

Tandridge District Council

HELAA 2016 Appendix 8

Additional sites for 2017

(Updated January 2017)

In accordance with the Council's HELAA Methodology, new sites can be submitted to the process at any time. The Council will publish a closing date for any new submissions on its website each year to allow for a review of the HELAA to take place. For the 2016 HELAA this date was in March 2016.

Sites submitted between March 2016 and 30 December 2016 will be considered in the HELAA 2017. The basic details of these additional sites are set out below. For ease of reference, a map of the site boundary, as submitted, are included at the end of this appendix. They appear in the same order as the sites in the tables.

Accompanying site maps have been provided to the Council by the landowner/developer as part of their site submission to the HELAA process. They are included in this update to assist the reader in identifying where the land is. As part of the assessment process site boundaries will be verified with site submitters and may be subject to change and refinement.

The estimated potential housing yields shown in the table are the yields given by the landowner. Where no yield was provided as part of the site submission the Council has assumed a density of 30 dwellings per hectare. This is an initial estimate and would require refinement through the HELAA process and subsequently through the use of other evidence that may affect developable site area of potential density.

Detailed consideration of sites is yet to take place and all sites will be assessed in due course and will be published in the completed HELAA 2017.

Please note: This updated Appendix 8 replaces the version that was previously published in November 2016. However, it makes no alteration to the content of the HELAA 2016, nor has any effect on the assessments as they are set out. This update is made to show all of the sites that have been submitted to the Council in addition to those in the 2016 HELAA to give an indication of the sites landowner want the Council to consider.

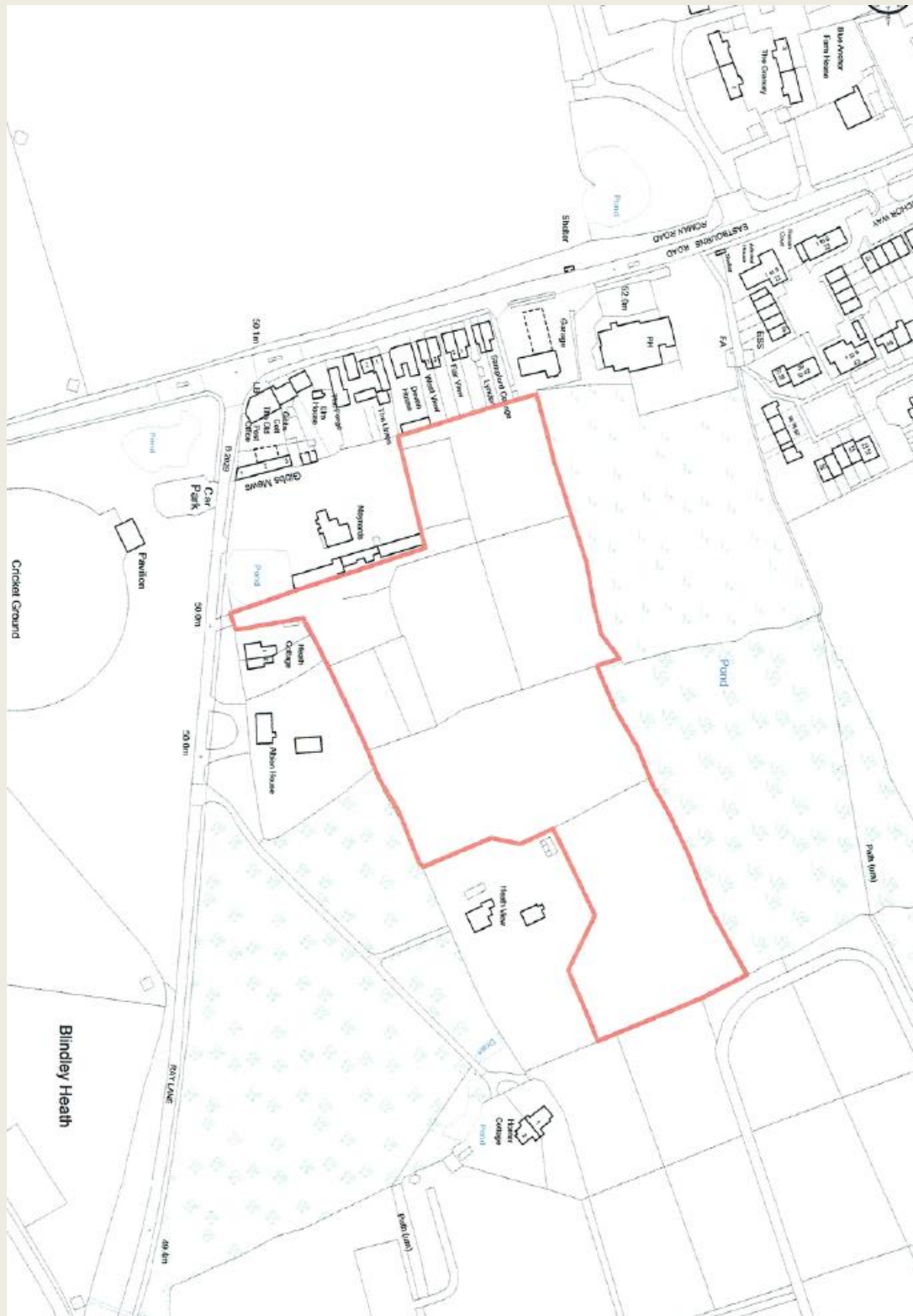
| Sites submitted to the Council for consideration between March 2016 and November 2016. | | | | |
|---|----------------------------|---|---|---|
| Site name | Ward | Site size (hectares) | Proposed use | Estimated potential yield |
| Land at Heath View and Maynards, The Common, Blindley Heath | Godstone | 2.49 | Housing | 75 |
| Former Kennels, Heath View, Eastbourne Road, Blindley Heath | Burstow, Horne and Outwood | 4.1 | Gypsy and Travelling Showpeople accommodation | 2-10 plots |
| Harestone Lane, Caterham | Chaldon | 0.7 | Housing, hotel or leisure | 6-10 units |
| Coulsdon Lodge, Coulsdon Road, Caterham | Westway | 0.39 | Housing | 12-15 |
| Land at Rook Lane, Chaldon | Chaldon | 1.2 | Housing | 4-13 |
| De Stafford School, Burntwood Lane, Caterham, CR3 3YX | Portley | 0.34 | Housing | 20 |
| Hallmark House, 2 Timber Hill Road, Caterham, CR3 6LD | Harestone | 0.02 | Housing, gypsy and traveller accommodation or offices | 6 dwellings, 500m ² offices or 4 gypsy and traveller pitches |
| Land north of Stonelands Farm, Copthorne | Burstow, Horne and Outwood | 14.6 | Housing | 438 |
| Land south of Springfield, east of Beadles Lane, Old Oxted | Oxted North and Tandridge | 4.5 | Housing | 120 |
| Land to the rear of 46 Redehall Road, Smallfield | Burstow, Horne and Outwood | 4.69 | Housing or any B employment use | 130-150 dwellings or 25,000m ² employment |
| Bell Hatch Wood and land adjacent to 104 & 106 Redehall Road, Burstow, RH6 9RS | Burstow, Horne and Outwood | 1 | Housing | Unspecified, but approx. 30 based on a 30dph principle |
| Land adjacent to Monks Cottage, Church Hill, TN16 2JX | Tatsfield and Titsey | 0.6 | Housing | 2 |
| Land to the west of Limpsfield Road, Warlingham | Warlingham West | 3.7 | Housing | 125 |
| Land at Holland Road, Hurst Green | Oxted South | 7 | Housing | 200+ |
| Land at Redhill Aerodrome | Bletchingley and Nutfield | 228 (including 69ha in Reigate & Banstead.) | Mixed use | Up to 4,500 dwellings and up to 9ha employment land |
| The following sites have been submitted to the Council by, or on behalf of, the landowners as part of the Local Plan: Sites Consultation process between 4th November and 30th December 2016. | | | | |
| Parkwood Industrial Estate, Byers Lane | Godstone | 0.86 | Housing or employment | 10 dwellings or 7,500 sqm |

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| Lot 2, Bletchingley Road, Merstham, Redhill | Bletchingley and Nutfield | 0.46 | Housing | 8 |
| Land at Downesland Farm, Hilltop Lane, Chaldon | Chaldon | 1.1 | Housing | 10 |
| 5 Hilltop Lane, Chaldon CR3 5BJ and land at 105 Rook Lane, Chaldon, CR3 5BP | Chaldon | 0.8 | Housing | 8 |
| Rear area of 18 Rook Lane and 24 Rook Lane, both with postcode of CR3 5AA | Chaldon | 1 | Housing | 8 |
| Land at Sheridan Farm, Lingfield | Felbridge, and Burstow, Horne and Outwood | 20.81 | Housing | 370 |
| Land at The Beacon, High street, Dormansland | Dormansland and Felcourt | 1.14 | Housing | 10-20 |
| Land south of Dormans Station | Dormansland and Felcourt | 5.2 | Housing | 35-40 |
| Land to the south west of Paygate, West Park Road, Newchapel, Lingfield, Surrey. RH7 6HT. | Felbridge, and Burstow, Horne and Outwood | 1.1 | Housing | 4-10 |
| Land at Eastbourne Road, Newchapel | Felbridge, and Burstow, Horne and Outwood | 3.06 | Housing | 100 |
| Ballard Chart, Ballards Lane, Oxted | Limpsfield | 0.9 | Housing | 2-4 |
| Land east of J9, M23, including Bridges Wood, Church Lane, Burstow | Burstow, Horne and Outwood, with part in Reigate and Banstead | 42 with an additional 6.43 in Reigate and Banstead | Commercial | 100,000-125,000 B1, B2, B8, C1 and airport parking |
| Aston Acres, Kemsley Road, Tatsfield | Tatsfield and Titsey | 0.81 | Housing | 20 |
| South of Cudham Road, Tatsfield | Tatsfield and Titsey | 0.2 | Housing | 4-6 |
| High Lawns and Hillside, Eastbourne Road | Godstone | 0.81 | Housing | 20 |
| Dippen Hall, Eastbourne Road, Blindley Heath | Godstone | 0.57 | Housing | 30 |
| Land adjacent to Five Acres, Little Common Lane, Bletchingley | Bletchingley and Nutfield | 0.5 | Housing | 10-15 |
| Land to the east of Coneybury, Bletchingley | Bletchingley and Nutfield | 17 | Housing | 150 |

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| Land at Chaldon, Alderstead and Tollsworth Farm | Bletchingley and Nutfield, Chaldon and Reigate and Banstead | 142 (in Tandridge, with approximately 262 hectares in Reigate and Banstead) | Mixed use | 4000 (within Tandridge) |
| Land at Shipley Bridge Lane, Copthorne | Burstow, Horne and Outwood | 6.7 | Housing | 80 (this forms part of the original Stonelands Farm site, which has since been divided) |
| North end Paddock, Church Lane, Burstow | Burstow, Horne and Outwood | 2.5 | Housing or employment | 40 dwellings or 16,000 sqm employment |
| Land south of Ferry House, Copthorne Bank, Copthorne | Burstow, Horne and Outwood | 2.48 | Housing | 60 |
| Skitts Manor Farm, Moor Lane, Edenbridge, Kent | Dormansland and Felcourt | 0.36 | Employment | 1250sqm B1 |
| Starborough Farm, Starborough Road, Marsh Green, Edenbridge, Kent | Dormansland and Felcourt | 0.49 | Employment | 2850sqm B1 |
| Land at Parklands Farm, Dormans Road, Dormansland, Lingfield, RH7 6QH | Dormansland and Felcourt | 6.48 | Housing | 152 |
| Land to the east of High Street, Godstone | Godstone | 3.05 | Housing | 62 |
| Woodlands, Vicarage Road, Lingfield | Lingfield and Crowhurst | 0.4 | Housing | 10-20 |
| Land on the north-west side of Kings Cross Lane, Nutfield | Bletchingley and Nutfield | 1.77 | Housing | 30 |
| Rocks Hill, Westerham Road, Oxted | Limpsfield | 1 | Housing | 20 |
| Land south of Brickfield Cottages, Red Lane | Oxted South | 2.48 | Housing | 75 |
| Woodham Nursery, Eastbourne Road, South Godstone | Godstone | 0.2 | Housing | 5 |
| Land to the east of Oakleigh and west of Thistledown, Shaw Road, Tatsfield | Tatsfield and Titsey | 0.08 | Housing | 2 |
| Land to the rear of Viewfield, Greenway, Tatsfield | Tatsfield and Titsey | 0.04 | Housing | 1-2 |
| Land at the junction of Byers Lane, Whitewood Lane and Rickhouse Lane | Burstow, Horne and Outwood | 1.4 | Housing | 30-40 |

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|--|------------------------------|------|---------|--------|
| Lagham Park Farm, The Bungalow, Eastbourne Road | Godstone | 2.2 | Housing | 40 |
| Land to the south west of Clover Cottage, Eastbourne Road | Godstone | 0.26 | Housing | 12 |
| Land to the south of Clover Cottage, Eastbourne Road | Godstone | 0.25 | Housing | 12 |
| Ashtree Cottage, Tithepit Shaw Lane, Warlingham | Warlingham West | 0.4 | Housing | 5 |
| Nine Acre Field, Woldingham Road | Woldingham | 4.14 | Housing | 80-100 |
| Land to the rear of 34 Kings Cross Lane | Bletchingley and Nutfield | 3.22 | Housing | 65 |

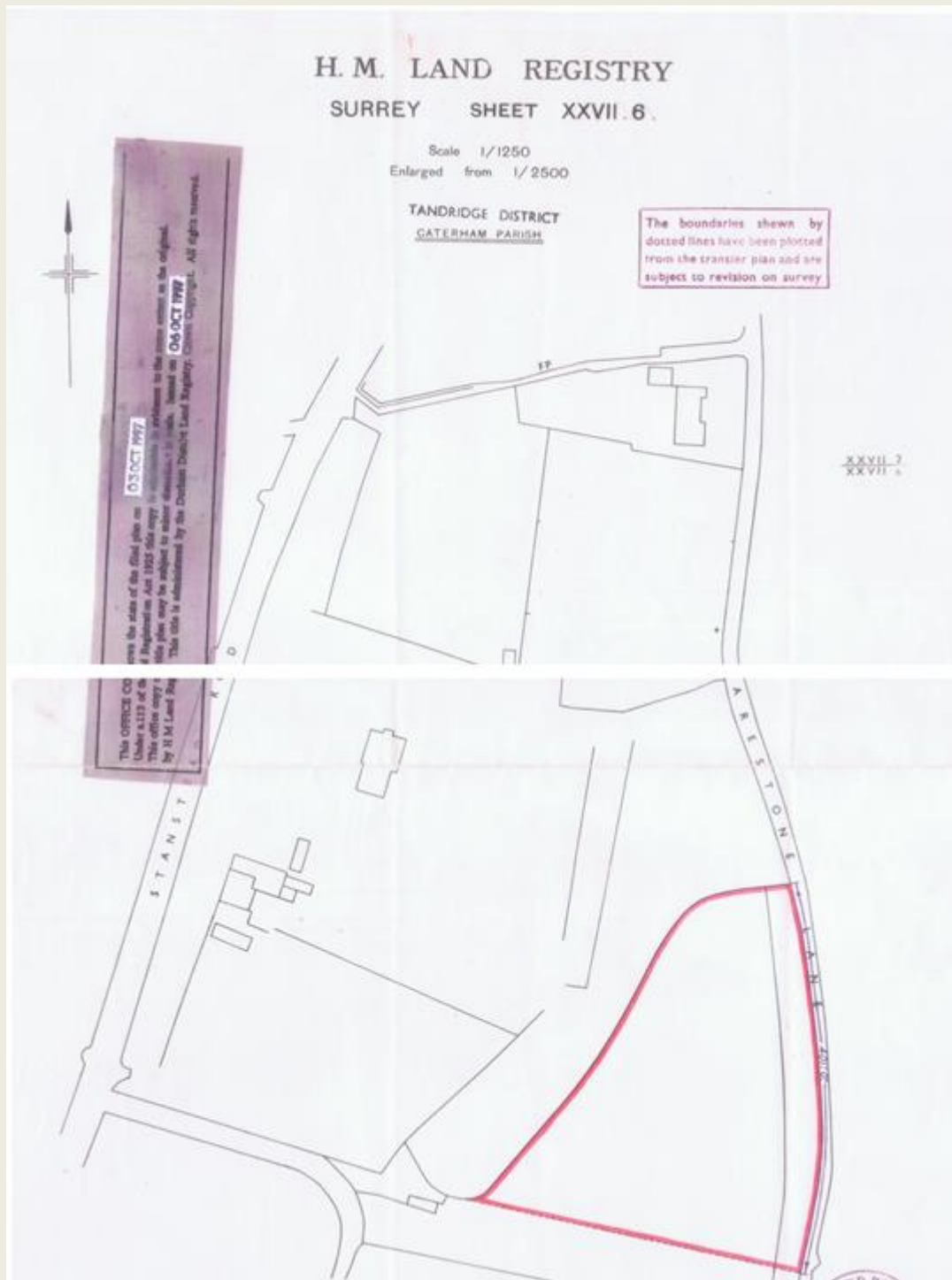
Land at Heath View and Maynards, The Common, Blindley Heath



