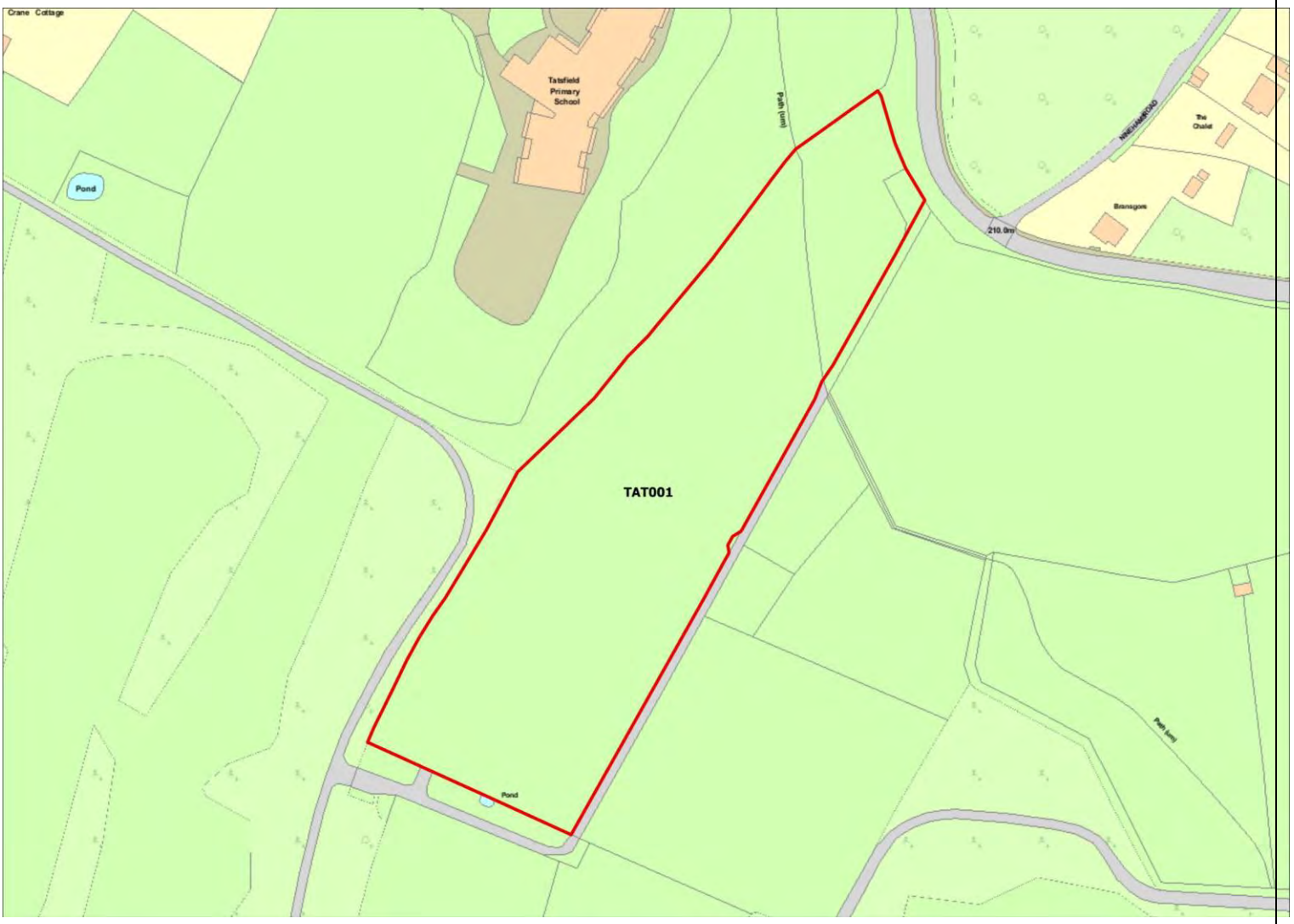
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	27
Tier of Nearest Settlements	N/A
Sustainability Assessment	The site is detached and seperated from the settlement edge of South Godstone and not considered to be in a sustainable location.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Single or Multiple Ownership	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is physically separate from South Godstone and occupies an isolated position within the open countryside, with no meaningful relationship to the existing settlement pattern. Development at the scale proposed would represent a clear and unjustified encroachment into the countryside, eroding the rural character of the area and appearing incongruous in this location. The site is further constrained by areas of flood risk and the presence of Ancient Woodland to the north, both of which significantly limit its developability and increase its environmental sensitivity. Access to services and facilities is poor, and future occupiers would be heavily reliant on private vehicle use, raising serious sustainability concerns. Taken together, the site's isolated location, lack of integration with a settlement, environmental constraints and adverse impact on countryside character indicate that it is not a suitable location for development. On this basis, the site is discounted from the assessment.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAT001
South side of Ship Hill, Tatsfield , Just below Tatsfield School



SITE DETAILS	
HELAA Reference	TAT001
Site Address	South side of Ship Hill, Tatsfield, just below Tatsfield School
Parish	Tatsfield
Site Area	1.57
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is on the edge of Tatsfield's settlement boundary. The site appears to be in agricultural use/managed grassland. To the south, west and east of the site is a larger area of agricultural land. To the north of the site is the settlement of Tatsfield.
Site Specific Issues	There are some trees to the northern and western edges of the site. Site levels change across the site. The site is in the Green Belt.

SITE DETAILS	
Existing Use	Pasture
Proposed Use	Residential
Proposed Site Capacity	47
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water - Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

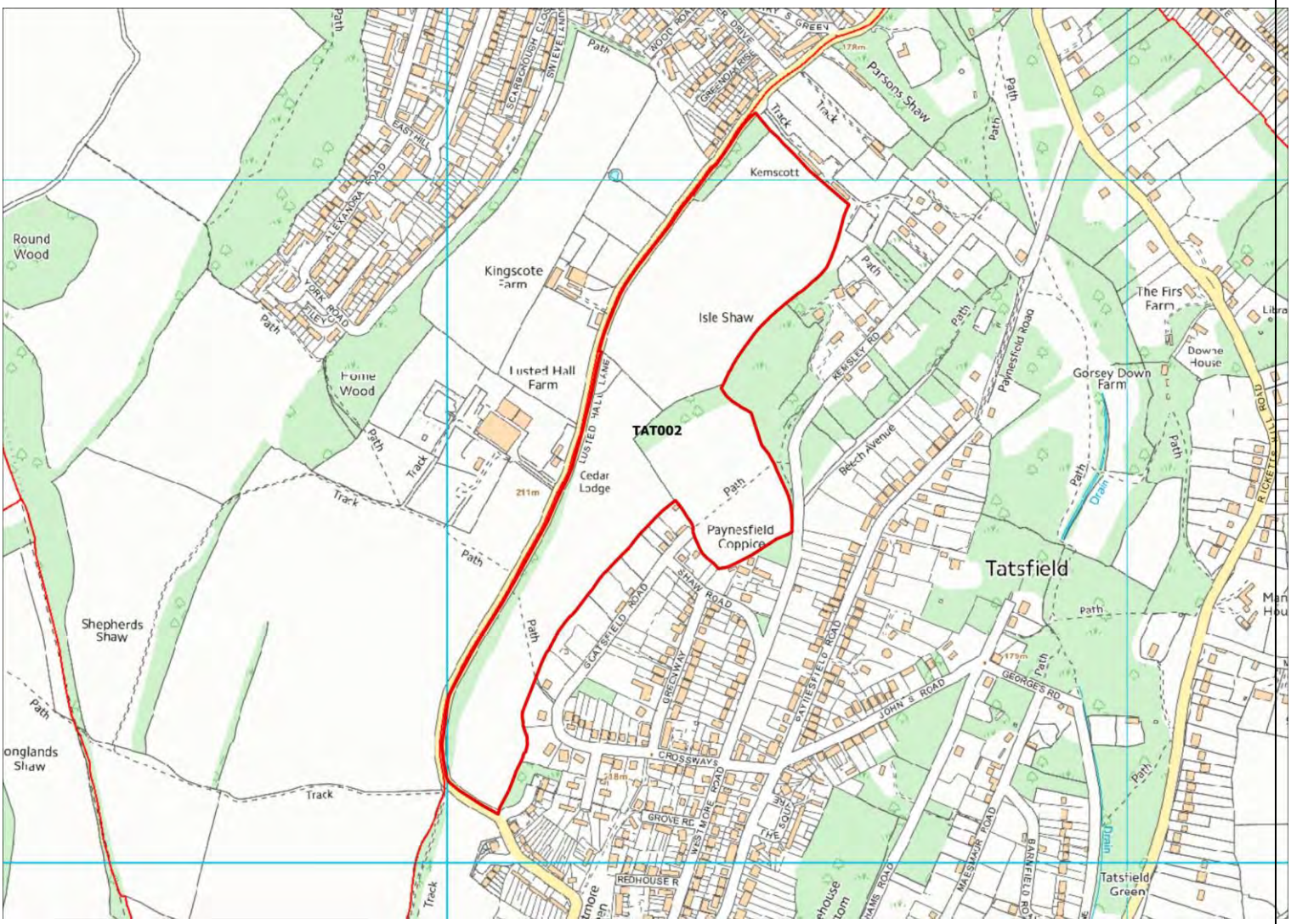
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 4

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located adjacent to the southern edge of Tatsfield, a settlement with a limited range of services and facilities. Whilst this provides some opportunity for access to local provision, the overall level of accessibility remains constrained, with a reliance on higher-order settlements to meet most day-to-day needs. Although the site benefits from its relationship with the settlement edge, opportunities for sustainable travel are limited, and the restricted level of local services limits its overall sustainability.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to the southern edge of Tatsfield and has a clear relationship with the existing built-up area. However, it lies within the Green Belt, where development would need to be justified through the Council's wider assessment. Given its edge-of-village location, the scale and form of any development would need to respond carefully to the existing settlement pattern and character. Overall, the site is subject to constraints, and its suitability remains uncertain pending further assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAT002
Land to the east of Lusted Hall Lane, Tatsfield, TN16 3RN



