

Sustainability Appraisal for Tandridge District Council

Regulation 18 - Sites Consultation

October 2016



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

3.13 South Godstone

	Housing	Health	Cultural Heritage	Transport	P. Developed Land	Economics	Employment	C. Change Mitigation	Natural Resources	C. Change Adaptation	Flood Risk	Water Quality	Contaminated land and soils	Air quality	Landscape	Biodiversity
SGOD 005	++	-	-	+	-	○	+	○	-	○	+	-	-	+	-	-
SGOD 006	+	-	○	+	-	○	+	○	-	○	+	○	-	+	○	-
SGOD 009	++	-	-	+	-	○	+	○	-	○	+	○	-	-	-	○
SGOD 013	+	-	○	+	-	○	+	○	-	○	+	○	-	+	○	-
ENA 12	○	○	○	+	+	○	+	○	-	○	+	-	+/-	-	+	-
ENA 24	○	○	○	+	+	○	+	○	-	○	+	○	+/-	-	○	○
ENA 25	○	○	+/-	+	+	○	+	○	-	○	+	○	+/-	+	○	○

3.13.1 The assessment table below shows the short hand reference used to identify each site. The full name of each site is shown below.

SGOD 005	Posterngate Farm, South Godstone	ENA 12	Lambs Business Park
SGOD 006	Land at King's Farm North, Tilburstow Hill Road	ENA 24	Crow Hurst Farm
SGOD 009	Lagham Park Farm, Eastbourne Road	ENA 25	Kingswood Farm Business Park
SGOD 013	Land at King's Farm South, Tilburstow Hill Road		

3.13.2 There are four residential sites and three employment sites in South Godstone. SGOD 005 is to the north of South Godstone and the other three sites are to the south and south west. ENA 12 is 950m west of the main urban area. ENA 24 and ENA 25 are 950m and 1.6km to the south east respectively.

3.13.3 No South Godstone sites are located within 1km of a GP surgery. The nearest GP surgery to South Godstone is Pond Tail Surgery located in Godstone, approximately 3.5km to the north. SGOD 005 and the eastern area of SGOD 009 are located within 600m of an area of public open space.

- 3.13.4 SGOD 009 is 100m north west of the Langham Manor scheduled monument. The site is also home to Langham Manor, a Grade II* listed building, and the associated Grade II listed Brew House. The scheduled monument at Lagham Manor includes the earthworks and enclosed area of a particularly large and strongly embanked moated site. Such sites are generally seen as the prestigious residences of the Lords of the manor, the moat marking the high status of the occupier but also serving to deter casual raiders and wild animals.
- 3.13.5 SGOD 005 includes the Grade II listed Posterngate Farm House within the site. Whilst it is anticipated that the building would be maintained, development of SGOD 005 may substantially change the setting of the Farm House. ENA 25 is adjacent to the Grade II listed Stocks Farm House. ENA 25 is a farm and therefore the effect of development at this site on Stocks Farm House would depend on the level and type of development.
- 3.13.6 Access to public transport in South Godstone is good, with Godstone train station located in the centre of the village. Bus services pass through the centre of the village along the A22, providing adjacent access for buses for SGOD 009 and SGOD 005. SGOD 006 and SGOD 013 are both on Tilburstow Hill Road, which does not have a bus service at present. Both the closest bus stop and Godstone train station can be accessed from these sites via a footpath that runs adjacent to the railway and is a 700m walk.
- 3.13.7 Access to shops and services in the local is limited, however Redhill can be accessed easily from Godstone train station.
- 3.13.8 The residential sites are within a satisfactory distance of St Stephen's Primary School. There are no secondary schools within the satisfactory distance, the closest is in Oxted.
- 3.13.9 All the residential sites are greenfield, noting that SGOD 005 contains some existing buildings occupying a small area of the site. ENA 24, ENA 25 and ENA 12 are all previously developed land.
- 3.13.10 The main employment area in South Godstone is Lambs Business Park, located to the west of the village. The village itself is primarily residential. South Godstone has excellent access to other employment areas such as Redhill, Tonbrige and Reigate via Godstone train station. The allocated employment sites will also help to maintain and enhance levels of employment in the local area.