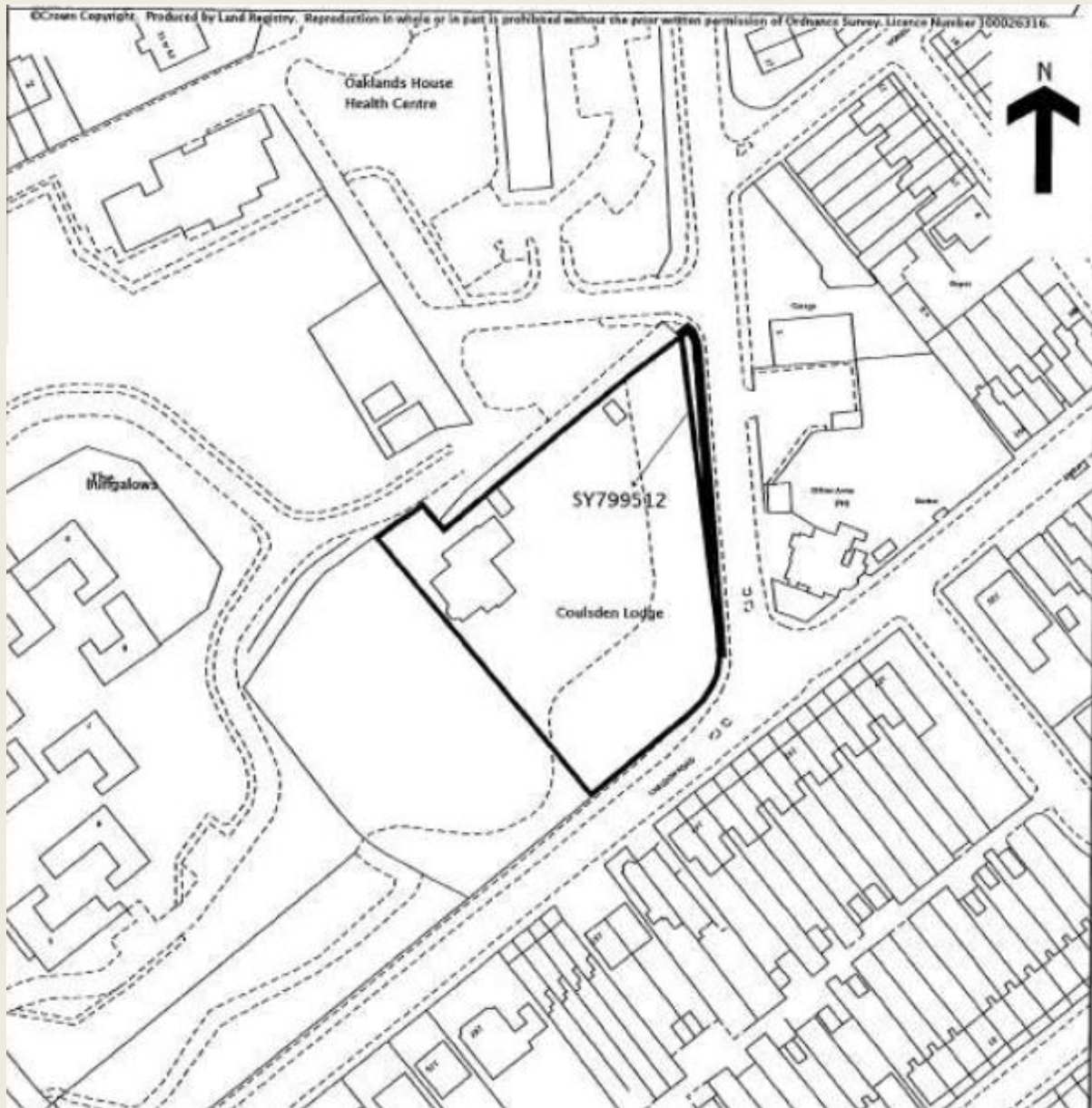
Former Kennels, Heath View, Eastbourne Road, Blindley Heath



Harestone Lane, Caterham



Coulsdon Lodge, Coulsdon Road, Caterham



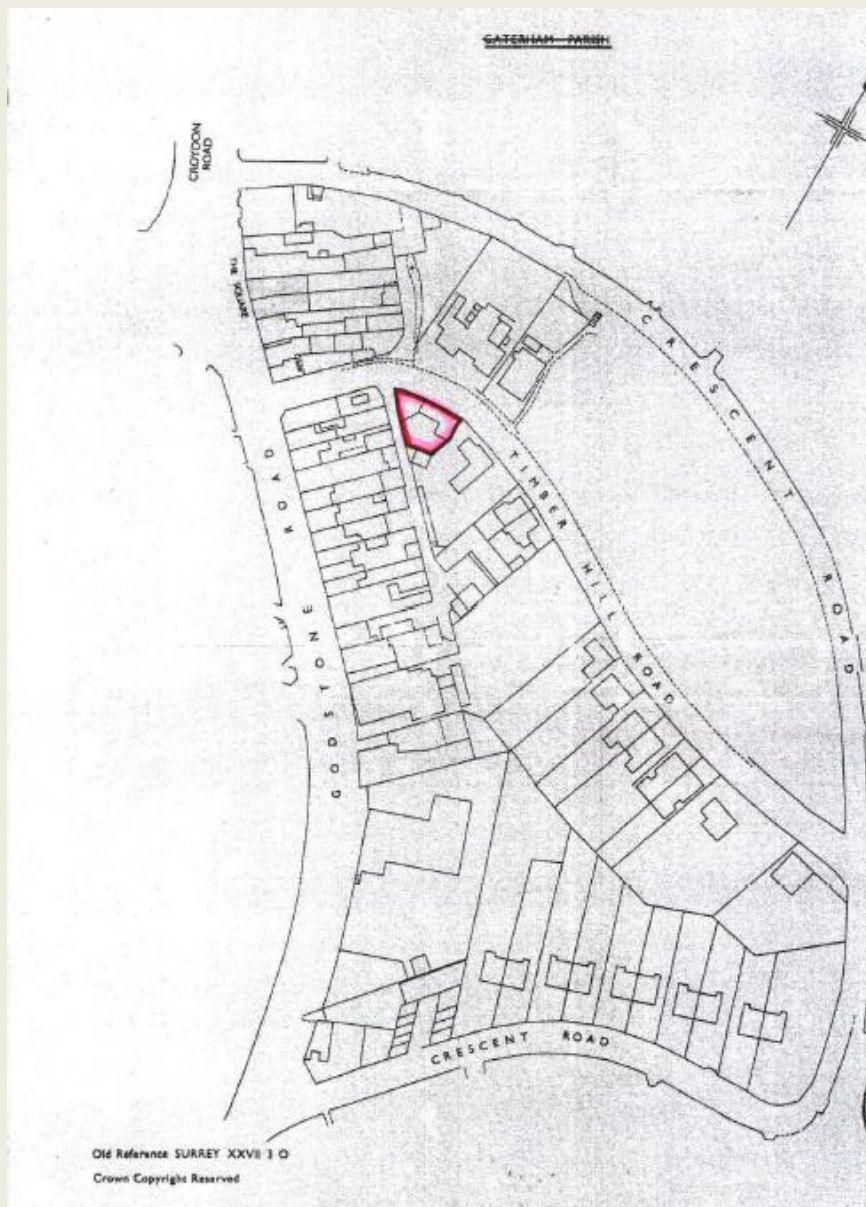
Land at Rook Lane, Chaldon



De Stafford School, Burntwood Lane, Caterham, CR3 3YX



Hallmark House, 2 Timber Hill Road, Caterham, CR3 6LD



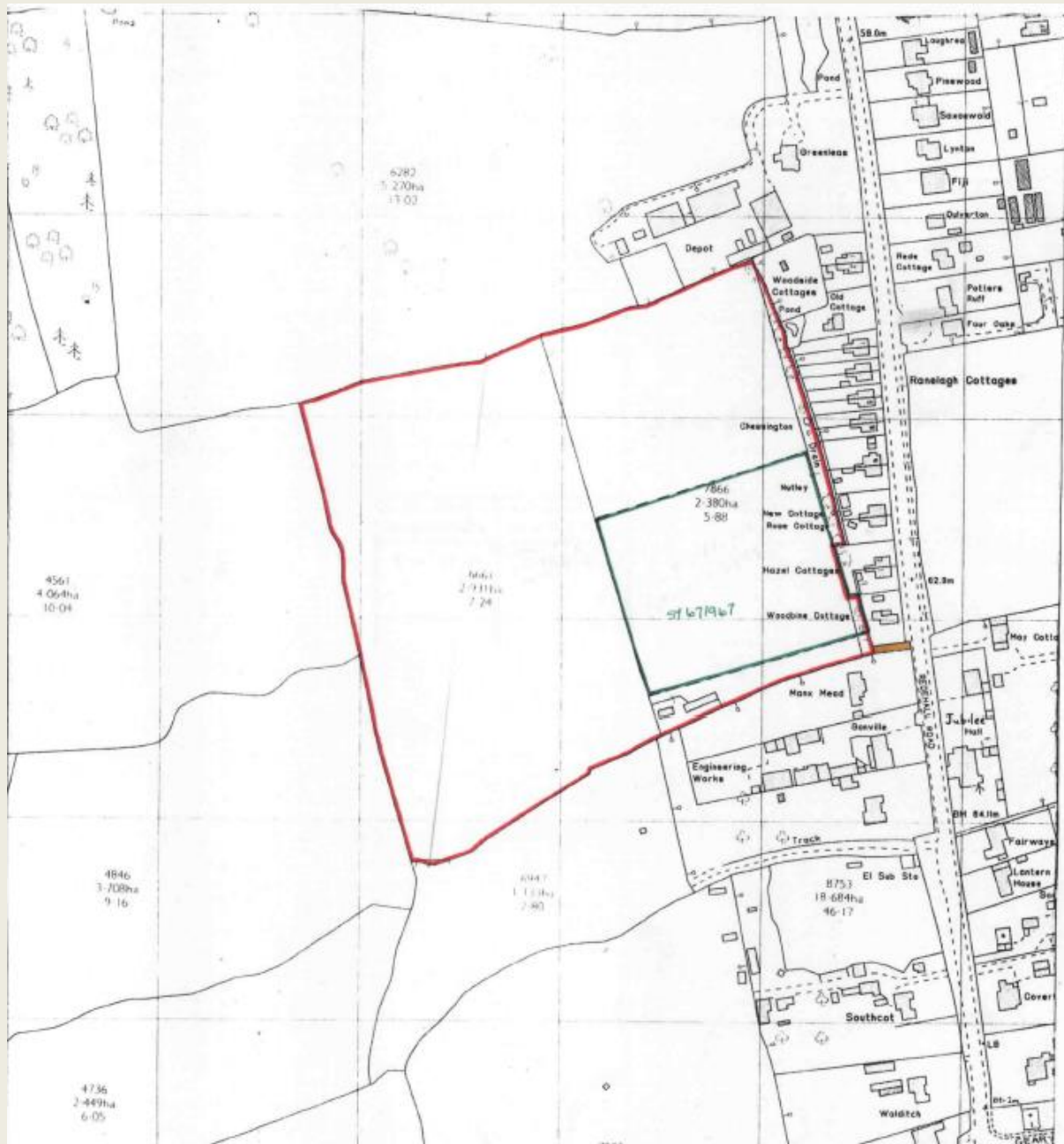
Land north of Stonelands Farm, Copthorne



Land south of Springfield, east of Beadles Lane, Old Oxted



Land to the rear of 46 Redehall Road, Smallfield



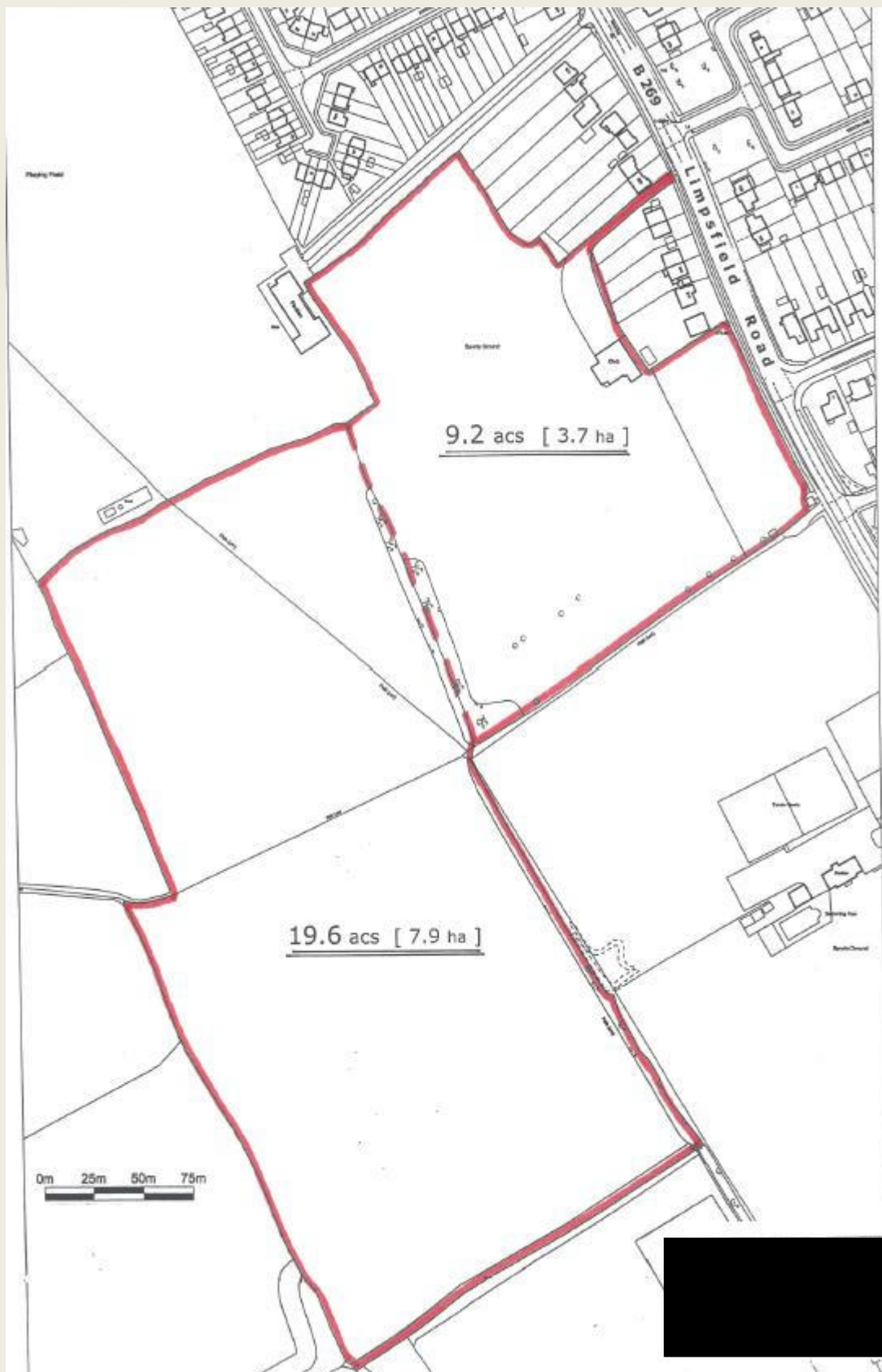
Bell Hatch Wood and land adjacent to 104&106 Redehall Road, Burstow