SITE DETAILS	
HELAA Reference	TAT002
Site Address	Land to the east of Lusted Hall Lane Tatsfield, TN16 3RN
Parish	Tatsfield
Site Area	18.96
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use. To the west of the site is more agricultural land. The site lies between the settlements of Tatsfield to the south and Biggin Hill to the north. To the east of the site is a mixture of woodland with a few dwellings. The site is rural in nature.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Agriculture

SITE DETAILS	
Proposed Use	Residential
Proposed Site Capacity	567
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - covers various different sections of the site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Former tip site
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	47
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located adjacent to the northern edge of Tatsfield, a settlement with a limited range of

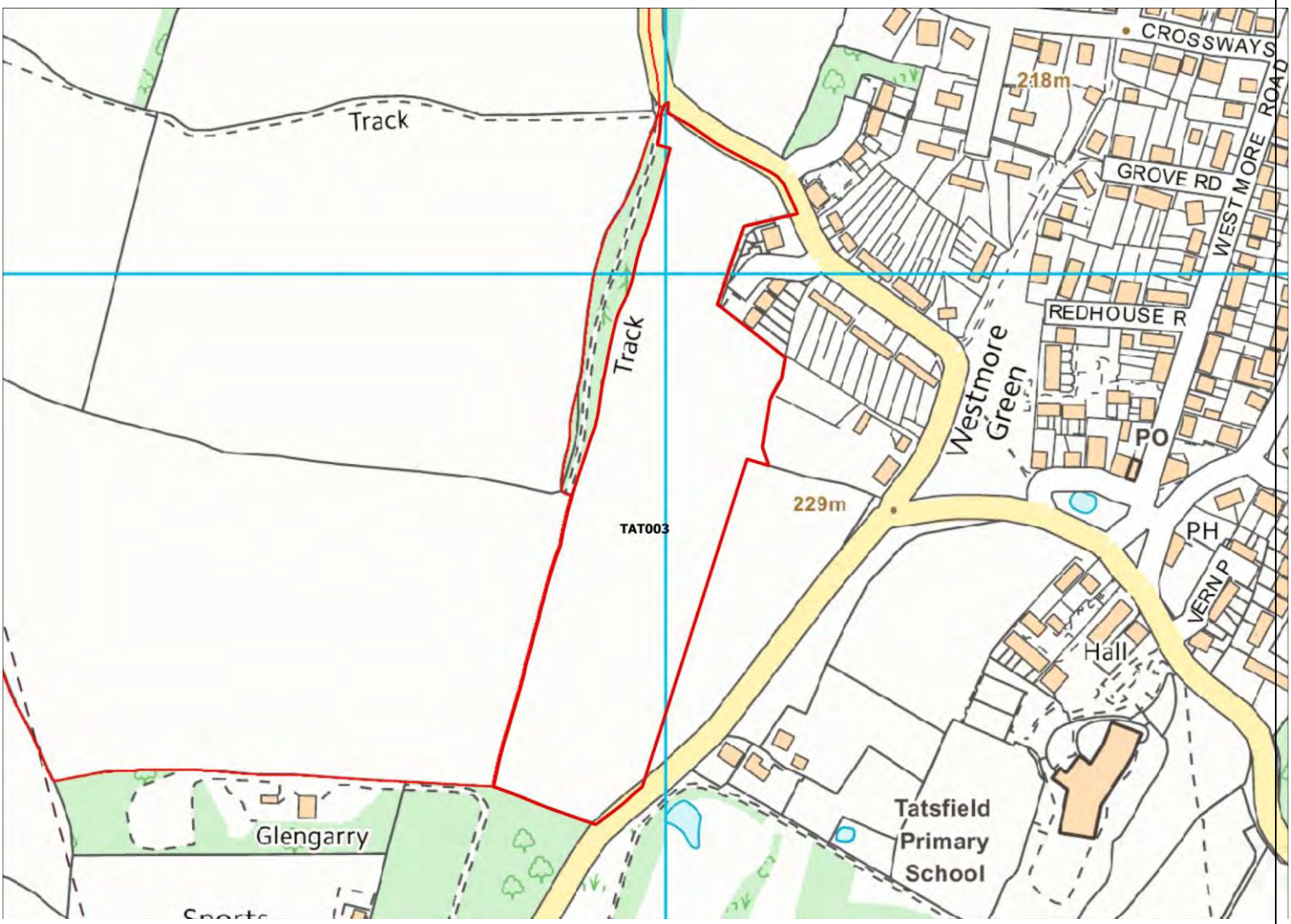
ASSESSMENT OF SITE SUSTAINABILITY	
	services and facilities. Whilst this provides some opportunity for access to local provision, the overall level of accessibility remains constrained, with a reliance on higher-order settlements to meet most day-to-day needs. Although the site benefits from its relationship with the settlement edge, opportunities for sustainable travel are limited, and the restricted level of local services limits its overall sustainability.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the north-west edge of Tatsfield and adjoins the defined settlement boundary; however, the scale of development proposed would represent a substantial and disproportionate expansion of the village. This would materially alter the existing scale, character and role of Tatsfield, which functions as a smaller settlement within the hierarchy. The site lies within the Green Belt and forms part of a wider area of open land that contributes to the separation between Tatsfield and Biggin Hill within the London Borough of Bromley. As one of the remaining gaps between the two settlements, the site has a strong open character and plays an important role in maintaining their distinct identity. Development at the scale proposed would be likely to have a significant impact on this separation and the openness of the area, matters which will require careful consideration through the Green Belt assessment. Given the scale of development, potential impacts on landscape character, and its position on the administrative boundary, the site raises substantial constraints. Overall, despite its adjacency to the settlement boundary, these factors indicate that the site is highly unlikely to be suitable. However, it will remain under assessment pending further technical work.
Initial conclusion on suitability	**Under assessment**

CONCLUSIONS	
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAT003
Land to the south of Lusted Hall Lane, Tatsfield, TN16 3RN



SITE DETAILS	
HELAA Reference	TAT003
Site Address	Land to the south of Lusted Hall Lane Tatsfield, TN16 3RN
Parish	Tatsfield
Site Area	4.13
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site lies on the edge of Tatsfield. The site appears to be in agricultural use. To the west of the site is more agricultural land. To the east and north-east of the site are residential uses part of the Tatsfield settlement. To the south is a mixture of woodland and open fields.
Site Specific Issues	The site is in the Green Belt and subject to trees with TPO.

SITE DETAILS	
Existing Use	Agricultural arable land
Proposed Use	residential
Proposed Site Capacity	123
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 6/GOD
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	42
Tier of Nearest Settlements	Tier 4

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located adjacent to the western edge of Tatsfield, a settlement with a limited range of services and facilities. Whilst this provides some opportunity for access to local provision, the overall level of accessibility remains constrained, with a reliance on higher-order settlements to meet most day-to-day needs. Although the site benefits from its relationship with the settlement edge, opportunities for sustainable travel are limited, and the restricted level of local services limits its overall sustainability.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the western edge of Tatsfield and adjoins the defined settlement boundary. The site's proximity to the village centre suggests some potential for integration, subject to the form and layout of development. However, the site lies within the Green Belt, and its suitability will need to be considered through the Council's wider assessment. The presence of neighbouring uses, including allotments, together with nearby environmental considerations, may also influence the extent and design of development. Overall, the site is subject to constraints and remains under assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAT004
Ninehams Road, Tatsfield, TN16 2AN

SITE DETAILS	
HELAA Reference	TAT004
Site Address	Ninehams Road, Tatsfield, N16 2AN
Parish	Tatsfield
Site Area	0.28
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be a mixture of woodland and grassland. Immediately to the north, east and west of the site is more woodland. To the south of the site on Ninehams Road is low density residential development.
Site Specific Issues	There does not appear to be any direct access to the site at present. The site is in the Green Belt.
Existing Use	Vacant land
Proposed Use	Gypsy and traveller pitches

SITE DETAILS	
Proposed Site Capacity	8
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	37
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is also located at a considerable distance from the centre of Tatsfield, where the limited range of local services and facilities are concentrated. As a

ASSESSMENT OF SITE SUSTAINABILITY	
	result, future occupiers would be likely to rely heavily on private vehicle use for most day-to-day needs. The presence of a watercourse and associated flood-prone areas within the site may further constrain movement and connectivity, reducing the practicality of routes both within and beyond the site. Overall, the site performs poorly in sustainability terms, reflecting its remote location, weak relationship with the settlement, and limited accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the east of Tatsfield and lies beyond the defined settlement boundary, with only a limited relationship to the main built-up area and surrounding pattern of development. Development in this location would represent a dispersed and poorly integrated form of growth. A key constraint affecting the site is access. The site appears to be served by a narrow rural track with limited width, alignment and visibility, and there is no clear indication that a suitable and safe access could be achieved without significant intervention. In addition, the presence of a watercourse and associated flood-prone areas within the site further constrains the potential for access and movement, both within the site and to the surrounding area. The site lies within the Green Belt, and its suitability for development would need to be considered through the Council's wider Green Belt assessment. Overall, the combination of inadequate access, the presence of flood-related constraints, and the site's detached and poorly integrated location indicates that the site is not suitable for development. On this basis, the site can reasonably be discounted at this stage of the assessment.
Initial conclusion on suitability	**Unsuitable**

TAT005
Land bordered by both Borough Road, Tatsfield (TN16 2LA) and Edgar Road, Tatsfield (TN16 2LL)

SITE DETAILS	
HELAA Reference	TAT005
Site Address	Land bordered by both Borough Road, Tatsfield (TN16 2LA) and Edgar Road, Tatsfield (TN16 2LL)
Parish	Tatsfield
Site Area	0.36
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is close but not immediately adjacent to the settlement of Tatsfield. It is used for occassional equestrian grazing and is surrounded by residential uses.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Occasional equestrian grazing.
Proposed Use	Residential
Proposed Site Capacity	2