- 3.13.11 All sites are classified as Grade 3 under the Agricultural Land Classification system, with the exception of ENA 12, which is located within Grade 3 and Grade 4 land.
- 3.13.12 All sites are within Flood Zone 1 and as such at minimal risk of flooding. Sites SGOD 005, SGOD 006, ENA 12 and SGOD 009 contain areas at high risk of surface water flooding. The remaining sites have a very low risk of surface water flooding.
- 3.13.13 SGOD 005 and ENA 12 both have surface water bodies that may be at risk of contamination from the development of these sites. In the case of SGOD 005, the site contains a publically accessible recreational fishing lake.
- 3.13.14 The effect of the employment sites on contaminated land is uncertain. Whilst comprehensive development of the site would be expected to remediate any contaminated land, the amount of development at each site is not known at present. Development of the greenfield sites would be expected to lead to the loss of soil, a non-renewable resource.
- 3.13.15 ENA 12, SGOD 009 and ENA 24 are all adjacent to the railway line and would potentially be adversely affected by noise and vibration. ENA 12 and ENA 24 are employment sites and as such less sensitive receptors than SGOD 009, which is a residential site. The accessibility of public transport in this area would be expected to minimise private car use, particularly for commuting, to the benefit of local air quality.
- 3.13.16 ENA 24 and ENA 25 are both occupied by existing built development and are small scale sites (0.3ha and 1ha respectively), so are unlikely to affect the local landscape. SGOD 006 and SGOD 013 are also small sites (both 0.5ha) and have residential properties to the north and west. Both sites are currently wooded, but due to their small scale and location they are unlikely to have an affect on the landscape. ENA 12 is currently a light industrial area and development may provide the opportunity to improve the appearance of the site.
- 3.13.17 SGOD 005 and SGOD 009 are large sites on the edge of the existing urban area and would extend South Godstone north and south into the open landscape, with the potential to adversely affect the character and sense of open space in these areas.

3.13.18 ENA 12 is adjacent to an area of ancient woodland that is also a designated SNCI. In light of the sites current industrial use, development of the site may adversely affect these receptors, but it would depend on the extent of development. Development of SGOD 006 and SGOD 013 would lead to the loss of trees with consequent potential adverse effects on birds and bats as the sites are currently entirely wooded. SGOD 005 contains areas of woodland in the north western area of the site, including a limited area of ancient woodland. In light of the size of the site it is anticipated that this woodland would be maintained as a part of any development, but development may nonetheless adversely affect the woodland.

3.14 Tatsfield

	Housing	Health	Cultural Heritage	Transport	P. Developed Land	Economics	Employment	C. Change Mitigation	Natural Resources	C. Change Adaptation	Flood Risk	Water Quality	Contaminated land and soils	Air quality	Landscape	Biodiversity
TAT 005	+	-	○	-	-	○	+	○	+	○	+	-	-	○	○	○

3.14.1 The assessment table below shows the short hand reference used to identify the site. The full name of the site is shown below.

TAT 005 Land to the rear of Paynesfield Road, Tatsfield

3.14.2 There is one residential site in Tatsfield, towards the centre of the residential area.

3.14.3 TAT 005 is not located within 1km of a GP surgery. The nearest GP surgery to Tatsfield is Stock Hill Surgery located at Biggin Hill, approximately 2km to the north. TAT 005 is located within 600m from an area of public open space.

3.14.4 There are no historic assets likely to be affected by TAT 005.

3.14.5 The closest train station to the site is Oxted, approximately 5km to the south west. The closest bus stop is 340m to the south and accessible from the site. Tatsfield Primary School is accessible from the site to the south west. The closest secondary school is the Charles Darwin School, 2.5km to the north east. Shops and other facilities and amenities in Tatsfield are limited. A broader range of services is available on Main Road in Biggin Hill, 1.5km to the north east.