Land adjacent to Monks Cottage, Church Hill



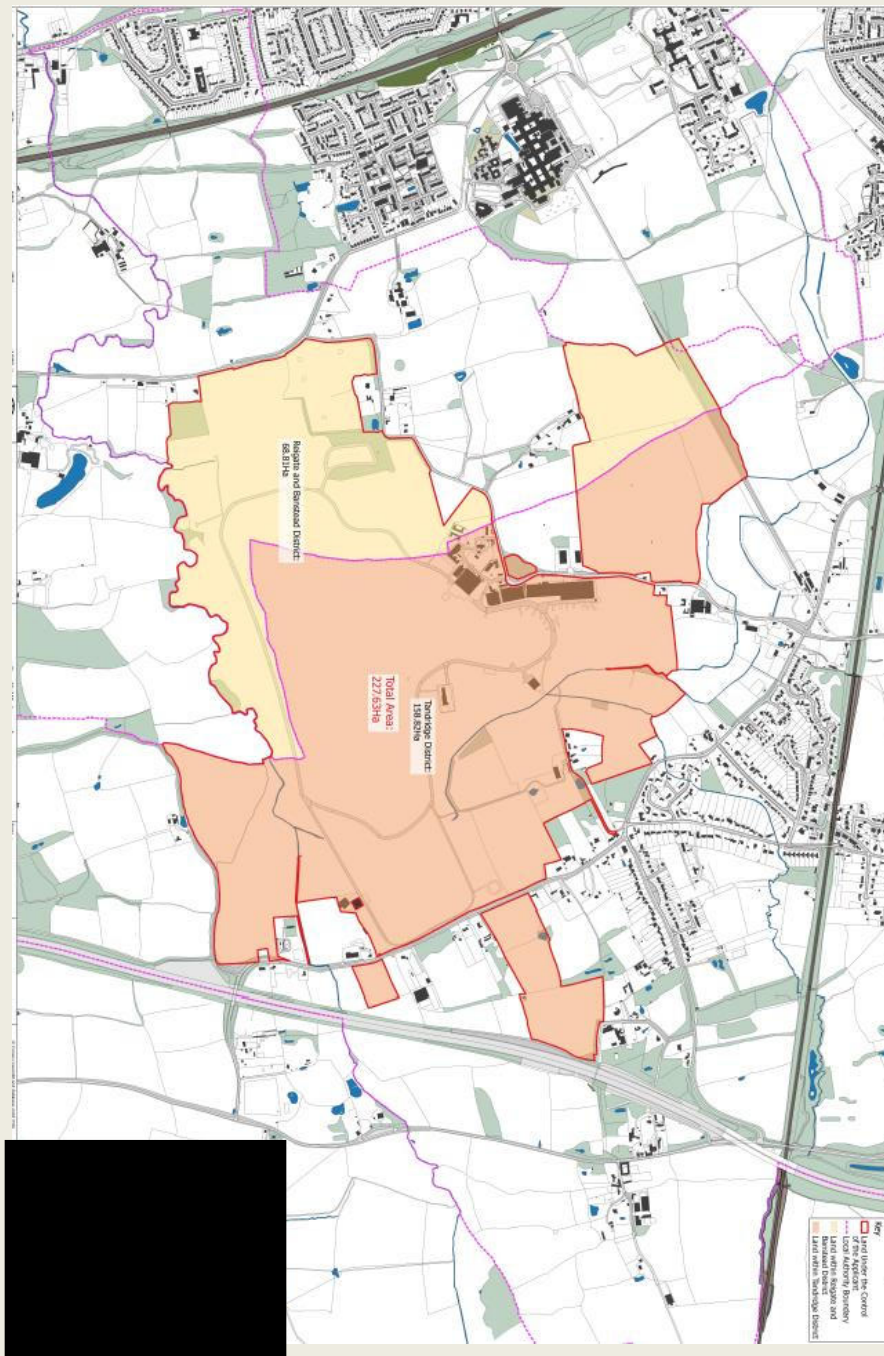
Land to the west of Limpsfield Road, Warlingham (just the 3.7 ha boundary)



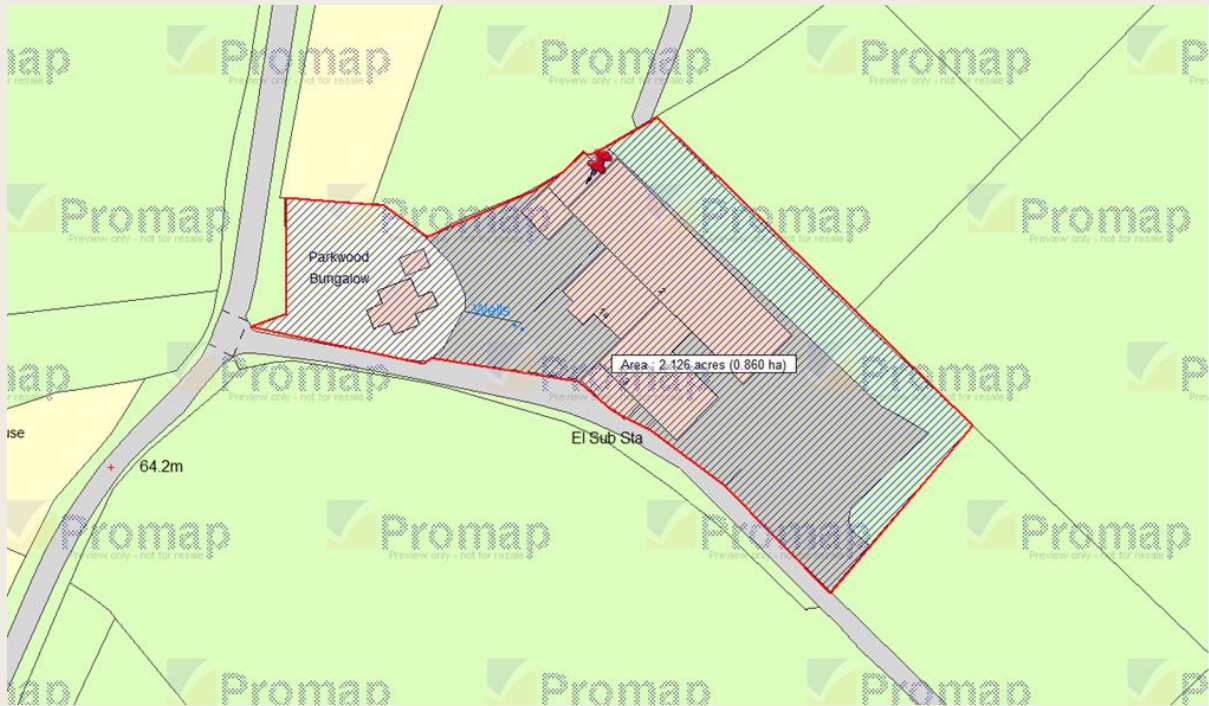
Land at Holland Road, Hurst Green



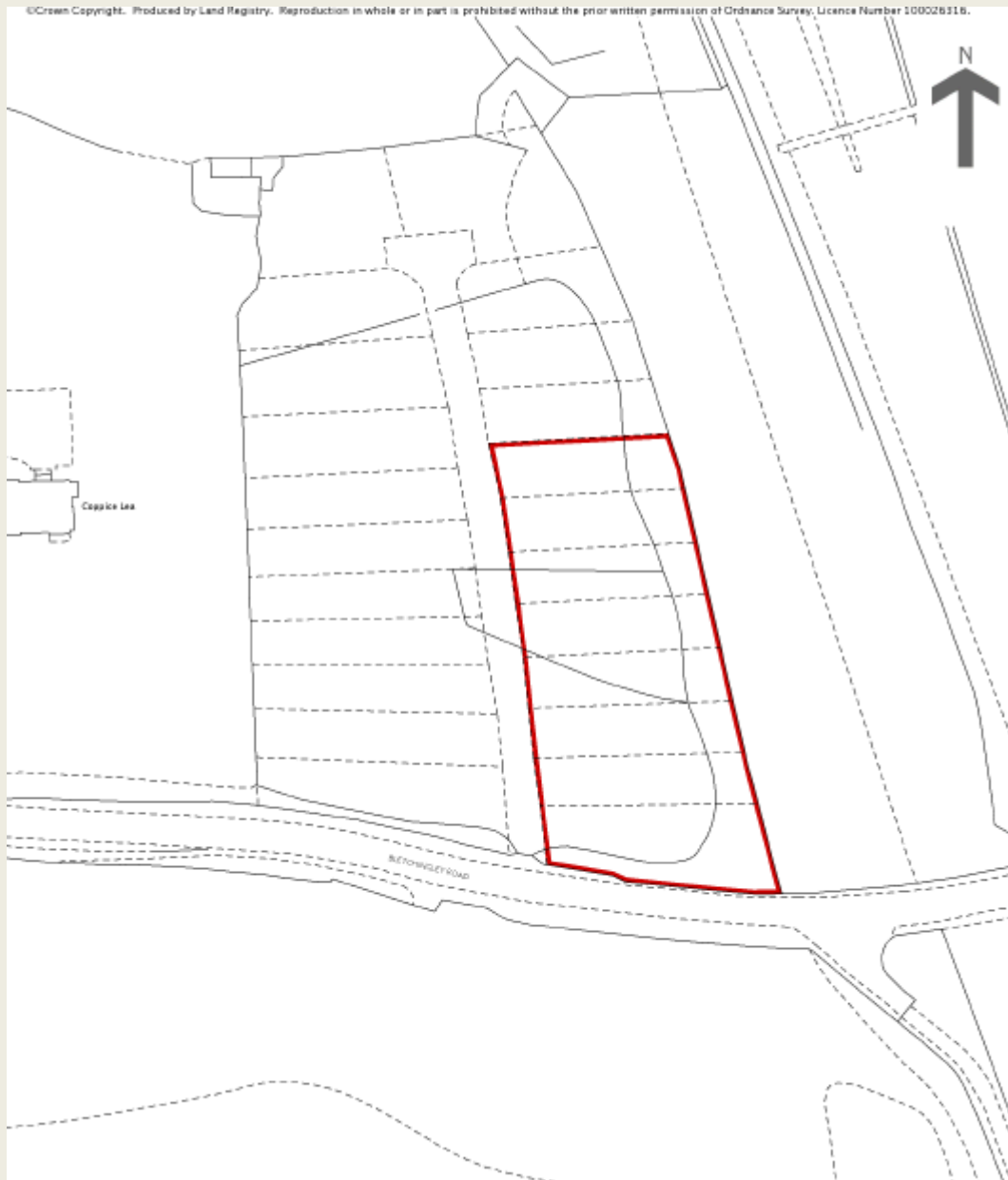
Land at Redhill Aerodrome



Parkwood Industrial Estate, Byers Lane



Lot 2 Bletchingley Road, Merstham, Redhill



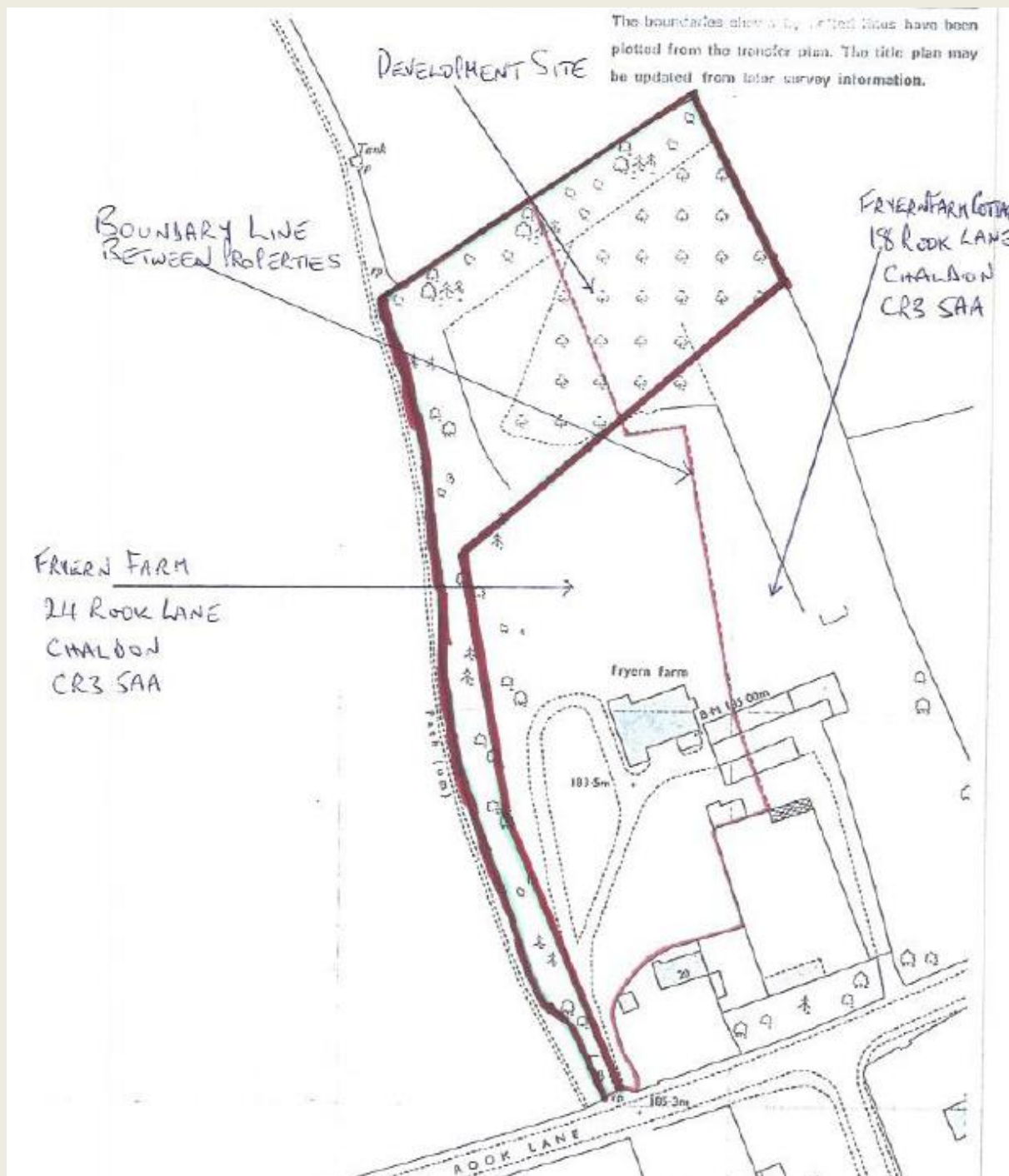
Land at Downesland Farm, Hilltop Lane, Chaldon