SITE DETAILS	
Could site form part of larger site?	N/A

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located within a dispersed pattern of development to the south-east of Tatsfield, resulting in a relatively weak relationship with the main settlement and less convenient access to its

ASSESSMENT OF SITE SUSTAINABILITY	
	services and facilities. Opportunities for walking and cycling are constrained by distance and the nature of the local road network, and future occupiers would be likely to rely heavily on private vehicles, including for access to higher-order settlements. Overall, the site performs relatively weakly in sustainability terms, reflecting its detached location and limited accessibility.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located within an existing cluster of development to the south-east of Tatsfield and has a relationship with surrounding built form, offering potential for limited infill or small-scale expansion subject to appropriate design. However, it lies within the Green Belt, where development would need to be justified through the Council's wider assessment. While currently promoted at a modest scale, it is appropriate to retain the site for further consideration to assess its potential capacity and constraints.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

TAT006
Land parcel south of Approach Road, Tatsfield

SITE DETAILS	
HELAA Reference	TAT006
Site Address	Land parcel south of Approach Road, Tatsfield
Parish	Tatsfield
Site Area	1.25
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is grassland, potentially used for grazing. Immediately south of the site is woodland. To the east of the site is the Tatsfield Parish Council offices, to the north is the village centre and to the west is an allotment.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Vacant land
Proposed Use	Residential
Proposed Site Capacity	25-30

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	41
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is located adjacent to the southern edge of Tatsfield, a settlement with a limited range of services and facilities. Whilst this provides some opportunity for access to local provision, the overall

ASSESSMENT OF SITE SUSTAINABILITY	
	level of accessibility remains constrained, with a reliance on higher-order settlements to meet most day-to-day needs. Although the site benefits from its relationship with the settlement edge, opportunities for sustainable travel are limited, and the restricted level of local services limits its overall sustainability.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	5 years

CONCLUSIONS	
Suitability Assessment	The site is located on the southern edge of Tatsfield and adjoins the defined settlement boundary, providing a clear spatial relationship with the existing built-up area. This suggests some potential for development, subject to the form and layout achieved. However, the site lies within the Green Belt, which represents a key constraint requiring further assessment. The proximity to a designated area to the north and the need to respond sensitively to the village edge may also influence the scale and design of development. Overall, the site is subject to a range of constraints, and its suitability remains dependent on further detailed consideration.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR001
3 Stuart Road, Warlingham, CR6 9JH

SITE DETAILS	
HELAA Reference	WAR001
Site Address	3 Stuart Road, Warlingham, CR6 9JH
Parish	Warlingham
Site Area	0.27
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is on the edge of the settlement boundary and close to existing residential areas. There is an existing dwelling on the site with a large stretch of garden land to the rear. The site is bounded by trees to the north and grassland to the south. The immediate area is low density residential.
Site Specific Issues	None identified.
Existing Use	1 Residential dwelling
Proposed Use	Residential

SITE DETAILS	
Proposed Site Capacity	14
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	No
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water - Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	57
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within Warlingham's settlement boundary. The site would have good access to existing public transport and good access to a

ASSESSMENT OF SITE SUSTAINABILITY	
	number of existing services and facilities, however the ability of the settlement to accommodate new growth will need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There are no significant major constraints which would affect the ability to develop the site. The site is within the settlement boundary for Warlingham where the principle of development is acceptable and is considered suitable on that basis.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR002
Land lying north of Crewe's Avenue, Warlingham, CR2 9AB

SITE DETAILS	
HELAA Reference	WAR002 (and WAR013 which is a duplicate)
Site Address	Land lying north of Crewe's Avenue, Warlingham, CR2 9AB
Parish	Warlingham
Site Area	5.21
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in use as managed grassland and playing fields. It is adjacent to Hamsey Green but is part of a larger area of managed grassland/agriculutral land. It is surrounded by grassland/agricultural uses on all sides. It is close to the settlement boundary of Warlingham however it is separated by playing fields. It is also close to the settlement boundary of the adjacent London area.

SITE DETAILS	
Site Specific Issues	The site is in the Green Belt. Pockets of ancient woodland and TPO trees.
Existing Use	Horse grazing
Proposed Use	Residential and Mixed Use
Proposed Site Capacity	100
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - ancient woodland
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water -	No
Surface Water -	No
Surface Water -	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

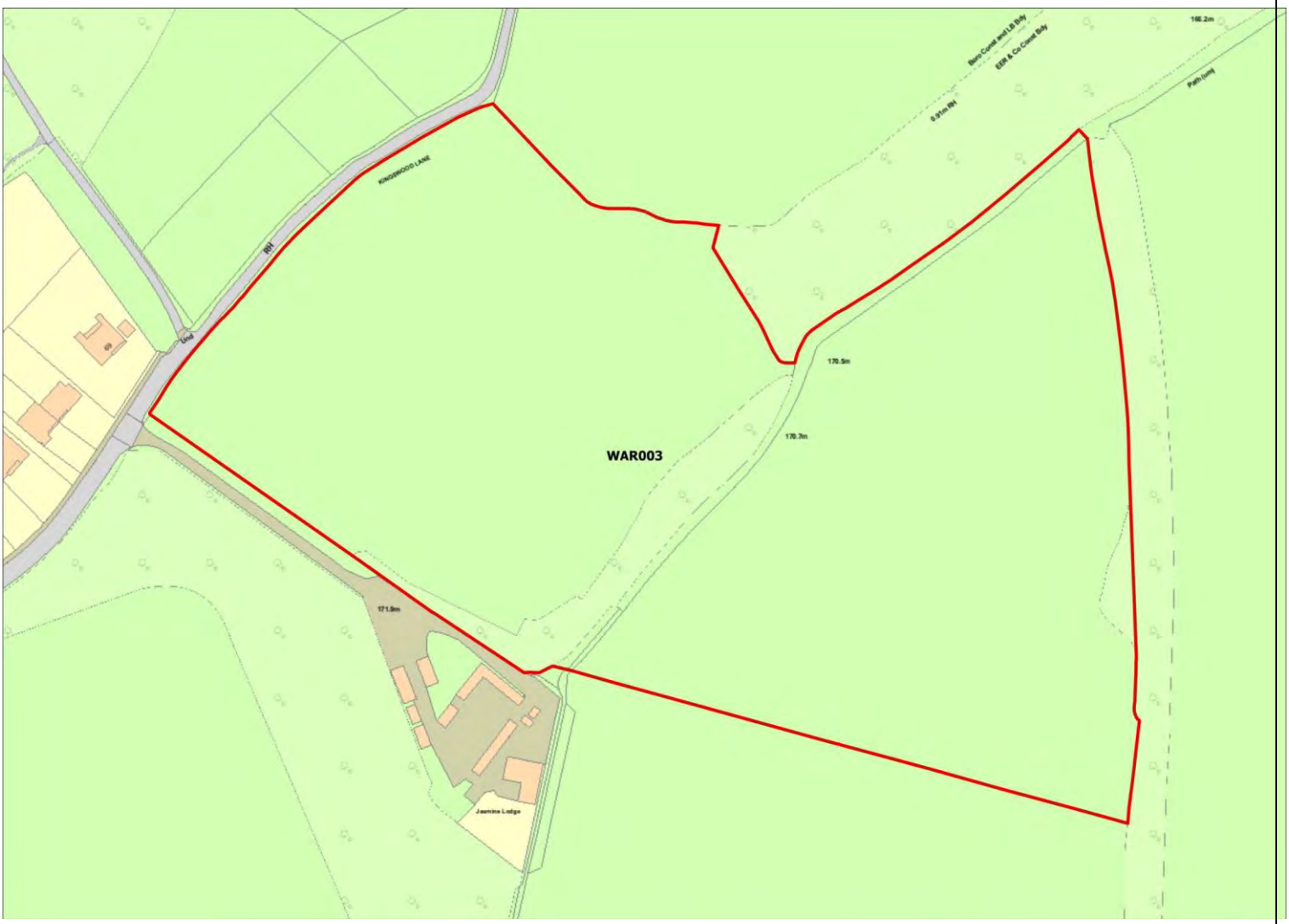
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	62

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the north-west of Warlingham and is physically separate from the main built-up area of the village. However, it lies near to the urban area within the adjoining London Borough, with established residential development nearby. As such, the site benefits from access to a wider range of services and facilities within the neighbouring urban area, with opportunities for walking and cycling likely to be more favourable than more isolated rural sites. However, its relationship with Warlingham itself is more limited, and its position on the administrative boundary means its function and accessibility need to be considered in a broader, cross-boundary context.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	5 years

CONCLUSIONS	
Suitability Assessment	The site comprises a large parcel of land located to the north-west of Warlingham and lies beyond the defined settlement boundary. While it does not form a coherent extension to Warlingham, it sits within the wider gap between settlements and has only a limited relationship with surrounding development. The site lies within the Green Belt and will require further assessment in terms of openness and settlement separation. It is also affected by areas of Ancient Woodland and trees subject to Tree Preservation Orders, which represent significant environmental constraints likely to influence the extent and layout of any development. In addition, its position near the administrative boundary introduces cross-boundary considerations. Overall, the site is subject to a range of constraints, and its suitability remains dependent on further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR003
Kingsfield Farm, Land lying to the North of Crewe's Avenue, Warlingham, Surrey, CR6 9AB



SITE DETAILS	
HELAA Reference	WAR003 (and WAR007 which is a duplicare submission)
Site Address	Kingsfield Farm, Land lying to the North of Crewe's Avenue, Warlingham, Surrey, CR6 9AB
Parish	Warlingham
Site Area	4.55
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in equestrian use. It is adjacent to Hamsey Green but is part of a larger area of managed grassland/agriculutral land. It is surrounded by grassland/agricultural uses on all sides. It is close to the settlement boundary of Warlingham however it is separated by playing fields.