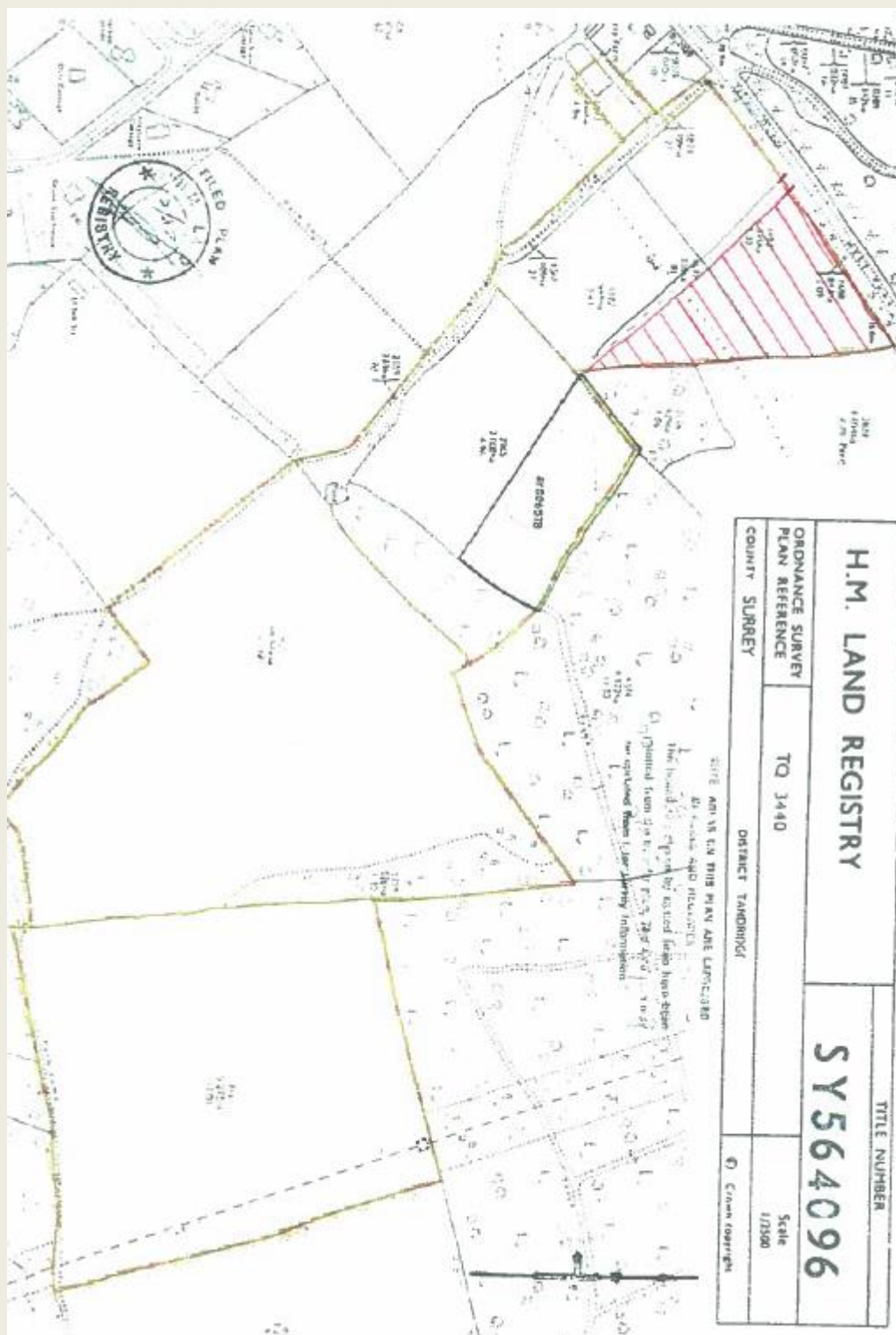
5 Hilltop Lane, Chaldon and land at 105 Rook Lane, Chaldon



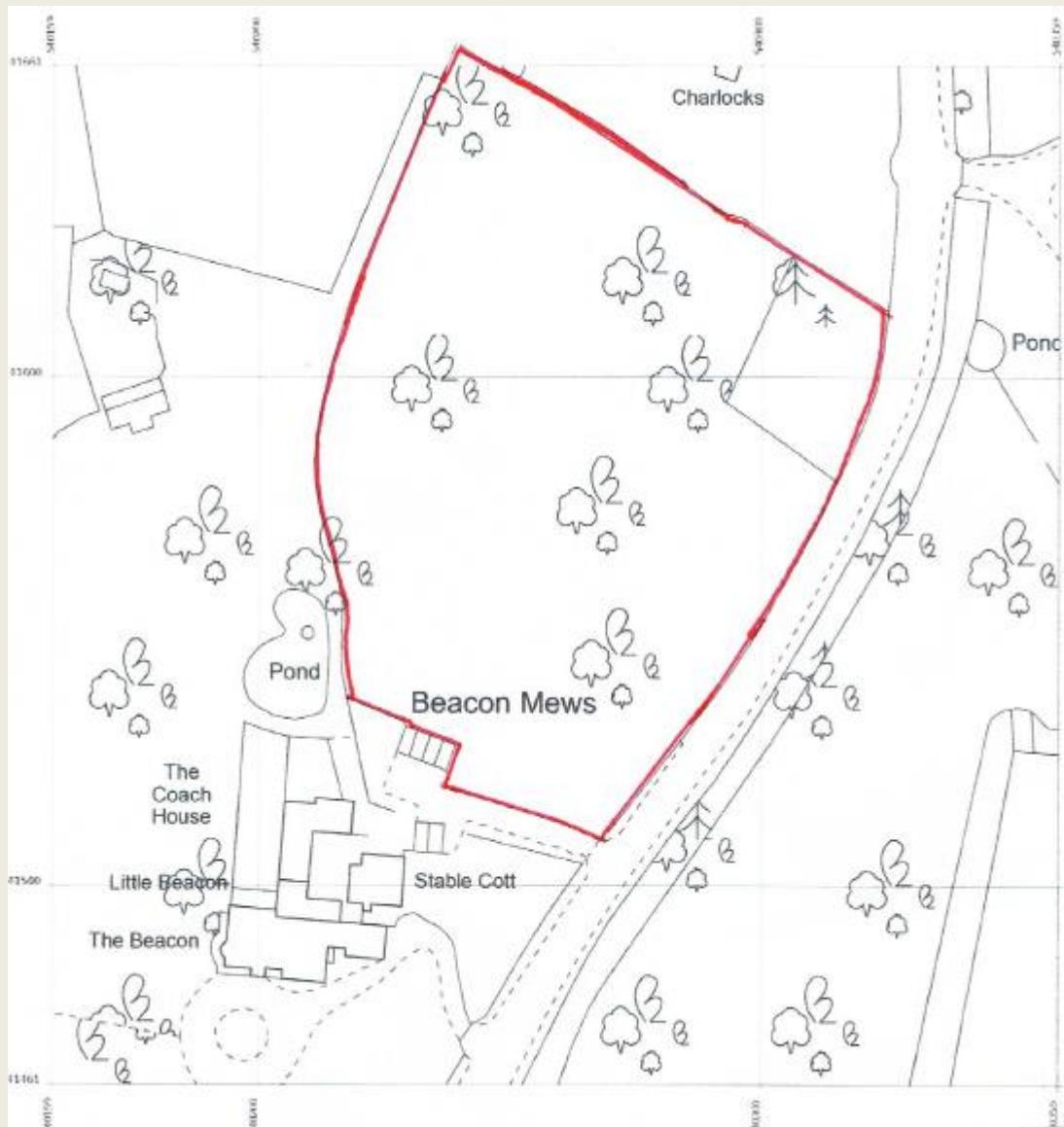
Rear of 18 Rook Lane and 24 Rook Lane, Chaldon



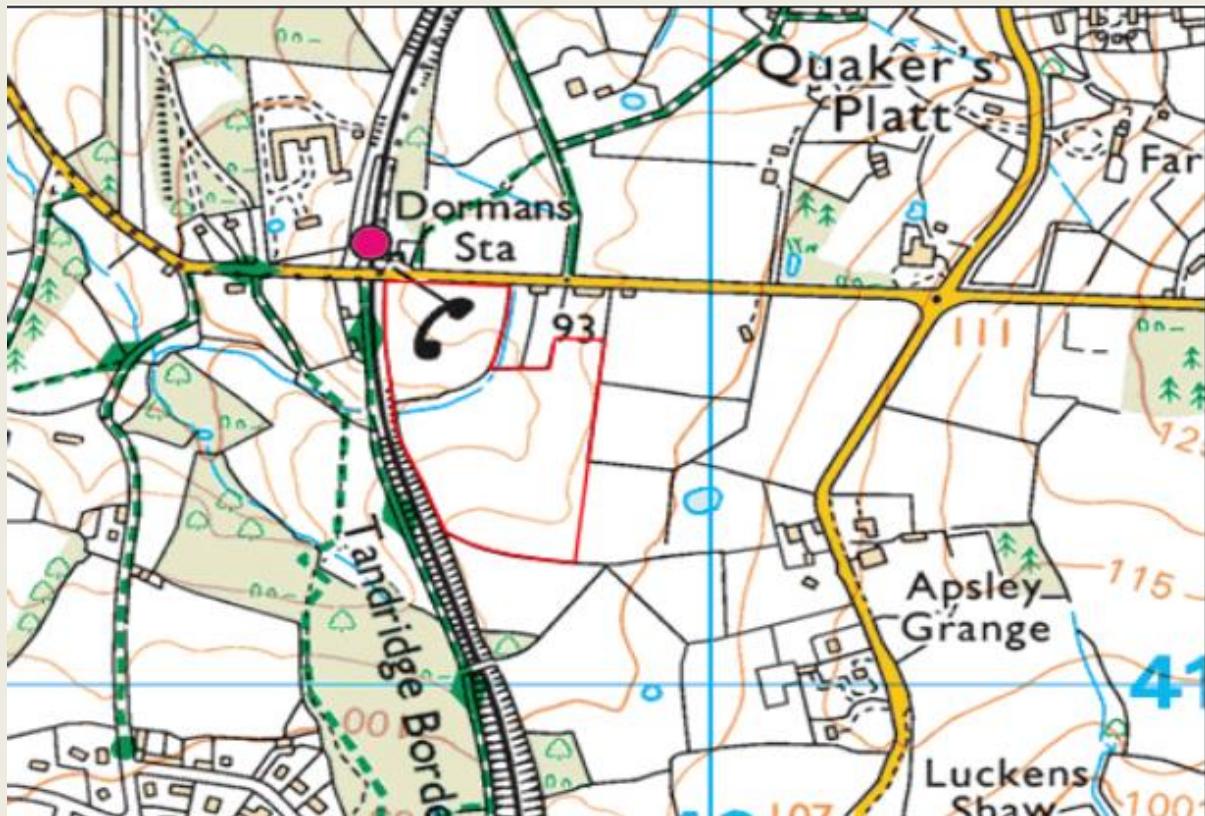
Land at Sheridan Farm, Lingfield (part 2)



Land at The Beacon, High Street, Dormansland



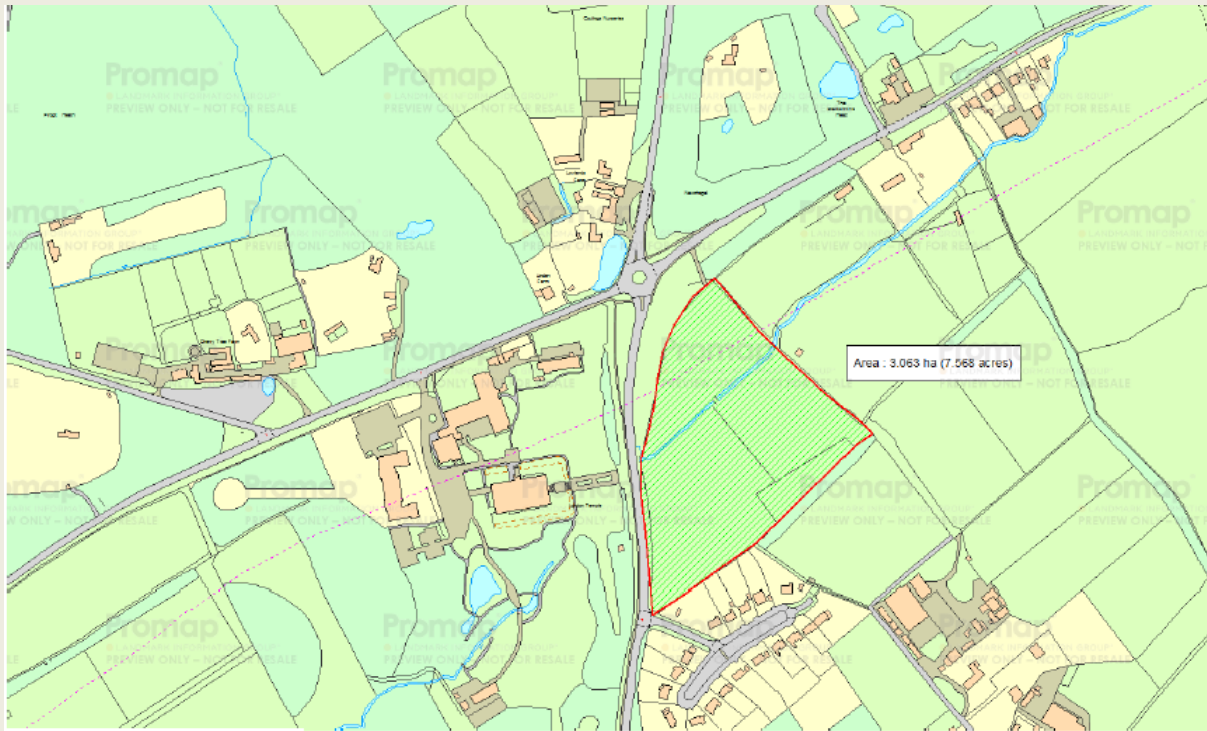
Land south of Dormans Station



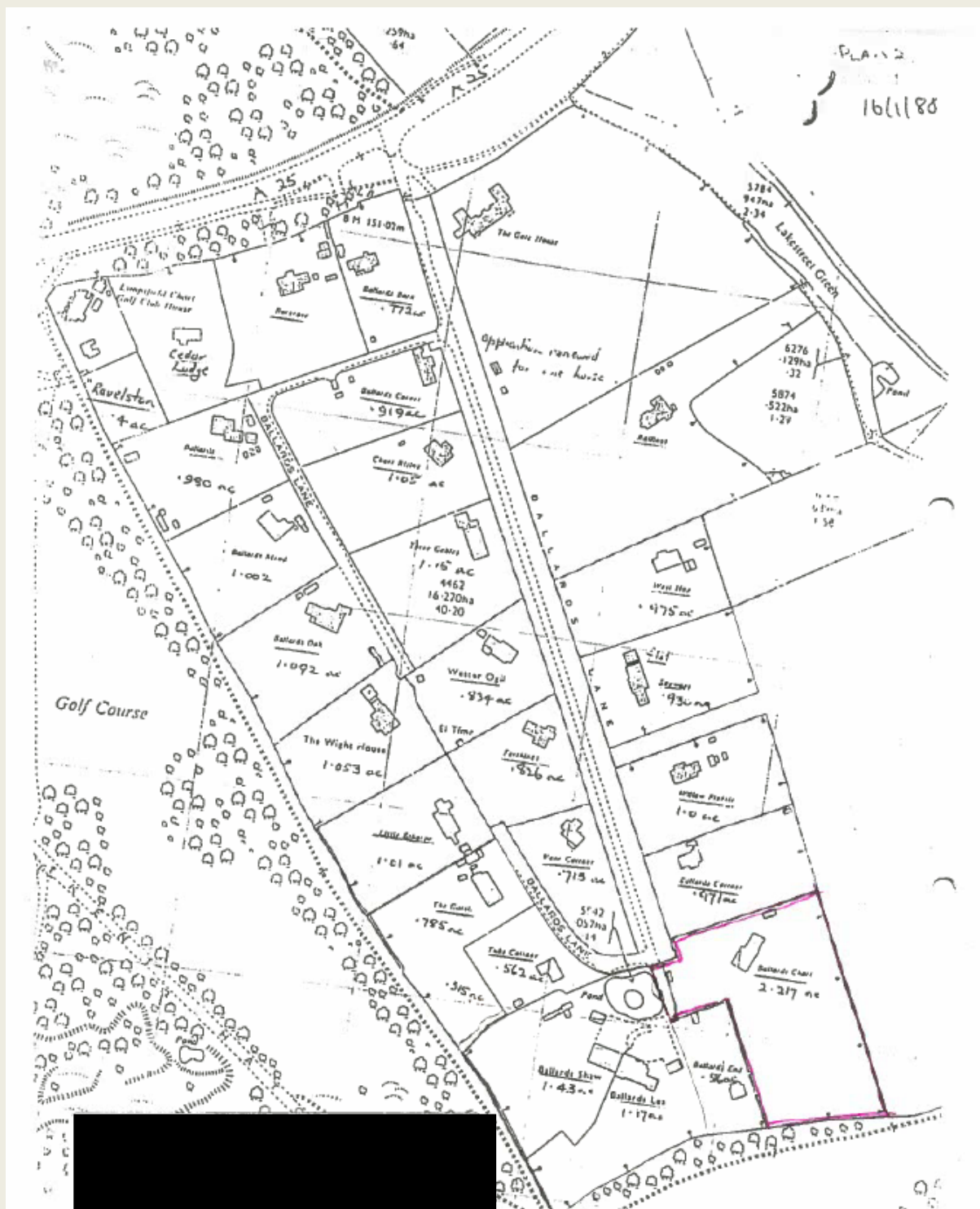
Land to the south west of Paygate, West Park Road, Newchapel, RH7 6HT



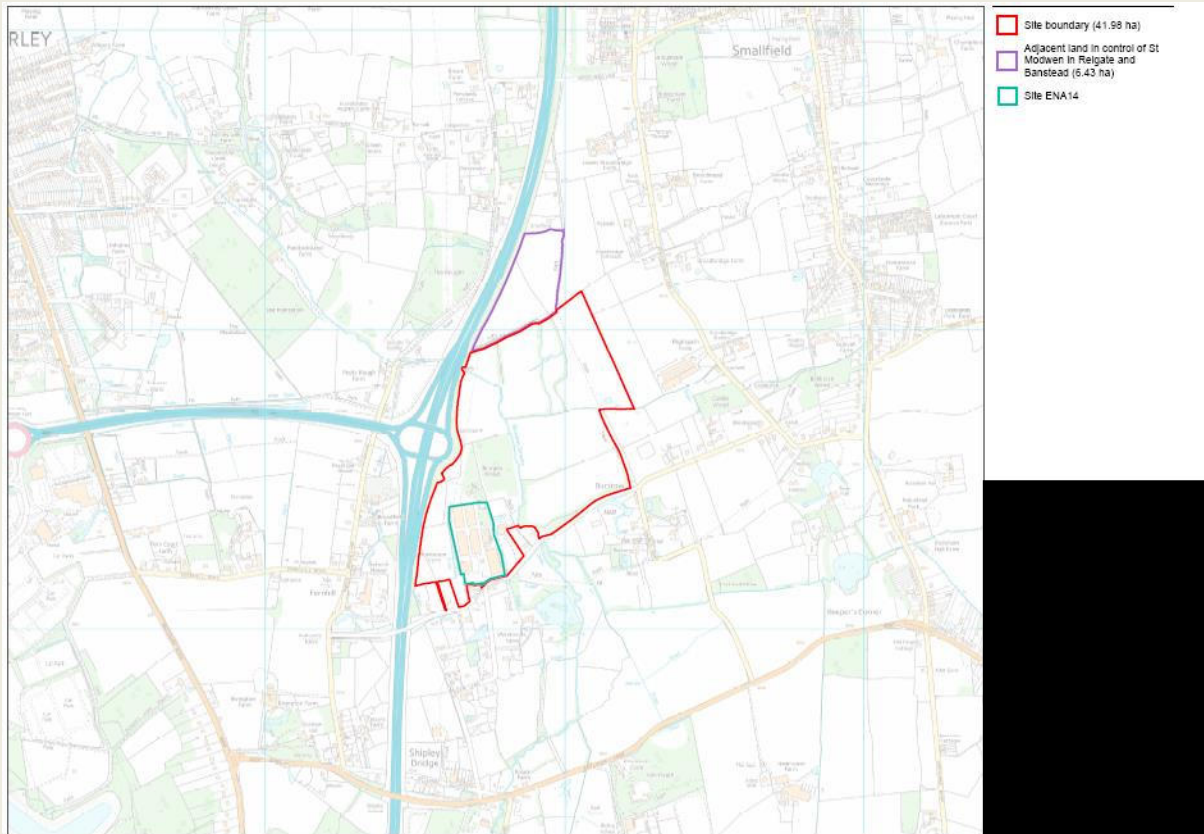
Land at Eastbourne Road, Newchapel



Ballard Chart, Ballards Lane, Oxted



Land at J9, M23, including Bridges Wood, Church Lane, Burstow



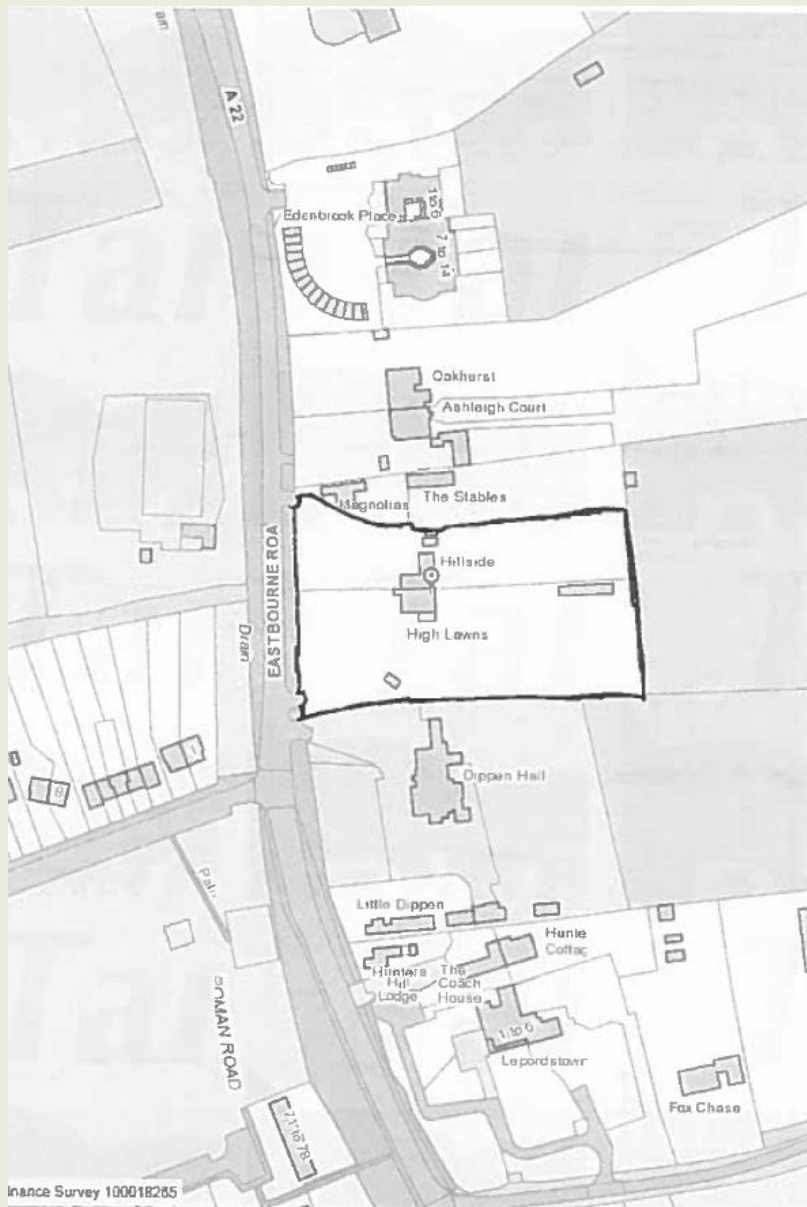
Aston Acres, Kemlsey Road, Tatsfield



South of Cudham Road, Tasfield



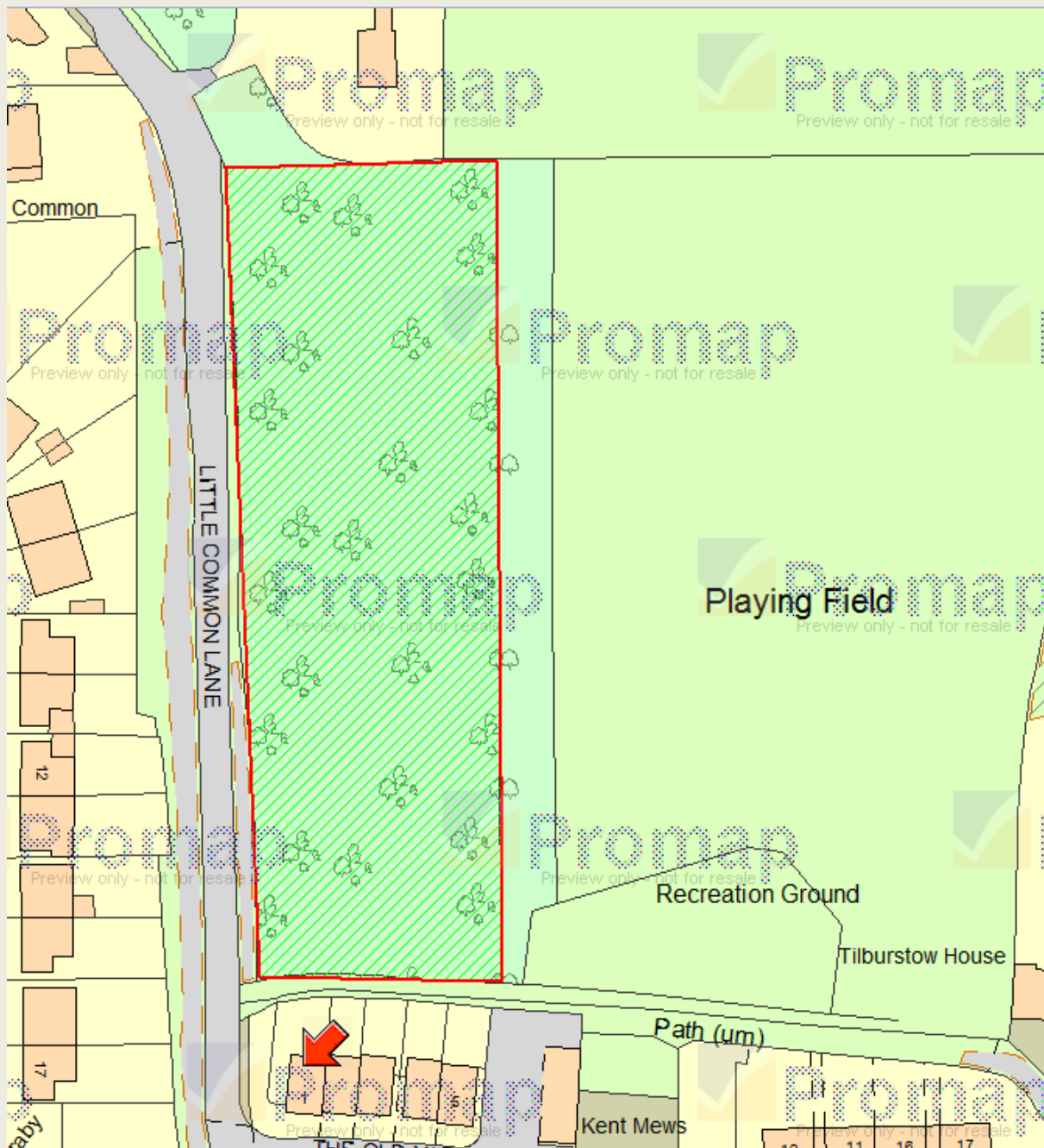
High Lawns and Hillside, Eastbourne Road



Dippen Hall, Eastbourne Road



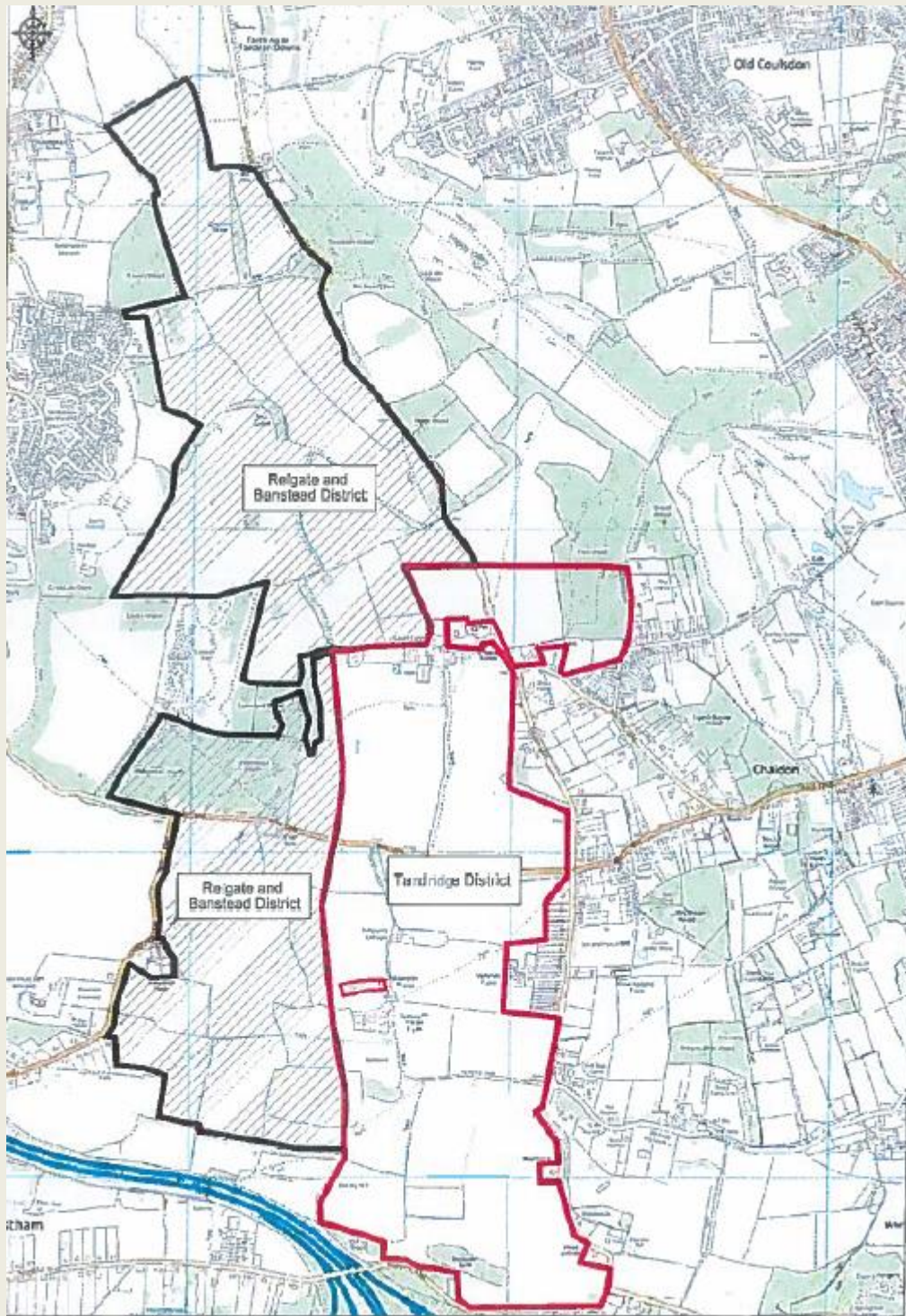
Land adjacent to Five Acres, Little Common Lane, Bletchingley