SITE DETAILS	
	It is also adjacent to settlement boundary of London urban area.
Site Specific Issues	The site is in the Green Belt. TPO trees. Adjacent to ancient woodland.
Existing Use	Grazing horses
Proposed Use	Residential and Leisure
Proposed Site Capacity	136
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – adjacent
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water -	Yes – minor
Surface Water -	Yes – minor
Surface Water -	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	62
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the north-west of Warlingham and is physically separate from the main built-up area of the village. However, it lies adjacent to the urban area within the adjoining London Borough, with established residential development nearby. As such, the site benefits from access to a wider range of services and facilities within the neighbouring urban area, with opportunities for walking and cycling likely to be more favourable than more isolated rural sites. However, its relationship with Warlingham itself is more limited, and its position on the administrative boundary means its function and accessibility need to be considered in a broader, cross-boundary context.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site comprises a large parcel of land to the north of Warlingham, beyond the defined settlement boundary and within the Green Belt. While it adjoins the urban area of the neighbouring London Borough, it does not form a coherent extension to Warlingham itself. The site is subject to environmental constraints, including areas of ancient woodland and protected tree belts, which are likely to influence the extent and layout of development. Its Green Belt designation and cross-boundary position are key considerations. Overall, the site is constrained and its suitability remains dependent on further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR004
Land to the east of Highlands Farm, High Lane, Warlingham, Surrey, CR6 9QD

SITE DETAILS	
HELAA Reference	WAR004
Site Address	Land to the east of Highlands Farm, High Lane, Warlingham, Surrey, CR6 9QD
Parish	Warlingham
Site Area	1.46
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is greenfield land with some trees in the northern part. To the south of the site is woodland and to the north and east of the site appears to be land used for agricultural purposes. To the immediate west of the site is a large dwelling and garden, and further west is the settlement of Warlingham.

SITE DETAILS	
Site Specific Issues	The northern section of the site is covered by a TPO. The site is in the Green Belt.
Existing Use	Pasture/Equestrian Grazing
Proposed Use	Residential
Proposed Site Capacity	44
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 1/C&W - covers Northern section of site (20% coverage)
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

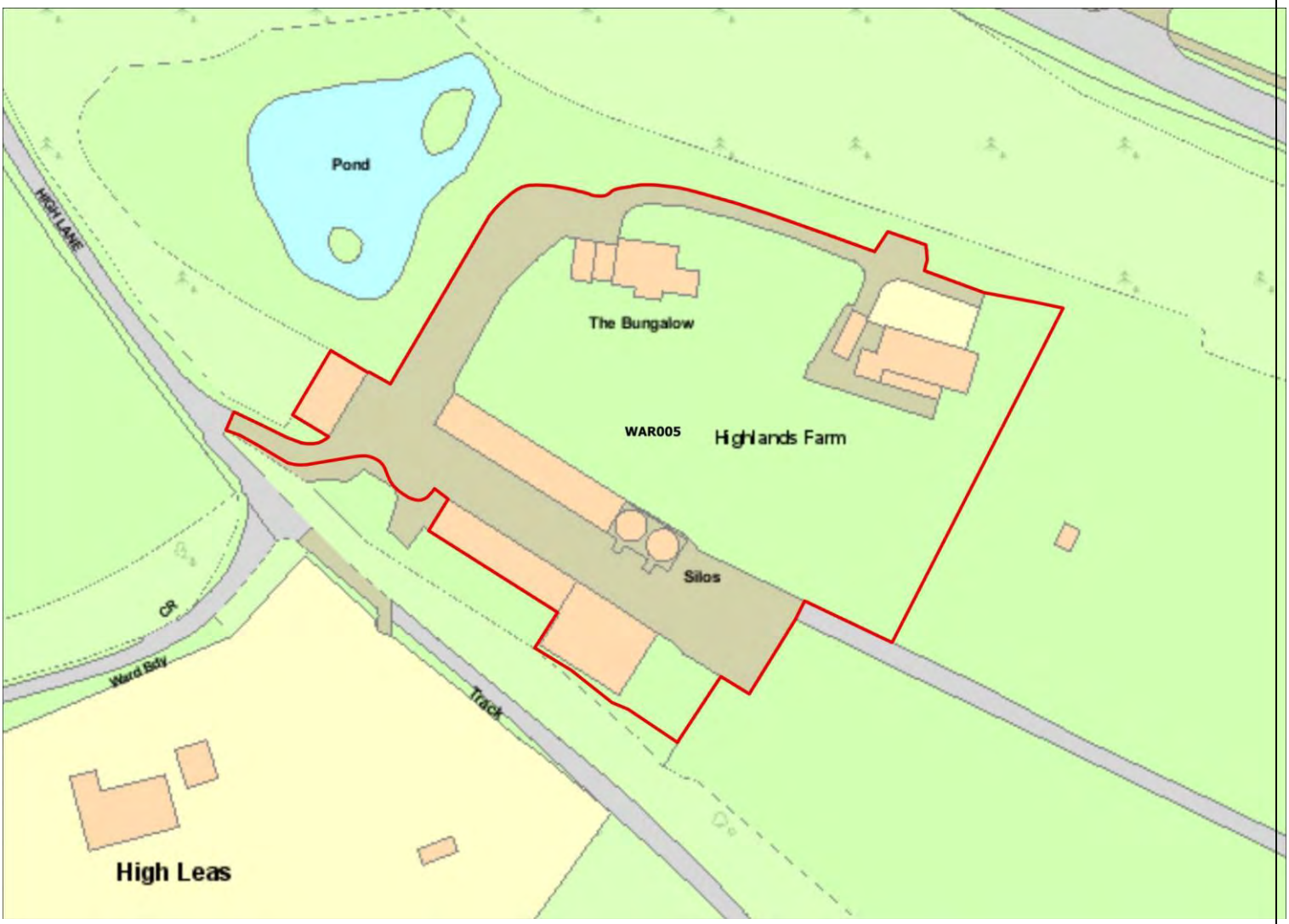
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	56
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	Overall, the site benefits from relative proximity to a Tier 1 settlement; however, its separation from the built-up area and limited integration reduce the effectiveness of that proximity. On balance, the site performs relatively poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is seperated from the settlement boundary and development here would unnaturally extend the settlement and encroach into the countryside. The site is also within the proposed National Landscape boundary extension area, representing a significant constraint to development.
Initial conclusion on suitability	**Unsuitable**

WAR005
Land at Highlands Farm, High Lane, Warlingham, Surrey, CR6 9QD



SITE DETAILS	
HELAA Reference	WAR005
Site Address	Land at Highlands Farm, High Lane, Warlingham, Surrey, CR6 9QD
Parish	Warlingham
Site Area	0.66
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	2026/493 - 6 dwellings - Pending
Site Description	To the immediate north, west and south of the site is woodland, with greenfield land to the east of the site. Further to the west is the settlement of Warlingham, while further to the east and south is a large area of grassland, agricultural land and woodland.
Site Specific Issues	The site is in the Green Belt.
Existing Use	Residential Equestrian

SITE DETAILS	
Proposed Use	residential
Proposed Site Capacity	20
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is close to the existing settlement of Warlingham and would have access to its services

ASSESSMENT OF SITE SUSTAINABILITY	
	and facilities. Access issues may also be present and will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is seperated from the settlement boundary but previously developed land. The site is also within the proposed National Landscape boundary extension area, representing a constraint to development. There is currently a live planning application on this site The suitability will be determined following the conclusion of the planning application process.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR006
Land at Sunleas, Plantation Lane, Warlingham, Surrey, CR6 9DQ

SITE DETAILS	
HELAA Reference	WAR006 (and WAR008 which is a duplicate)
Site Address	Land at Sunleas, Plantation Lane, Warlingham, Surrey, CR6 9DQ
Parish	Warlingham
Site Area	0.30
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	Mobile home and associated open land
Site Specific Issues	The site is in the Green Belt.
Existing Use	The site currently accommodates a single mobile home which is occupied.
Proposed Use	Residential
Proposed Site Capacity	3
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	50
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is close to the existing settlement of Warlingham and would have access to its services and facilities. The ability of the settlement to accommodate new growth will need to be assessed. Access issues may also be present and will need to be assessed further.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Half of the site is designated as Ancient Woodland while a TPO designation covers the entire site. The site is also within the proposed National Landscape boundary extension area and adjacent to a SNCI. The site is not considered to be suitable for these reasons.
Initial conclusion on suitability	**Unsuitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR009
Land at Galloway Lodge, High Lane, Warlingham, Surrey, CR6 9DQ

SITE DETAILS	
HELAA Reference	WAR009
Site Address	Land at Galloway Lodge, High Lane, Warlingham, Surrey, CR6 9DQ
Parish	Warlingham
Site Area	2.35
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	Planning application ref:2026/538 for 62 dwellings – pending.
Site Description	The site is adjacent to the settlement edge of Warlingham. The northern part of the site is relatively flat and contains a residential property, as well as disused block of stables and a sand school.
Site Specific Issues	Adjacent to proposed extension NL.
Existing Use	Residential and associated land.
Proposed Use	Residential

SITE DETAILS	
Proposed Site Capacity	50 - 60 dwellings
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - covers small portion of southern part of site
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Moderate sensitivity x Moderate value = Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	58
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located on the southern edge of Warlingham; however, it occupies a peripheral

ASSESSMENT OF SITE SUSTAINABILITY	
	position that is not well integrated with the main built-up area. While services and facilities are present within the wider settlement, access to the full range of day-to-day needs is less convenient from this location and is likely to require travel beyond comfortable walking or cycling distances. Opportunities for sustainable travel are therefore limited, and future occupiers would be likely to rely heavily on private car use for most journeys. As such, despite its proximity to a Tier 1 settlement, the site performs relatively poorly in sustainability terms due to its edge-of-settlement position and limited accessibility.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the edge of the built-up area but extends substantially into open land, giving it a strong rural character and a limited relationship with the existing settlement pattern. Development in this location would represent a clear encroachment into the countryside and would not relate well to the prevailing form of development. The site lies within the Green Belt and contributes to the openness of the area; its suitability will require careful consideration through the Council's wider assessment. In addition, the site is adjacent to the proposed extension to the Surrey Hills National Landscape, and development would be likely to have a harmful effect on the setting of this nationally important landscape, further increasing its sensitivity to change. Taken together, the site's peripheral position, its contribution to openness, and the potential impact on the setting of the National Landscape indicate that the site is subject to significant and potentially overriding constraints. As such, it is unlikely to represent a suitable location for development. The suitability will be determined, however, through the

CONCLUSIONS	
	determination of the current planning application on the site 2026/538.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR010
(Greenacre Sports and Social Club) Land west of Limpsfield Road, Warlingham, CR6 9RE

SITE DETAILS	
HELAA Reference	WAR010
Site Address	(Greenacre Sports and Social Club) Land west of Limpsfield Road, Warlingham, CR6 9RE
Parish	Warlingham
Site Area	6.73
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is primarily green open space and is currently occupied by a sports and social club. Immediately to the east and south of the site are low density residential uses. To the north of the site are playing fields which have planning permission for residential use. To the west of the site is agricultural land and managed grassland.