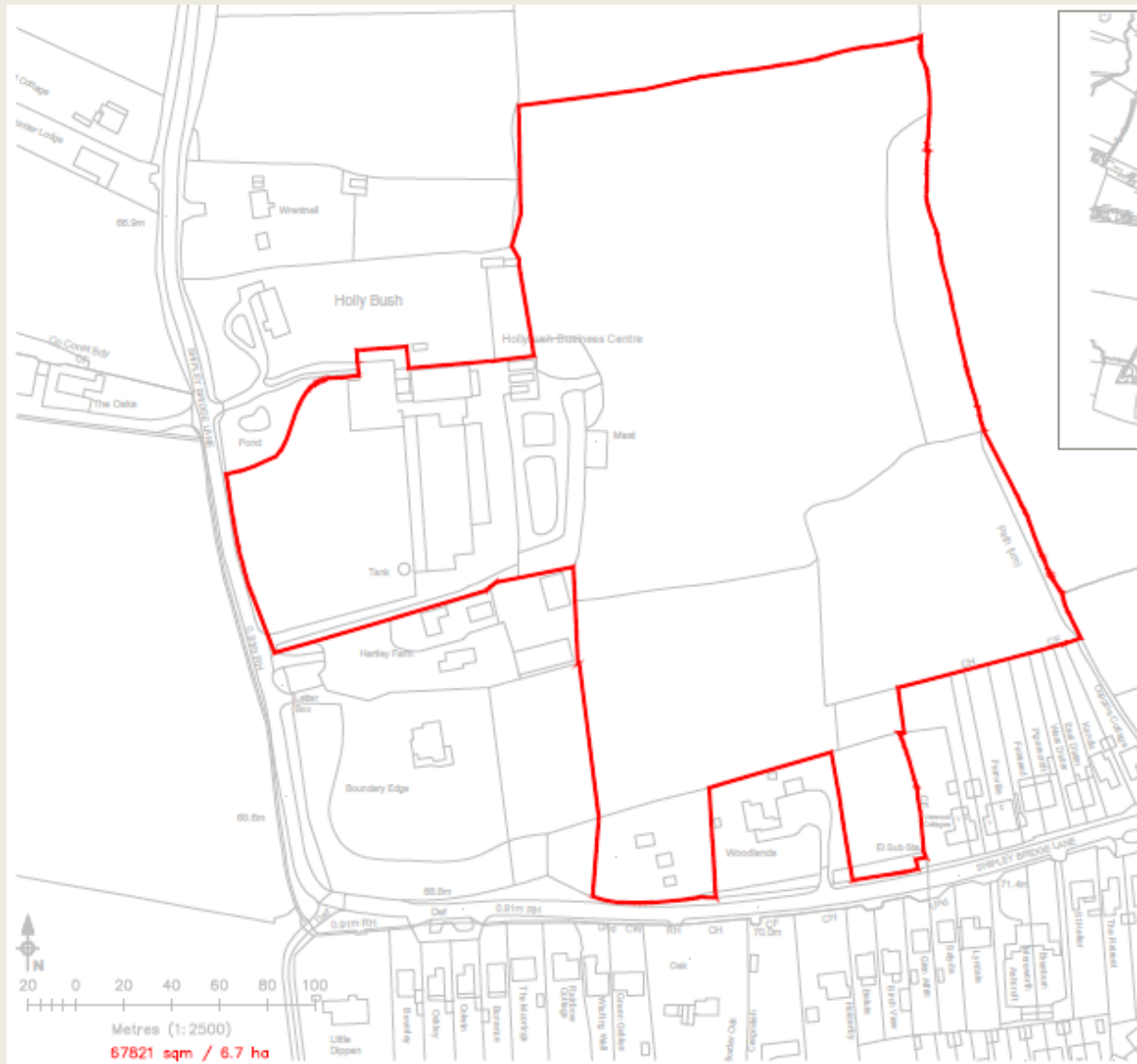
Land to the east of Coneybury, Bletchingley



Land at Chaldon, Alderstead and Tollsworth Farm



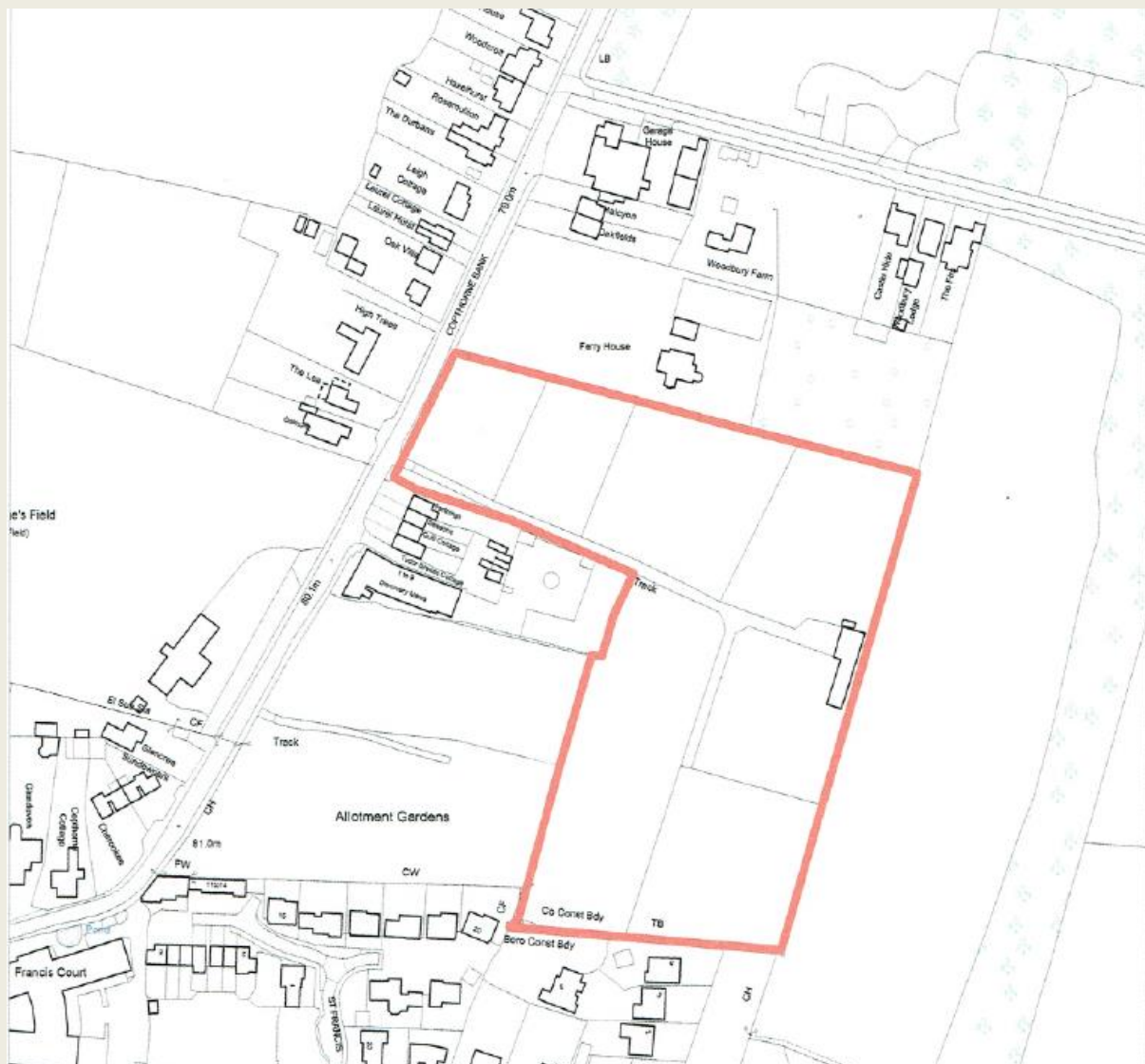
Land at Shipley Bridge Lane, Copthorne



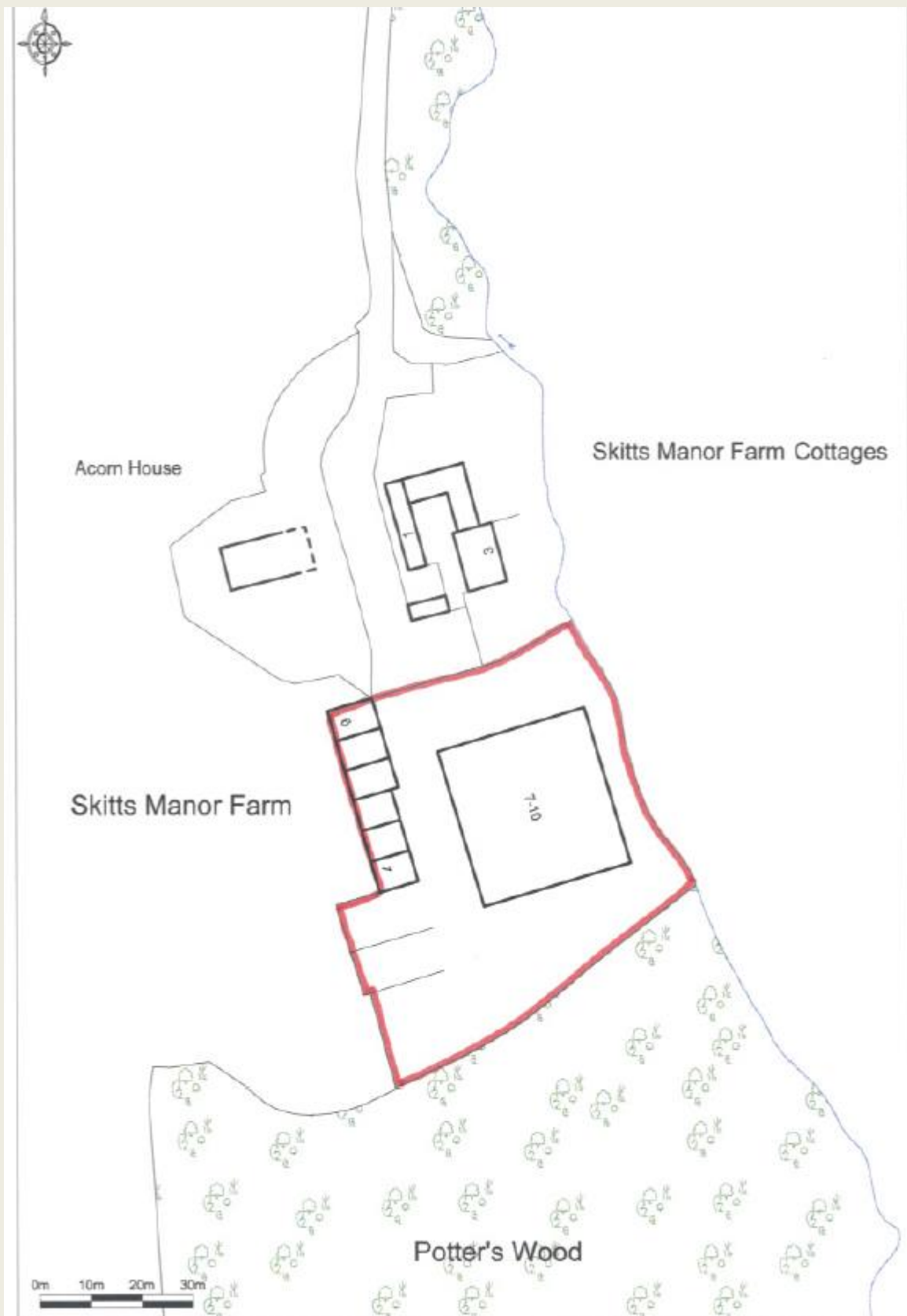
North End Paddock, Church Lane, Burstow



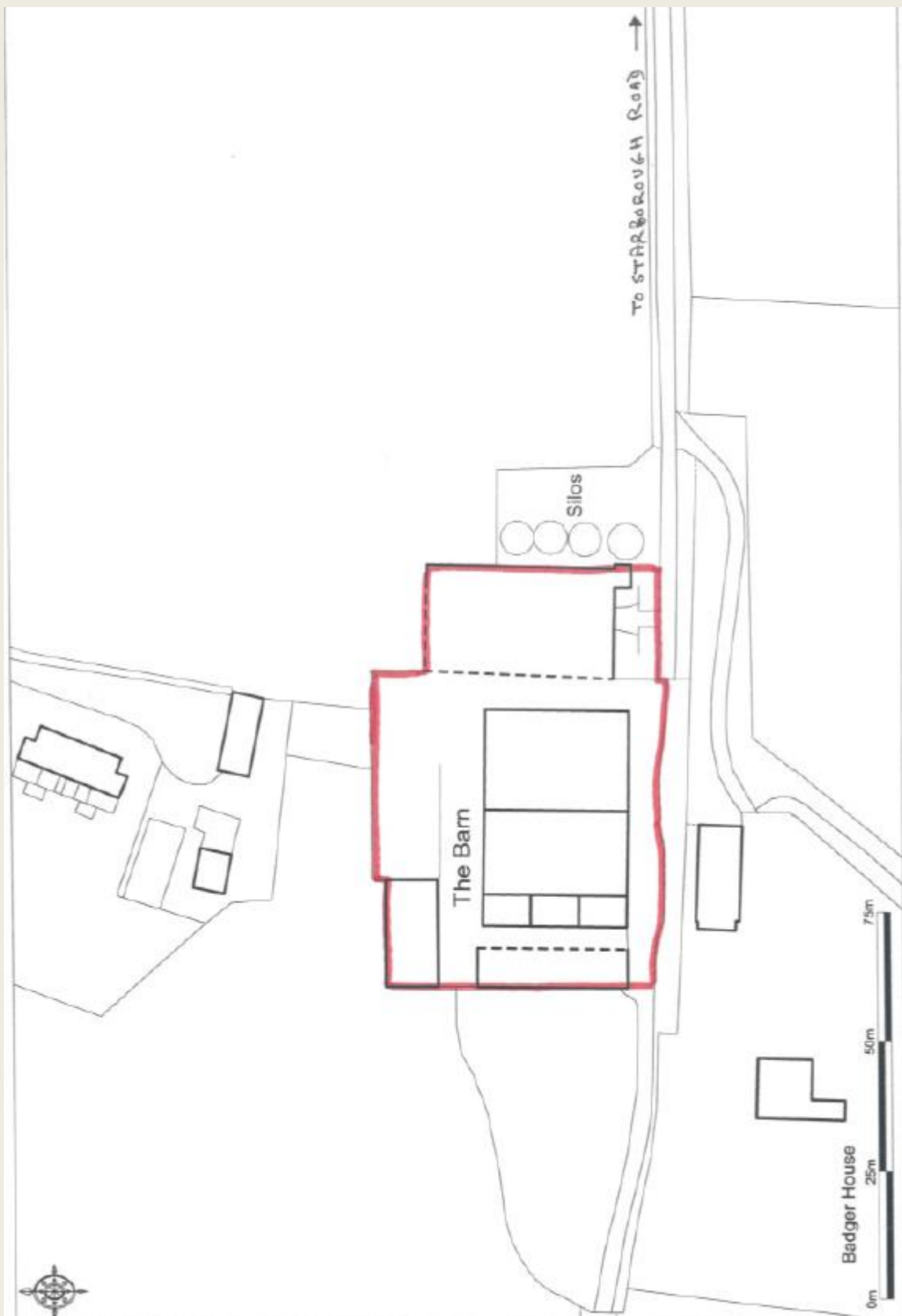
Land south of Ferry House, Copthorne Bank