SITE DETAILS	
Site Specific Issues	The site is primarily green open space and is currently occupied by a sports and social club. No site specific issues have been identified.
Existing Use	Sports pitches and Sport/Social Club (Use Class F2 and E)
Proposed Use	Residential
Proposed Site Capacity	150
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

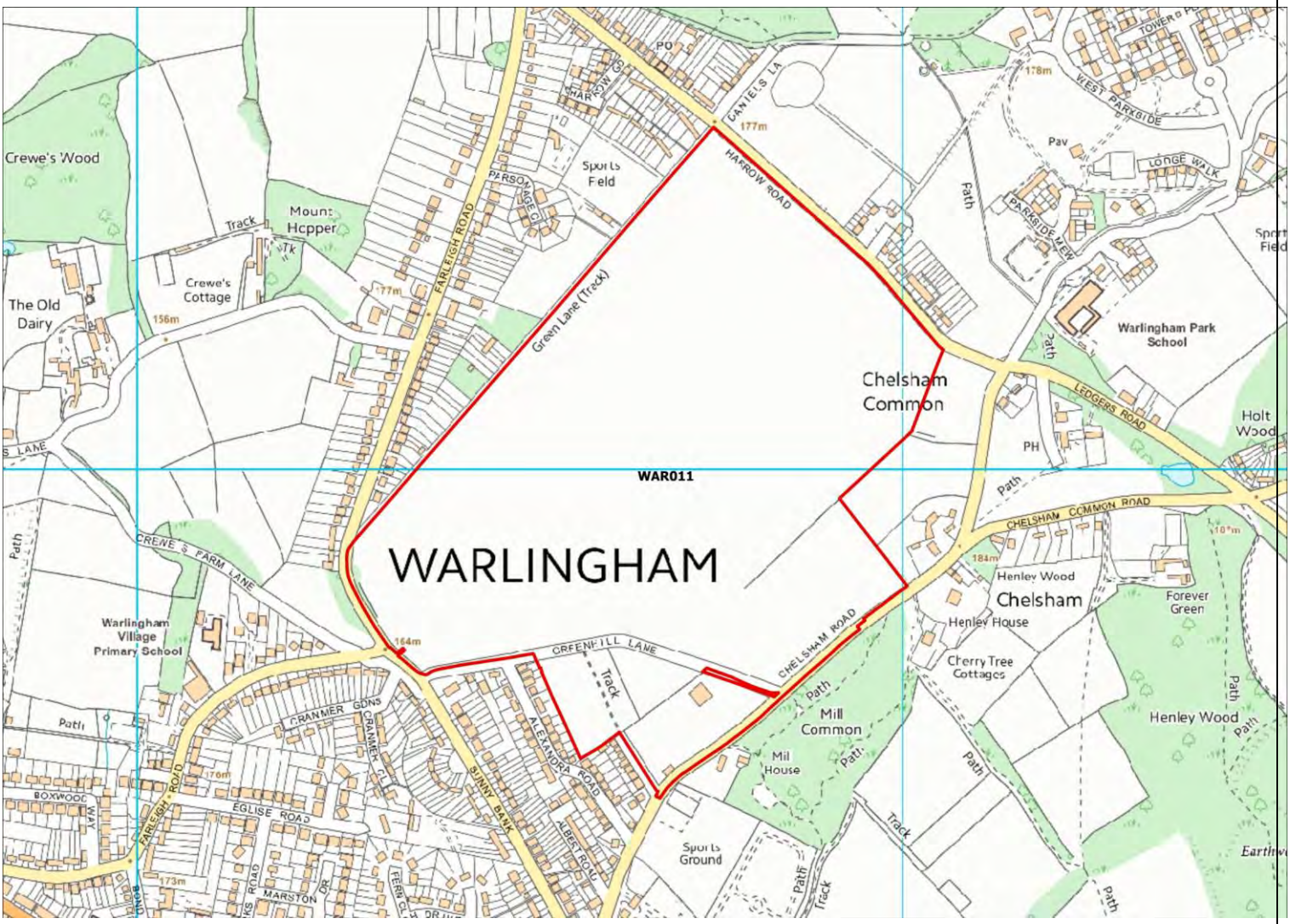
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 28/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	66
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is well located near to the centre of Warlingham and has access to a number of services and facilities. Further work needs to be undertaken however to asssess the infrastructure and service/facility requirements and capacity in the area.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located on the southern edge of Warlingham and adjoins existing residential development along Limpsfield Road. However, the site lies within the Green Belt, which represents the principal constraint and will require assessment in terms of openness and justification for release. The site is also in active use as a sports and social club with associated playing fields, and redevelopment would result in the loss of an established community facility, requiring careful consideration of policy requirements for retention or reprovision. Tree belts and environmental features within and around the site may further influence the form and extent of development. Overall, while the site is reasonably well related to the settlement in spatial terms, its Green Belt designation and the loss of a community use represent key constraints, and its suitability will depend on further detailed assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR011
Land north of Greenhill Lane and Land between Greenhill Lane and Chelsham Road, Warlinghan, CR6 9DT



SITE DETAILS	
HELAA Reference	WAR011
Site Address	Land north of Greenhill Lane and Land between Greenhill Lane and Chelsham Road, Warlinghan, CR6 9DT
Parish	Warlingham
Site Area	37.08
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Very large site extending from the edge of Walringham settlement and reaching Chelsham Village. The site is an AGLV and is in use for agricultural purposes. To the south of the site are residential uses within Warlingham settlement, to the east is woodland and Chelsham village, to the

SITE DETAILS	
	north is grassland and some low density dwellings, to the west are low density dwellings.
Site Specific Issues	The site is in the Green Belt,
Existing Use	Agricultural land, horse paddock, a hay storage facility, allotments and partially cleared woodland.
Proposed Use	Mixed use
Proposed Site Capacity	600 non-residential floorspace - unknown
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Moderate value = Low landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located to the north-east of Warlingham and is substantial in size, extending well beyond the settlement edge into the surrounding countryside. As a result, accessibility varies across the site, with areas more remote from the built-up area being less well connected in practical terms. The site is also situated away from the main centre of Warlingham, where the majority of higher-order services and facilities are located. Consequently, future occupiers would be likely to rely heavily on private vehicle use for most day-to-day needs. Overall, the scale of the site and its extension into the countryside, combined with its distance from key services, mean it performs poorly in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the north-east of Warlingham and lies beyond the defined settlement boundary, albeit adjoining residential development along parts of its western and southern edges. While this provides some limited relationship with the existing built-up area, the site extends substantially into open countryside and does not represent a logical or contained extension to the settlement. The scale of development proposed would constitute a major expansion of Warlingham, resulting in a significant and disproportionate change to its established form, character and role. The size and configuration of the site would make it difficult to achieve a well-integrated scheme, particularly given its depth and distance from the existing settlement edge. The site lies within the Green Belt, where development of this scale is likely to raise substantial concerns in respect of openness and

CONCLUSIONS	
	settlement separation, matters that will be considered through the Council's wider assessment. Overall, the combination of the site's scale, poor integration with the settlement, and likely impact on the character of the area indicates that it is unlikely to be suitable for development. However, it will remain under assessment pending the outcome of further Green Belt, traffic and landscape work.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR012
Land between Greenhill Lane and Chelsham Road, Warlingham, CR6 9DT

SITE DETAILS	
HELAA Reference	WAR012
Site Address	Land between Greenhill Lane and Chelsham Road, Warlingham, CR6 9DT
Parish	Warlingham
Site Area	3.45
Brownfield / Greenfield	GF
Relevant Planning History	2024/1325 - 50 dwellings and 72 bed care home - Pending
Site Description	The site is occupied by a number of trees dotted around the site in bunches, with significantly more in the north-west of the site. A single storey building occupies the site. The site is primarily agricultural and is in use as a horse paddock, hay storage facility and allotments. To the west of the site is a residential area within the settlement of Warlingham. The site is

SITE DETAILS	
	on the edge of the main built-up area of the settlement.
Site Specific Issues	The site is in the Green Belt
Existing Use	Horse paddock, a hay storage facility, allotments and partially cleared woodland.
Proposed Use	Residential
Proposed Site Capacity	50
Could site form part of larger site?	Yes

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes - Adjacent to
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Slight sensitivity x Slight value = High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	55
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is adjacent to the existing settlement of Warlingham and would have access to its services and facilities. The ability of the settlement to accommodate new growth will need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	There is a live application on the site ref: 2024/1325, which when determined will determine suitability.
Initial conclusion on suitability	**Awaiting Planning Decision**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR014
Land Adjacent to 161 Farleigh Road, Warlingham, Surrey, CR6 9EH

SITE DETAILS	
HELAA Reference	WAR014
Site Address	Land Adjacent to 161 Farleigh Road, Warlingham, Surrey, CR6 9EH
Parish	Warlingham
Site Area	0.82
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is heavly subject to tree coverage. The surrounding land is a mixture of residential and agricultural uses, with the land to the east and west of the site designated as AGLV.
Site Specific Issues	The site has steep slopes and this may affect the developability of the site. There are also plenty of trees on the site which again will impact

SITE DETAILS	
	developability. It is unclear where access woule be formed.
Existing Use	Woodland
Proposed Use	Residential
Proposed Site Capacity	22
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes
Tree Preservation Orders	Yes - 1/C&W
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	Yes - Adjacent to
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	57

ASSESSMENT OF SITE SUSTAINABILITY	
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is adjacent to the existing settlement of Warlingham. The site would have relatively good access to existing public transport and good access to a number of existing services and facilities. The ability of the settlement to accommodate new growth will need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	Site is in a moderately sustainable location and could form a natural extension to the existing residential area that surrounds the site on three sides. There are tree issues and surface water issues to resolve along with topography and Green Belt.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WAR015
Ashtree Cottage Tithepit Shaw Lane, CR6 9AT

SITE DETAILS	
HELAA Reference	WAR015
Site Address	Ashtree Cottage Tithepit Shaw Lane, CR6 9AT
Parish	Warlingham
Site Area	0.55
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	The site is currently occupied by dwellings and garages in the northern section of the site and trees in the south section of the site. Immediately around the site is a school, a mobile home park and green space, some of which may be agricultural.
Site Specific Issues	There are a significant number of trees covering the southern portion of the site. There is no easy access to the site at present.