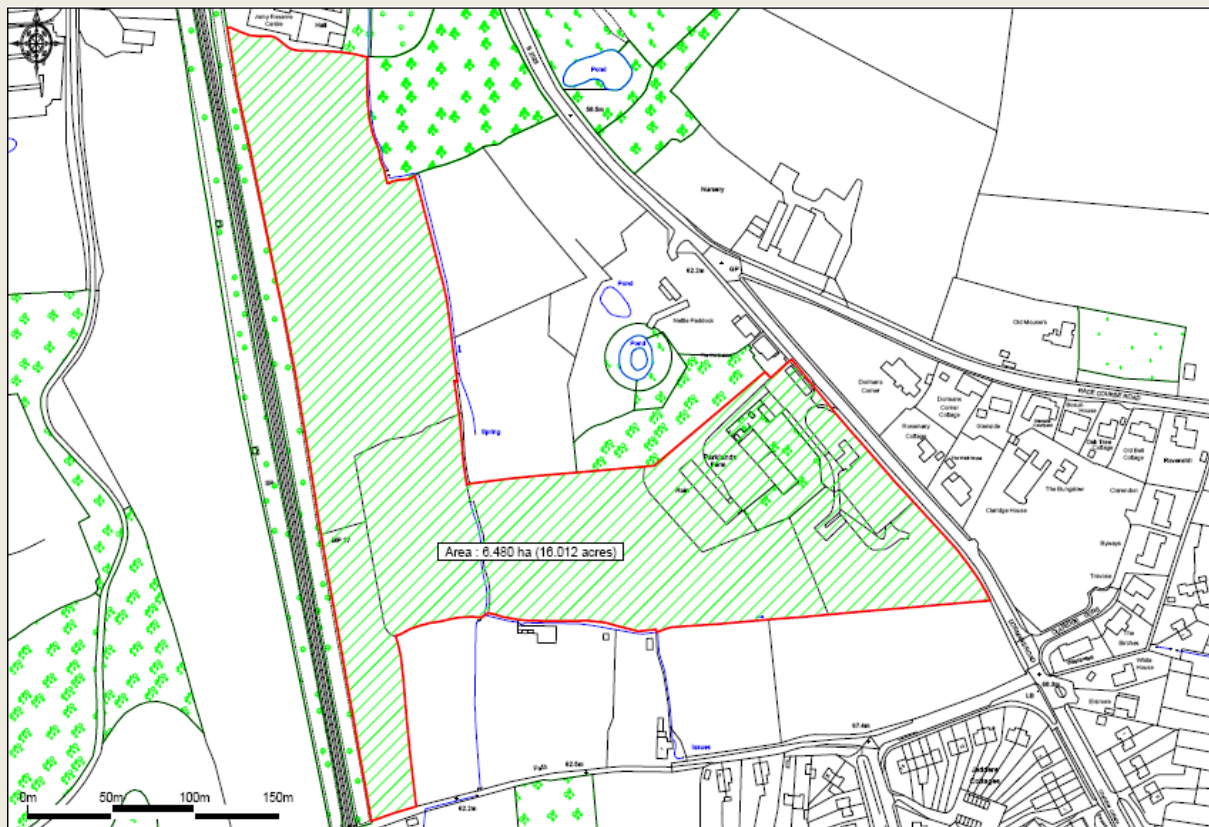
Skitts Manor Farm, Moor Lane, Edenbridge



Starborough Farm, Starborough Road, Marsh Green, Edenbridge



Land at Parklands Farm, Dormans Road, Dormansland



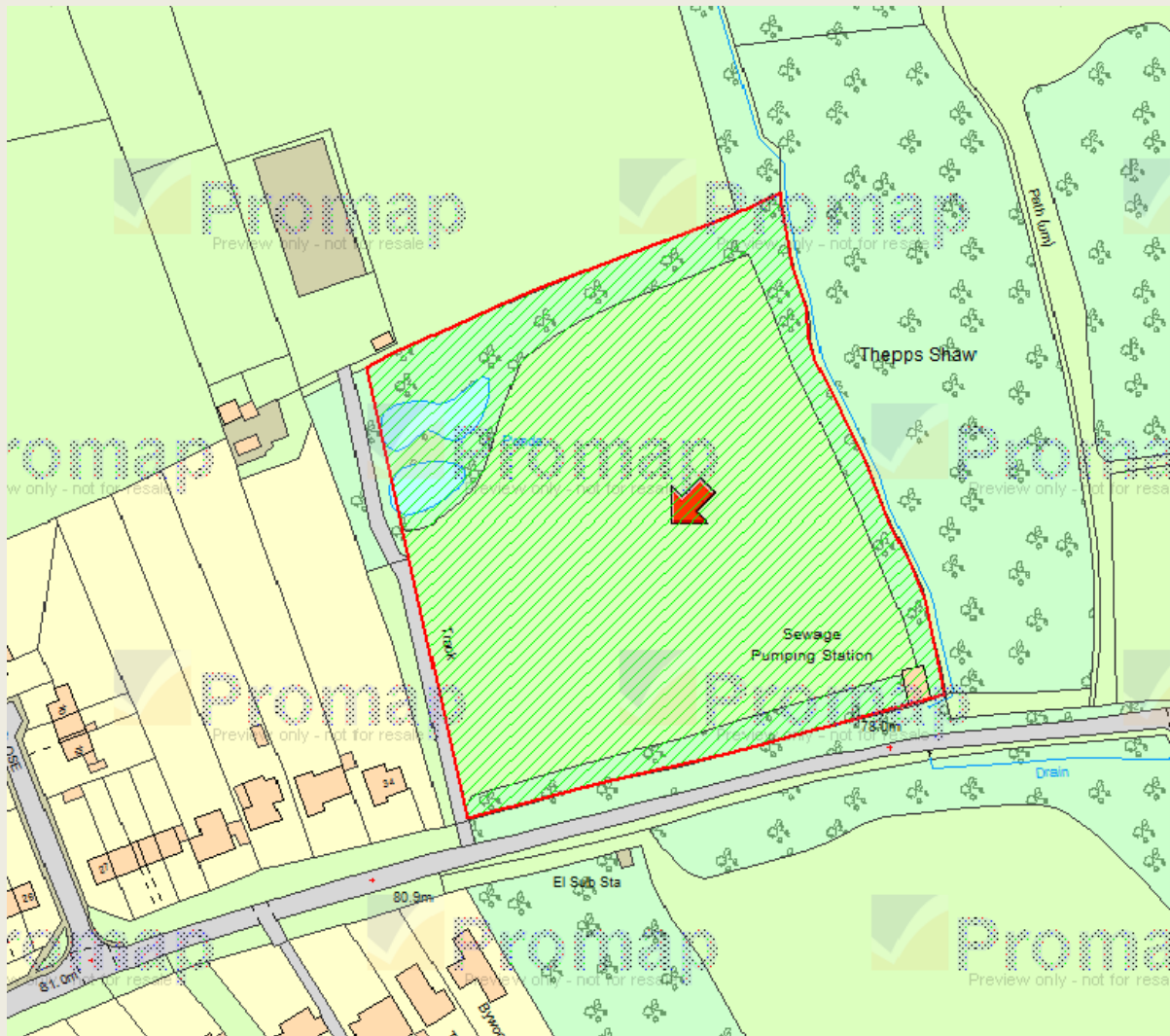
Land to the east of High Street, Godstone



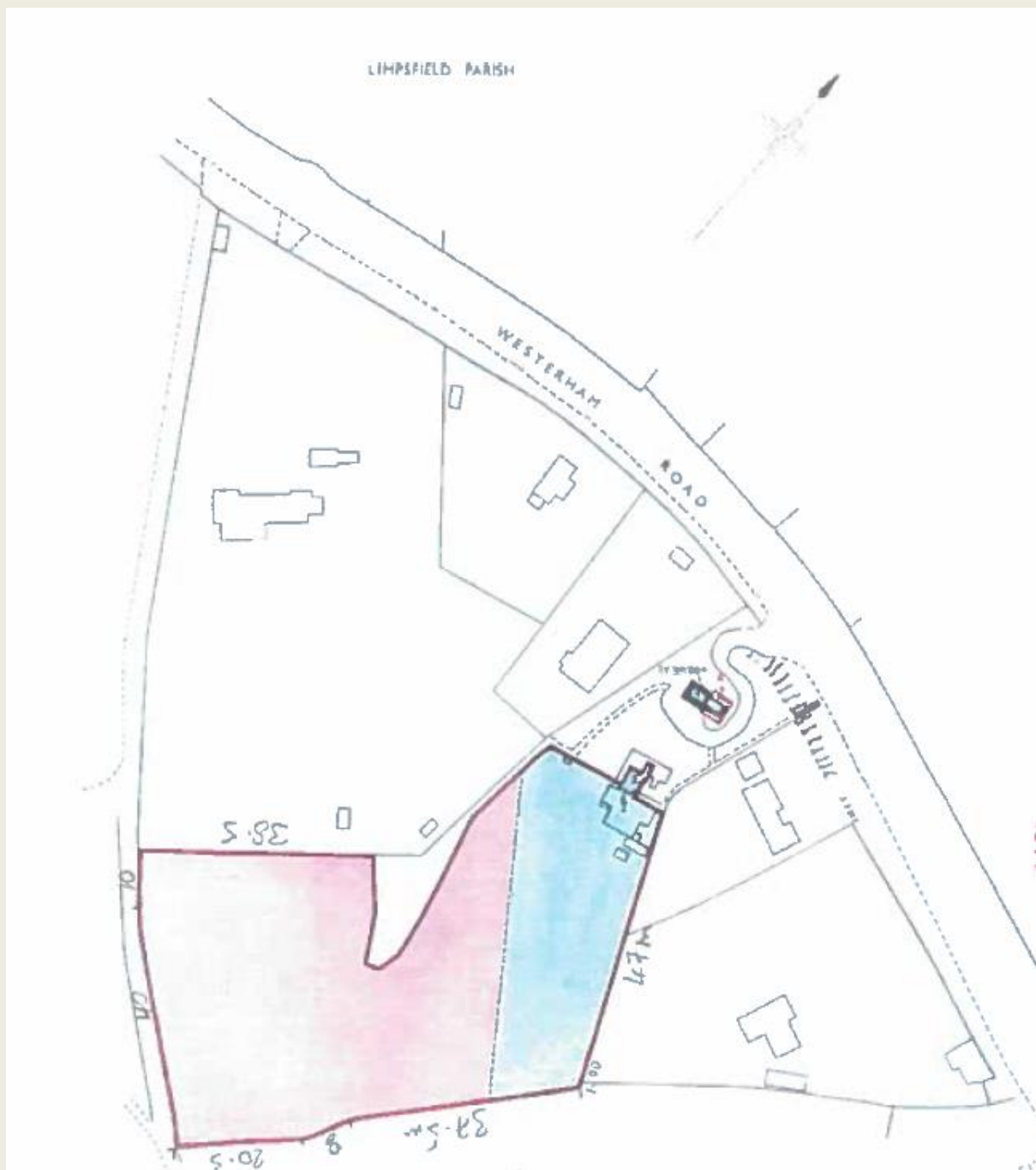
Woodlands, Vicarage Road, Lingfield



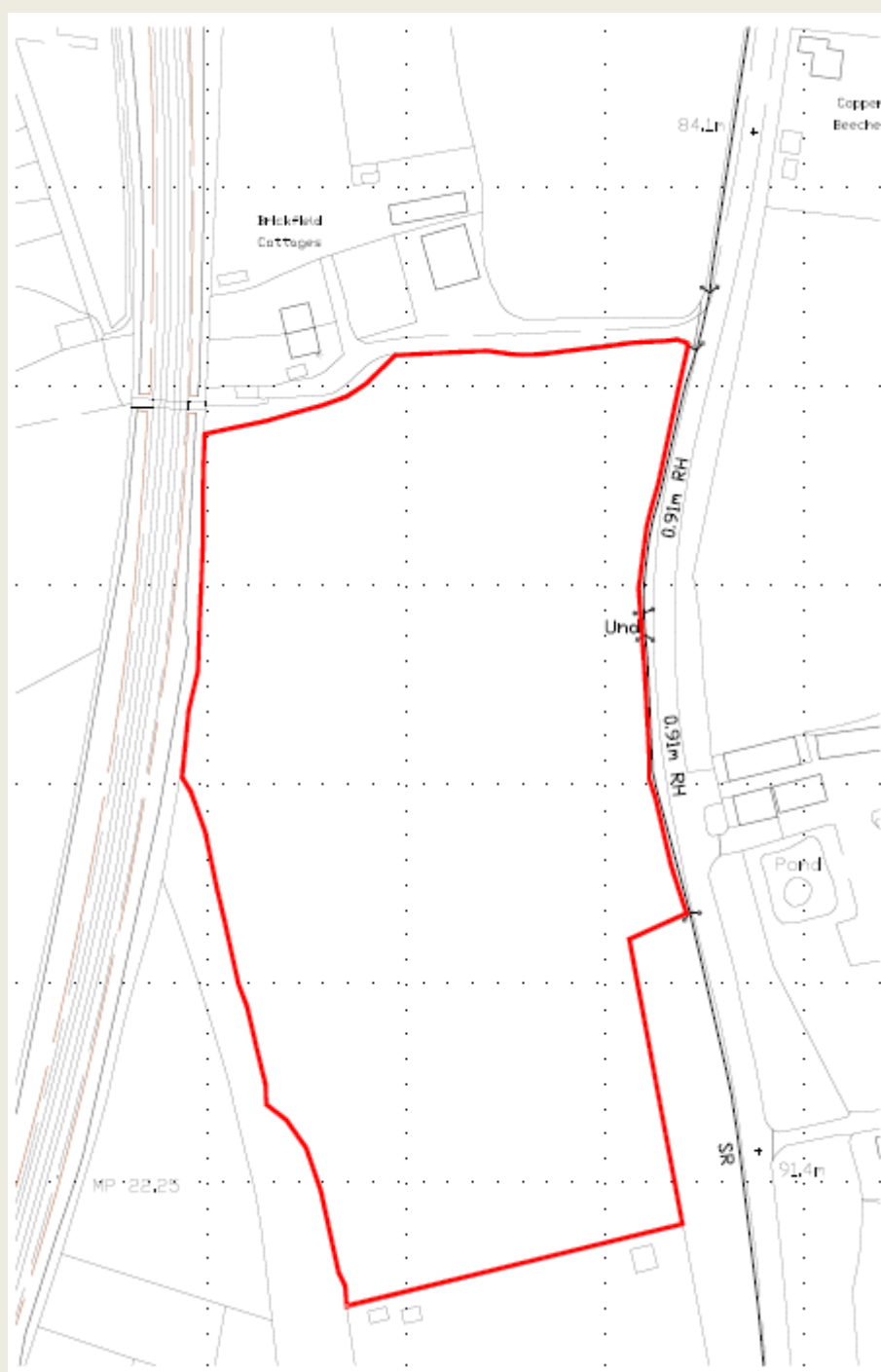
Land on the north west side of Kings Cross Lane, Nutfield



Rocks Hill, Westerham Road, Oxted



Land south of Brickfield Cottages, Red Lane

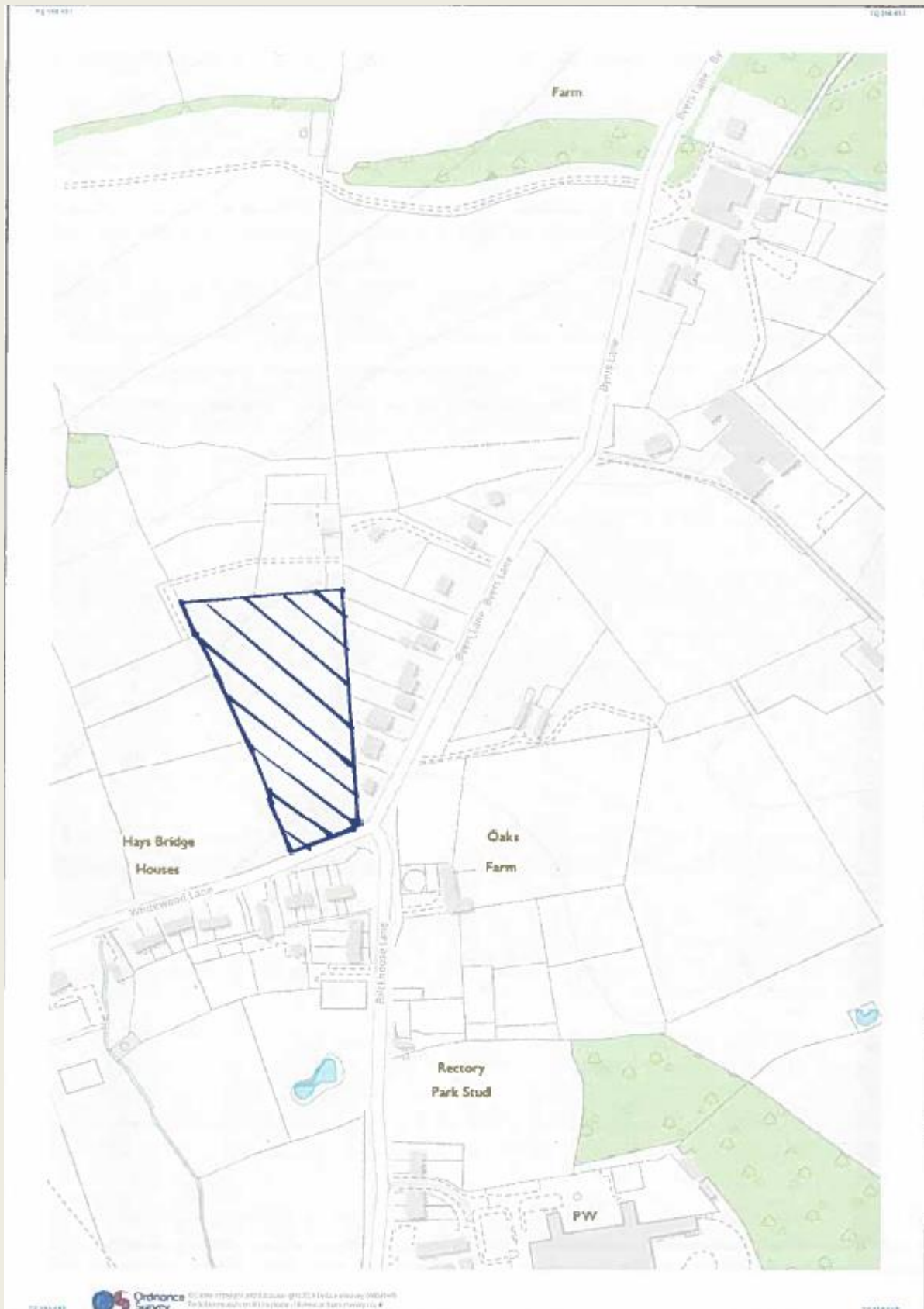


Woodham Nursery, Eastbourne Road, South Godstone

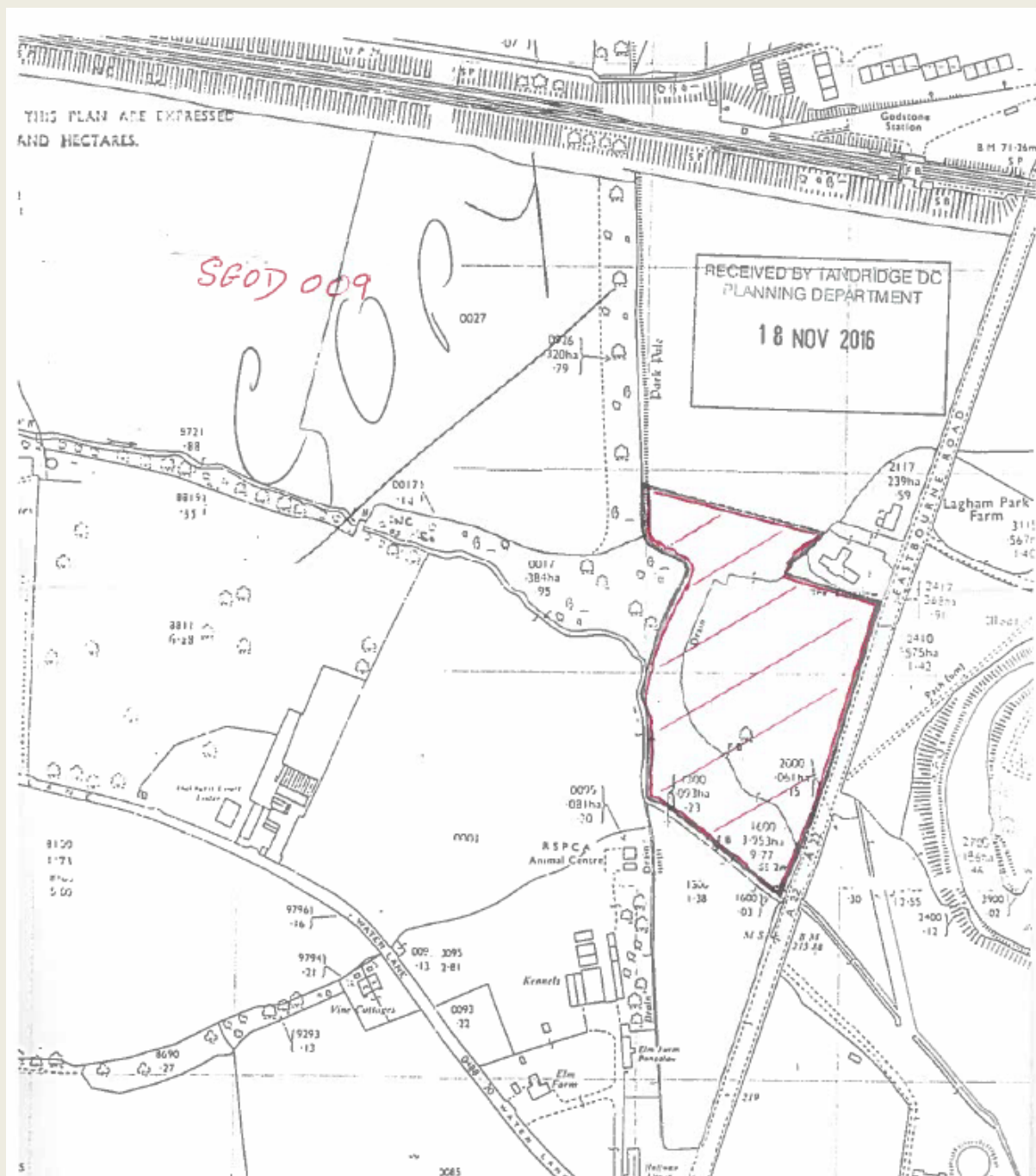


Land to the east of Oakleigh and west of Thistledown, Shaw Road, Tatsfield

Land at the junction of Byers Lane, Whitewood Lane and Rickhouse Lane



Lagham Park Farm, The Bungalow, Eastbourne Road



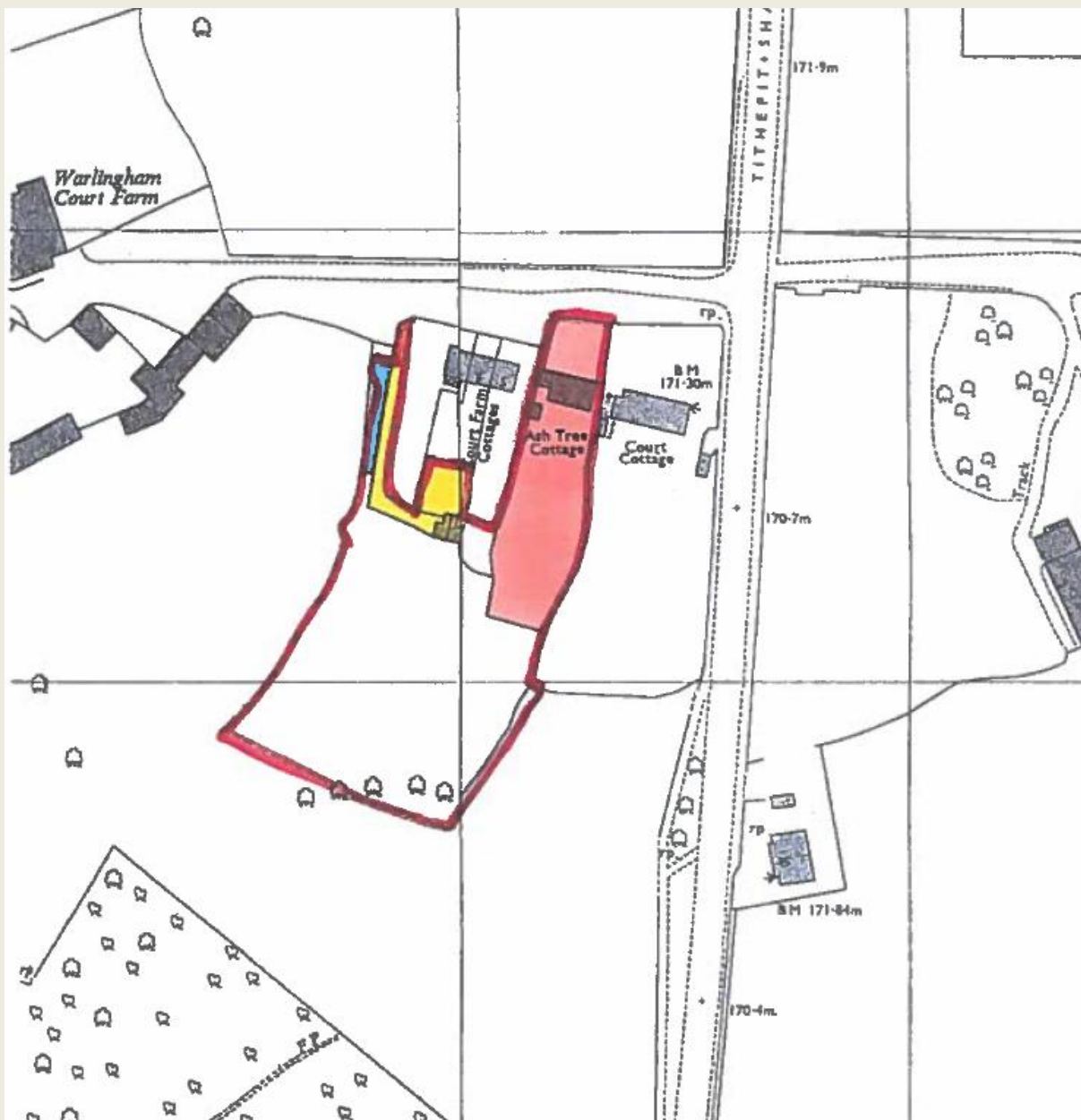
Land to the south west of Clover Cottage, Eastbourne Road (red boundary)



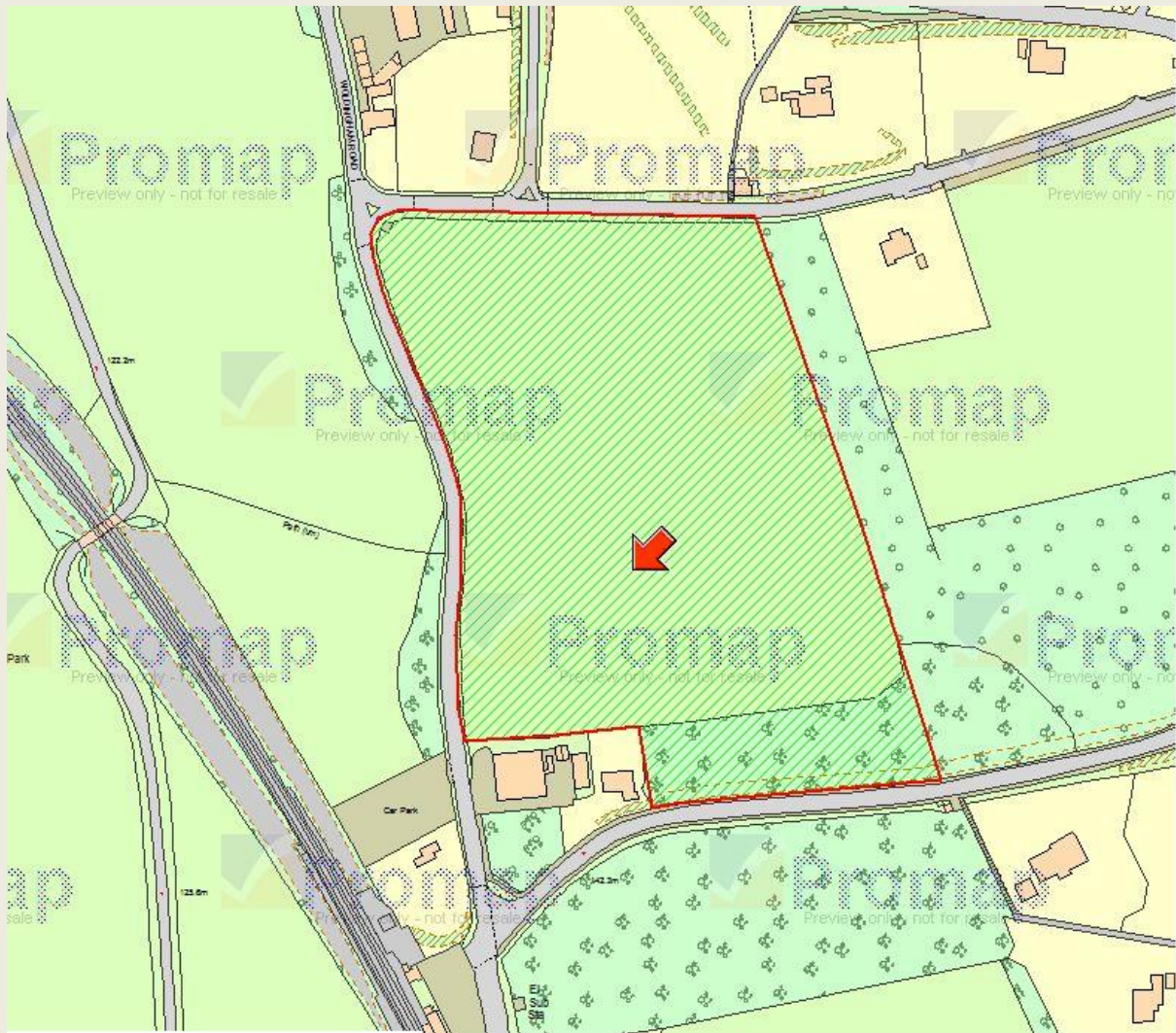
Land to the south of Clover Cottage, Eastbourne Road (green boundary)



Ashtree Cottage, Tithepit Shaw Lane, Warlingham



Nine Acre Field, Woldingham Road



Land to the rear of 34 Kings Cross Lane