SITE DETAILS	
Existing Use	Garages / out door buildings for Ashtree cottage.
Proposed Use	residential
Proposed Site Capacity	5
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	63
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site lies between the settlement boundaries of Warlingham and Whyteleafe. Access to everyday services and facilities would be approximately 20 minutes walk away and the site is located within an existing pocket of housing adjacent to Warlingham School and Hamsey Green Primary School. The site is in a potentially sustainable location. The capacity of existing infrastructure, services and facilities to accommodate new development would also need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	Site is slightly seperated from the main settlement however it could form a natural extension to the existing residential area and would be congruous with the existing settlement pattern subject to further landscape, access and Green Belt impact assessments.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WHY001
Land to the East of Torwood Lane, Whyteleafe, CR3 0AN

SITE DETAILS	
HELAA Reference	WHY001 (also includes WHY004 which is a duplicate submission)
Site Address	Land to the East of Torwood Lane, Whyteleafe, CR3 0AN
Parish	Whyteleafe
Site Area	2.52
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is grassland, potentially used for grazing. Immediately north, south and east of the site is woodland, and some Ancient Woodland also occupies the western section of the site. The site lies between Whyteleafe and Caterham settlements, with Whyteleafe to the north and Caterham to the

SITE DETAILS	
	south. A large proportion of the site is occupied by trees.
Site Specific Issues	The site is in the Green Belt
Existing Use	Grassland
Proposed Use	Residential
Proposed Site Capacity	45
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - western edge of site (about 10%)
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	nO
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water - Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Moderate sensitivity x Slight value = Medium/High landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	59
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located on the northern edge of Caterham and adjoins the defined settlement boundary, providing a direct relationship with the existing built-up area. However, it occupies a more peripheral position, and access to the full range of services and facilities within the town may be less convenient than for more centrally located sites. While opportunities for walking and cycling to nearby residential areas are likely to be reasonable, access to the wider range of services and public transport may require longer journeys. As such, some reliance on private vehicle use is likely. Overall, the site performs moderately in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located adjacent to Caterham, lying beyond the defined settlement boundaries within the Green Belt. While it has some relationship with the surrounding built-up area, it does not form a well-contained or clearly defined extension and would appear as an incongruous protrusion into the open countryside. The site also occupies part of a relatively narrow gap between Whyteleafe and Caterham, and development would risk eroding this important area of separation. Together with its Green Belt designation and scale, this represents a significant constraint requiring careful assessment. Overall, while the site benefits from proximity to the urban area, its position within this gap and lack of a coherent relationship with the settlement edge mean it is not a straightforward opportunity, and its suitability remains uncertain pending further Green Belt and landscape assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WHY002
Joysons Hill, Church Road, Whyteleafe, CR3 0AR

SITE DETAILS	
HELAA Reference	WHY002
Site Address	Joysons Hill, Church Road, Whyteleafe, CR3 0AR
Parish	Whyteleafe
Site Area	1.40
Brownfield / Greenfield	MAJORITY GF
Relevant Planning History	N/A
Site Description	The site is currently in equestrian use and consists of some buildings and a large open area of mostly grassland and trees. The site is situated on the edge of a large area of woodland to the west. To the immediate east of the site is a sports centre and playing fields, with a large-built up area beyond that, further east.
Site Specific Issues	The site is in the Green Belt

SITE DETAILS	
Existing Use	Stables, riding school, ancillary office, woodland and grazing
Proposed Use	residential
Proposed Site Capacity	50+
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	MAJORITY GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	59
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is positioned within a dispersed pattern of development, including the cluster at Joyson's Hill, and does not directly adjoin a continuous built-up area. As such, it has a limited spatial and functional relationship with nearby settlements, with the surrounding context remaining predominantly rural in character. Although Whyteleafe and Caterham are located nearby, connections are less direct, and opportunities for walking and cycling to services are constrained. Consequently, future occupiers would be likely to rely on private vehicle use for most day-to-day needs. Overall, the site performs poorly in sustainability terms due to its limited integration with the urban area and its location within a gap between settlements.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site,Developer,Other
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	in the next 5 years

CONCLUSIONS	
Suitability Assessment	The site is located to the north of Whyteleafe within the Green Belt, occupying part of the open gap between Whyteleafe and Caterham. While it includes some existing development, it does not form a coherent or well-defined settlement edge and remains largely detached from the established urban form. The scale of development proposed would represent a notable incursion into this open land, introducing built form in a location that is not well related to the existing settlement pattern. This would appear incongruous within the surrounding context and risks undermining the role of the area in maintaining separation between settlements. Overall, the combination of the site's location within this gap, its poor relationship with the urban edge, and the scale of development proposed raises significant concerns. The site is unlikely to be suitable but remains in the process while further technical work is undertaken.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA

CONCLUSIONS	
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WHY003
Former Gasworks, Land at Godstone Road, Whyteleafe, CR3 0EG

SITE DETAILS	
HELAA Reference	WHY003
Site Address	Former Gasworks, Land at Godstone Road, Whyteleafe, CR3 0EG
Parish	whyteleafe
Site Area	2.26
Brownfield / Greenfield	BF
Relevant Planning History	N/A
Site Description	Site is a former gas works with current uses appearing to be storage/light industrial. There are a number of trees on the site. Character of the surrounding area is mostly residential but some commercial as well. Oppositite the site is a recently completed housing development.
Site Specific Issues	Underground infrastructure, gas pipelines, flood risk, contaminated land, large number of trees on the site and areas not covered by trees within FZ3 and high risk of surface water flooding.
Existing Use	Scaffolding yard
Proposed Use	Residential
Proposed Site Capacity	120 - 150
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Possible Contaminated Land	Possible from former gasworks use
Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water - Low	Yes
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	BF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	60
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within the settlement boundary of Whyteleafe. The site would have relatively good access to existing public transport and good access to a number of existing services and facilities. The ability of the settlement to accommodate new growth will need to be assessed.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Unknown

CONCLUSIONS	
Suitability Assessment	Site lies within the settlement boundary for Whyeleafe / Warlingham and is therefore considered suitable and sustainably located in principle. A portion of the site is within Flood Zone 2 and 3 and is at risk of Surface Water flooding, of which will need to be mitigated against.
Initial conclusion on suitability	**Suitable**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WHY005
Land on the corner of Church Road and Salmons Lane, Whyteleafe CR3 0AN

SITE DETAILS	
HELAA Reference	WHY005
Site Address	Land on the corner of Church Road and Salmons Lane, Whyteleafe, CR3 0AN
Parish	Whyteleafe
Site Area	2.75
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is a mixture of ancient woodland and open space, with some low-density housing to the south-east of the site. The site is surrounded by a mixture of greenfield land and woodland, with large built-up areas further to the north east and west of the site.
Site Specific Issues	Large proportion of the site covered by Ancient Woodland. The remainder of the site is green space. The whole site lies within the Green Belt.

SITE DETAILS	
	Immediately adjacent to the site is more Ancient Woodland and TPOs.
Existing Use	Part field, part Blize wood)
Proposed Use	Residential
Proposed Site Capacity	25
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes - covers western/south western edge of site (30% coverage)
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No

ASSESSMENT OF SITE SUSTAINABILITY	
Connectivity Tool Scoring	59
Tier of Nearest Settlements	Tier 1
Sustainability Assessment	The site is located within the area of open land between Whyteleafe and Caterham and has only a limited relationship with surrounding development, including a small cluster of buildings to the south-east. It does not form a coherent or well-integrated extension to either settlement, remaining largely detached from the established urban form. Opportunities for walking and cycling to services are constrained by the site's position within this gap and the dispersed pattern of development, with connections to nearby settlements being indirect. As a result, future occupiers would be likely to rely on private vehicle use for most day-to-day needs. Overall, the site performs relatively poorly in sustainability terms due to its limited integration with the urban area and restricted accessibility to services and facilities.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is located to the north of Whyteleafe within the Green Belt, occupying part of the open land between Whyteleafe and Caterham. While it has a limited relationship with nearby scattered development, it does not form a coherent or well-defined extension to either settlement and remains largely detached from the established urban edge. The site lies within a narrowing gap between the two settlements, and development at the scale proposed would represent a clear incursion into this open land, introducing a pattern and quantum of development that would appear incongruous within the prevailing rural context. Environmental constraints, including areas of ecological importance and woodland, further limit the capacity for development.

CONCLUSIONS	
	Overall, the site's position within this sensitive gap, its poor integration with the existing urban form, and the scale of development proposed raise significant concerns. The site is likely to be unsuitable, although it will remain under assessment pending the outcome of further Green Belt and landscape work.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WHY006
Land North of Burntwood Lane, Caterham, CR3 5UL

SITE DETAILS	
HELAA Reference	WHY006
Site Address	Land North of Burntwood Lane, Caterham, CR3 5UL (nearest)
Parish	Whyteleafe
Site Area	2.81
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is mostly managed grassland and trees. To the north and south of the site is woodland and grassland with some sporadic low-density housing. To the east of the site is a residential area within Caterham. Adjacent to the site to the west is a sports centre development.
Site Specific Issues	The site is in the Green Belt. There are a number of trees on the site.

SITE DETAILS	
Existing Use	Greenfield / Managed Grassland
Proposed Use	Residential
Proposed Site Capacity	31
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Substantial sensitivity x Slight value = Low/Medium landscape capacity

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	63
Tier of Nearest Settlements	Tier 1

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	The site is located on the western edge of Caterham and adjoins the defined settlement boundary, providing a direct relationship with the existing built-up area. However, it occupies a more peripheral position, and access to the full range of services and facilities within the town may be less convenient than for more centrally located sites. As such, some reliance on private vehicle use is likely. Overall, the site performs moderately in sustainability terms.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Multiple ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is located on the western edge of Caterham, at the transition to Whyteleafe, and adjoins the existing settlement boundary. However, it extends into more open land beyond the defined urban edge, forming part of a transition between the built-up area and the surrounding countryside. The site lies within the Green Belt, which represents a key constraint requiring further assessment. In addition, the presence of woodland may influence the form and extent of development. Further assessment required
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WOL001
Land on South side of Long Hill, Woldingham, CR3 7LF

SITE DETAILS	
HELAA Reference	WOL001
Site Address	Land on South side of Long Hill, Woldingham, CR3 7LF
Parish	Woldingham
Site Area	0.35
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Linear site in the countryside covered in trees.
Site Specific Issues	The site is within the Green Belt and a large TPO designation also occupies the site.
Existing Use	Woodland strolls
Proposed Use	residential
Proposed Site Capacity	2
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - 116/TAN - completely covers site
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water – Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

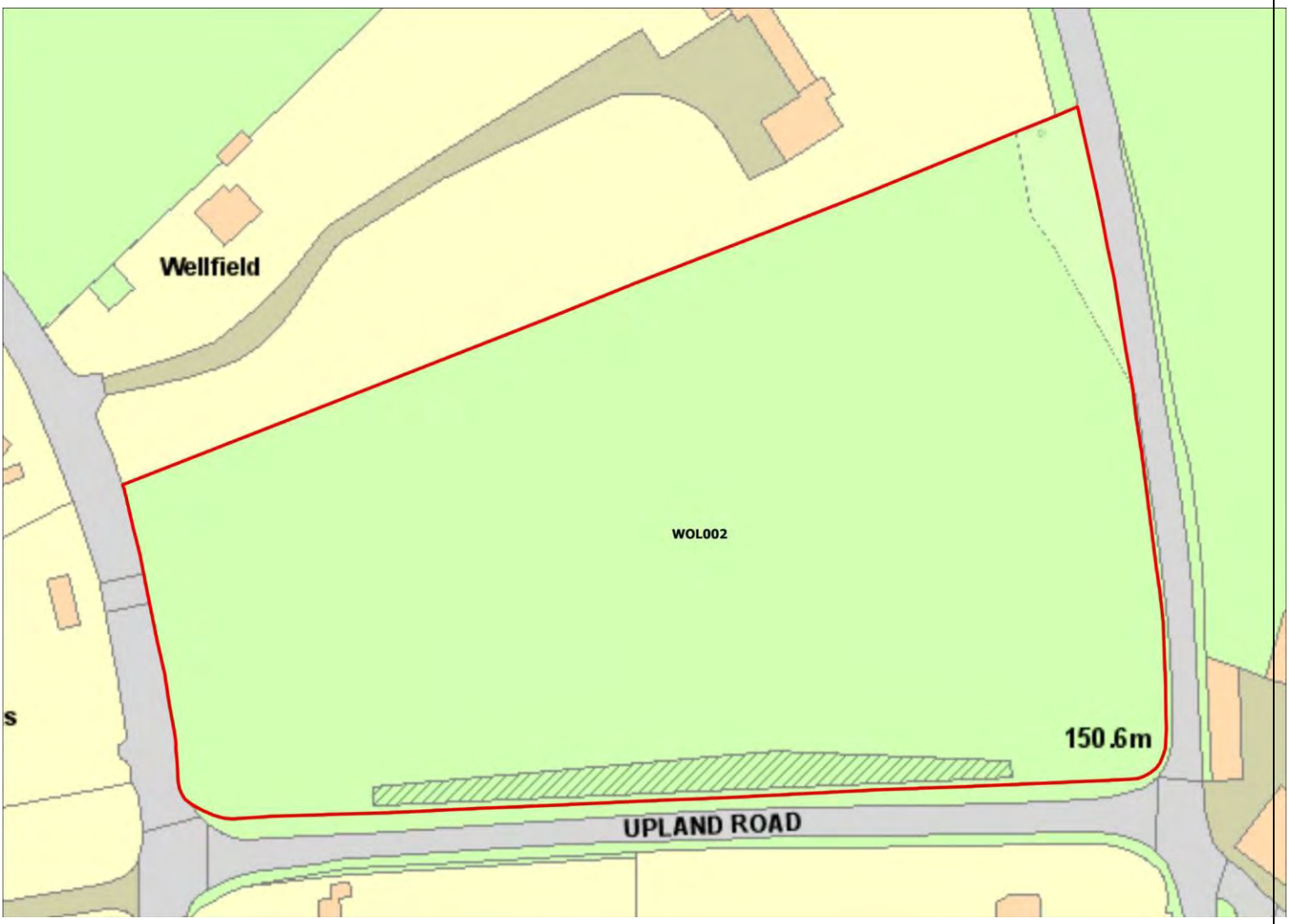
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	Yes
Connectivity Tool Scoring	46
Tier of Nearest Settlements	N/A
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Multiple ownership

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is seperated from the settlement boundary of Woldingham and lies within the proposed National Landscape boundary extension area.
Initial conclusion on suitability	**Unsuitable**

WOL002
Butlers Dene Road, Woldingham, Caterham, CR3 7HX



SITE DETAILS	
HELAA Reference	WOL002
Site Address	Butlers Dene Road, Woldingham, Caterham, CR3 7HX
Parish	Woldingham
Site Area	1.36
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use. The site is in a low density residential area with an AGLV to the east of the site.
Site Specific Issues	The site is within the Green Belt, proposed NL extension area and adjacent to an AGLV.
Existing Use	Agricultural
Proposed Use	Residential
Proposed Site Capacity	15-25

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

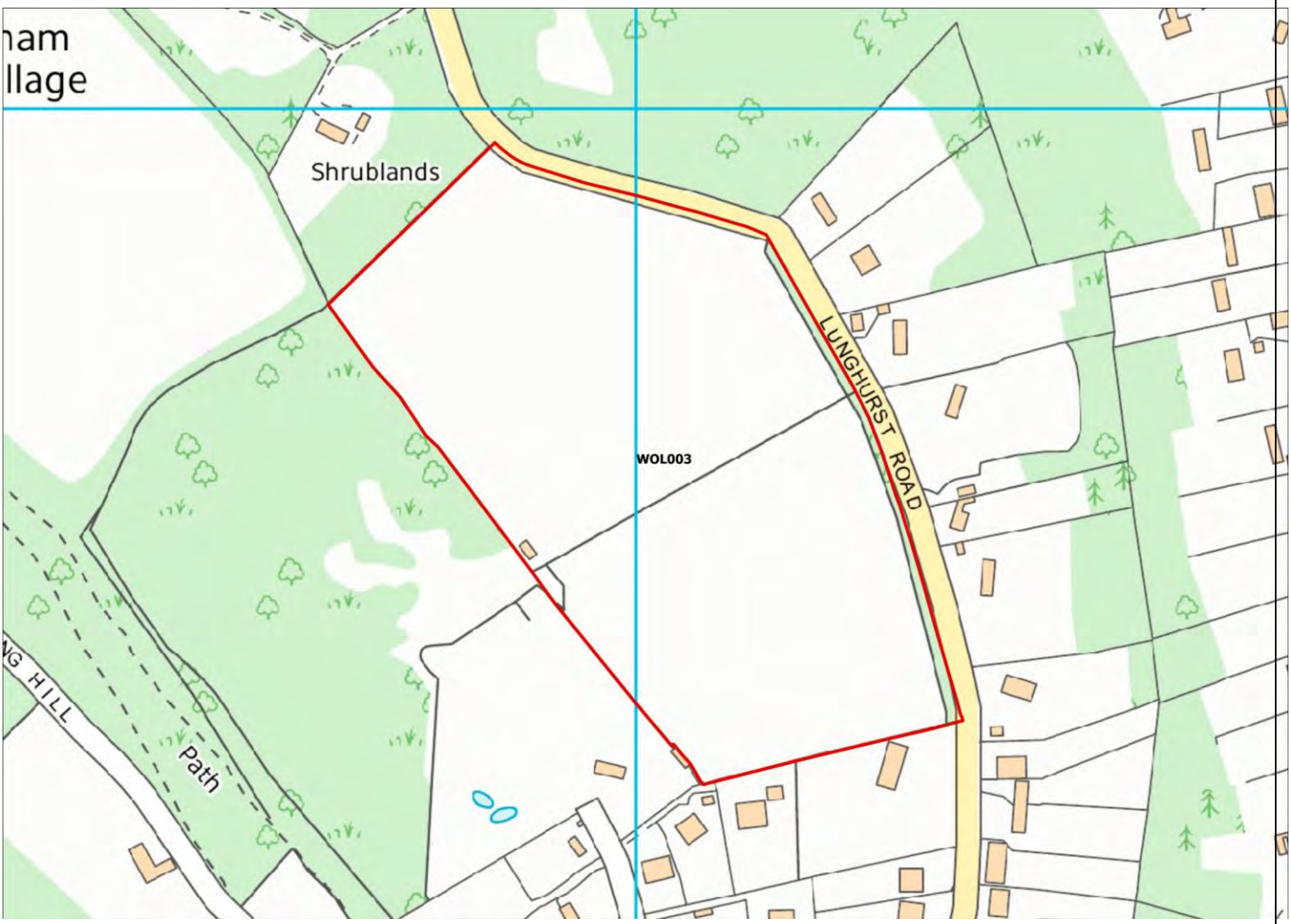
ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes
Surface Water - High	Yes
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	31
Tier of Nearest Settlements	Tier 3/4
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Planning consultant
Single or Multiple Ownership	Single ownership
When will the site be available for development?	Immediately

CONCLUSIONS	
Suitability Assessment	The site is seperated from the settlement boundary of Woldingham and lies within the proposed National Landscape boundary extension area.
Initial conclusion on suitability	**Unsuitable**

WOL003
Angells Field, Lunghurst Road, Woldingham, CR3 7HE



SITE DETAILS	
HELAA Reference	WOL003
Site Address	Angells Field, Lunghurst Road, Woldingham, CR3 7HE
Parish	Woldingham
Site Area	9.57
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site appears to be in agricultural use. The site is in a low density residential area and surrounded by greenfield land in most directions.
Site Specific Issues	The site is in the Green Belt and the proposed extension to the Surrey Hills National Landscape.
Existing Use	Agricultural grazing land
Proposed Use	Residential
Proposed Site Capacity	50-150

SITE DETAILS	
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

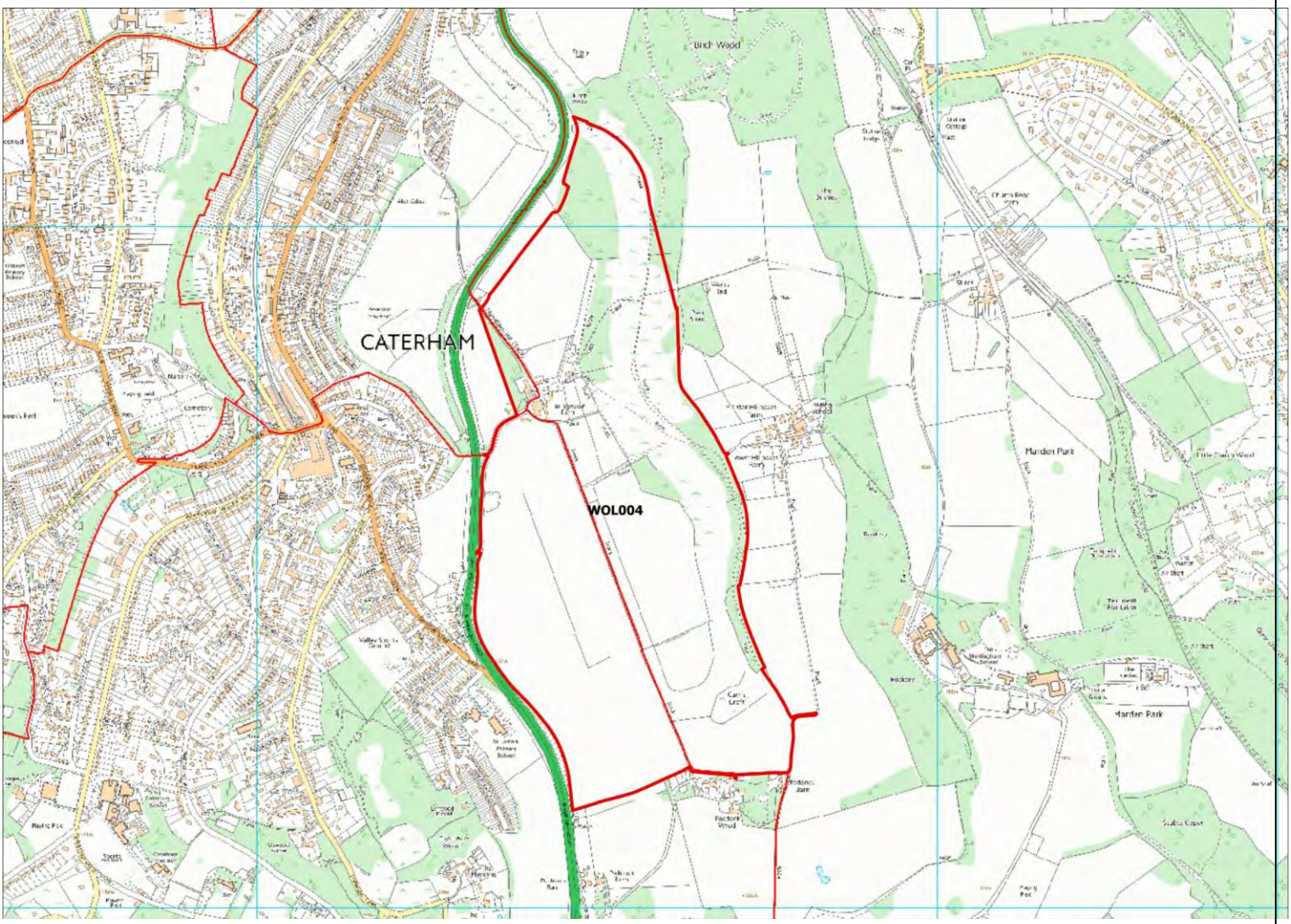
ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	35
Tier of Nearest Settlements	Tier 4
Sustainability Assessment	The site is just outside Woldingham's settlement boundary and development here would extend an existing residential area. Access to existing services and facilities is limited in Woldingham. Public

ASSESSMENT OF SITE SUSTAINABILITY	
	transport options to major centres from this site are also limited.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site / Developer
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site borders the settlement boundary of Woldingham and is therefore considerd to sustainaby located. Notwithstanding this, the site lies within the proposed National Landscape boundary extension area.
Initial conclusion on suitability	**Unsuitable**

WOL004
Tilligdown Farm, Tillingdown Lane, Caterham, CR3 7JA



SITE DETAILS	
HELAA Reference	WOL004
Site Address	Tilligdown Farm, Tillingdown Lane, Caterham, CR3 7JA
Parish	Woldingham
Site Area	114.33
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	Large open field with extensive tree cover
Site Specific Issues	None identified
Existing Use	Fields/paddocks
Proposed Use	BNG
Proposed Site Capacity	461000sqm
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	Yes - 100% coverage
Proposed National Landscape Extension Area	No
Sites of Special Scientific Interest (SSSI) or within Impact Zone	No
SSSI Impact Zone	No
Local Nature Reserve (LNR)	No
Ancient Woodland	Yes – pockets across the site
Tree Preservation Orders	No
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	No
Possible Contaminated Land	Unlikely
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	Yes – minor
Surface Water – Medium	Yes – minor
Surface Water - High	Yes – minor
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	N/A
Connectivity Tool Scoring	0
Tier of Nearest Settlements	N/A
Sustainability Assessment	This site is promoted for Biodiversoty Net Gain and not considered and unsustainable location for this use.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	Site lies wholly within the Surrey Hills National Landscape. However, the site is being proposed for Biodiversity Net Gain, which might be an appropriate use of the land that required further assessment.
Initial conclusion on suitability	**Under assessment**
Availability	To be assessed in the next iteration of the HELAA
Achievability	To be assessed in the next iteration of the HELAA
Deliverable / Developable	To be assessed in the next iteration of the HELAA

WOL005
The Warren, Church Road, Woldingham, CR3 7JH

SITE DETAILS	
HELAA Reference	WOL005
Site Address	The Warren, Church Road, Woldingham, CR3 7JH
Parish	Woldingham
Site Area	1.17
Brownfield / Greenfield	GF
Relevant Planning History	N/A
Site Description	The site is open greenfield land, a large part of which is covered by trees. The surrounding area is a mixture of low density residential and greenfield/agricultural land. The site is adjacenet to an NL area and SSSI.
Site Specific Issues	The site is within the Green Belt, is covered by a TPO, is within a proposed NL extension area and within an SSSI impact zone.
Existing Use	9,000 sq ft plus. Opportunity to provide service plots

SITE DETAILS	
Proposed Use	Residential
Proposed Site Capacity	9
Could site form part of larger site?	No

INITIAL ASSESSMENT	
Does the site meet the minimum size threshold for consideration through the HELAA process?	Yes
Take forward for full assessment?	Yes

ASSESSMENT OF CONSTRAINTS *Major constraints which may affect the suitability of the site for development:*	
Green Belt	Yes
National Landscape	No
Proposed National Landscape Extension Area	Yes - 100% coverage
Sites of Special Scientific Interest (SSSI) or within Impact Zone	Yes – Woldingham and Oxted Downs
SSSI Impact Zone	Yes – Woldingham and Oxted Downs
Local Nature Reserve (LNR)	No
Ancient Woodland	No
Tree Preservation Orders	Yes - completely covers site
Listed Buildings	No
Conservation Area	No
Ancient Monuments	No
National Nature Reserve (NNR)	No
Ashdown Forest Special Protection Area (SPA) Zone of Influence	No
Sites of Nature Conservation Importance (SNCI)	No
Areas of Great Landscape Value (AGLV)	yes
Possible Contaminated Land	No
Flood Zone 2	No
Flood Zone 3	No
Surface Water - Low	No
Surface Water – Medium	No
Surface Water - High	No
OTHER	
Brownfield / Greenfield	GF
Landscape Sensitivity	Not available yet

ASSESSMENT OF SITE SUSTAINABILITY	
Is this site isolated from large built-up areas?	No
Connectivity Tool Scoring	29
Tier of Nearest Settlements	Tier 3/4

ASSESSMENT OF SITE SUSTAINABILITY	
Sustainability Assessment	This section has not been completed due to prescence of major constraint affecting suitability of the site.

INFORMATION ON AVAILABILITY (information submitted by site promoter)	
Who submitted the site?	Owner of the site
Single or Multiple Ownership	Single ownership
When will the site be available for development?	N/A

CONCLUSIONS	
Suitability Assessment	The site is seperated from the settlement boundary in an isolated loaction and lies within the proposed National Landscape boundary extension area.
Initial conclusion on suitability	**Unsuitable**