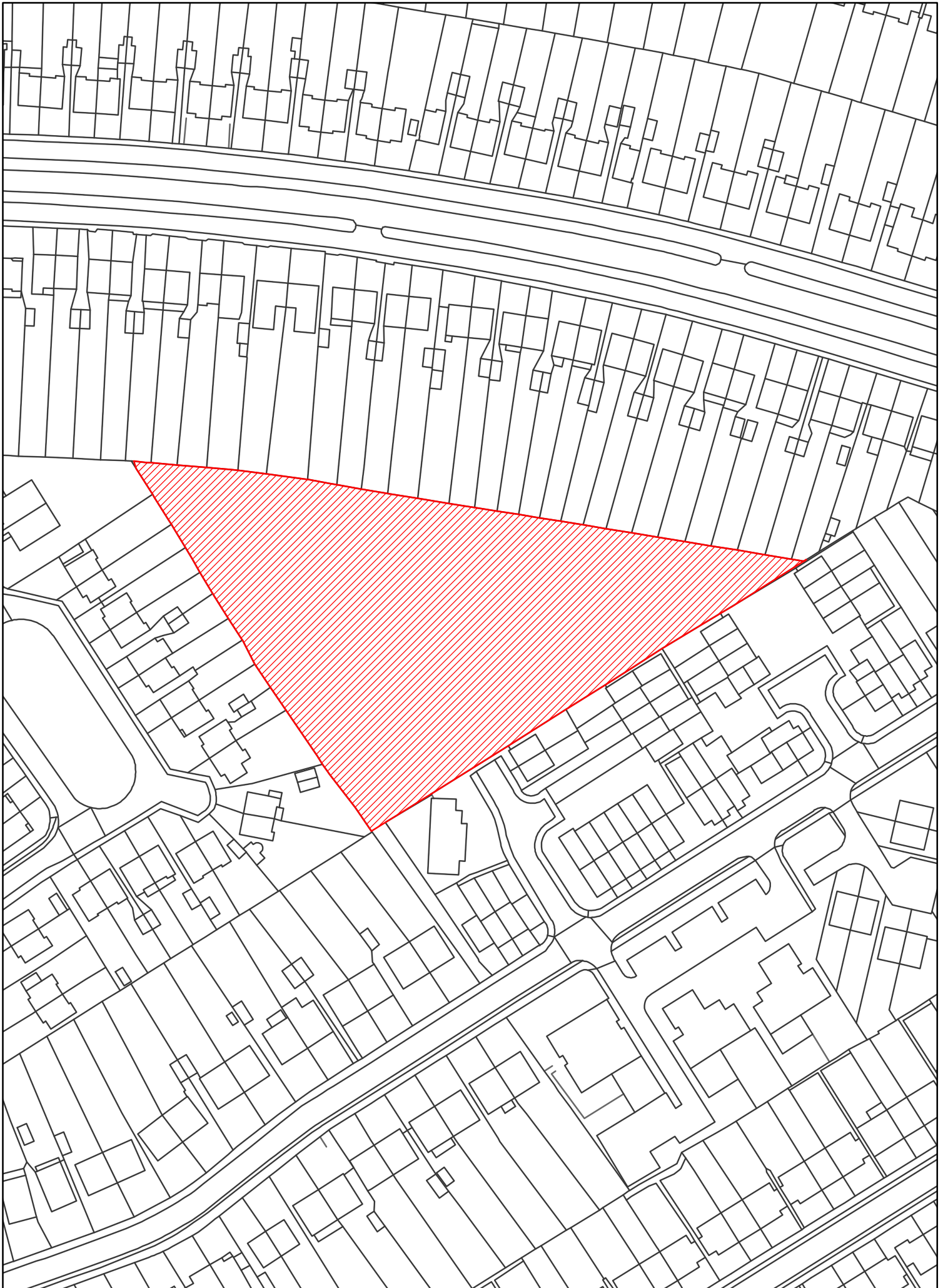
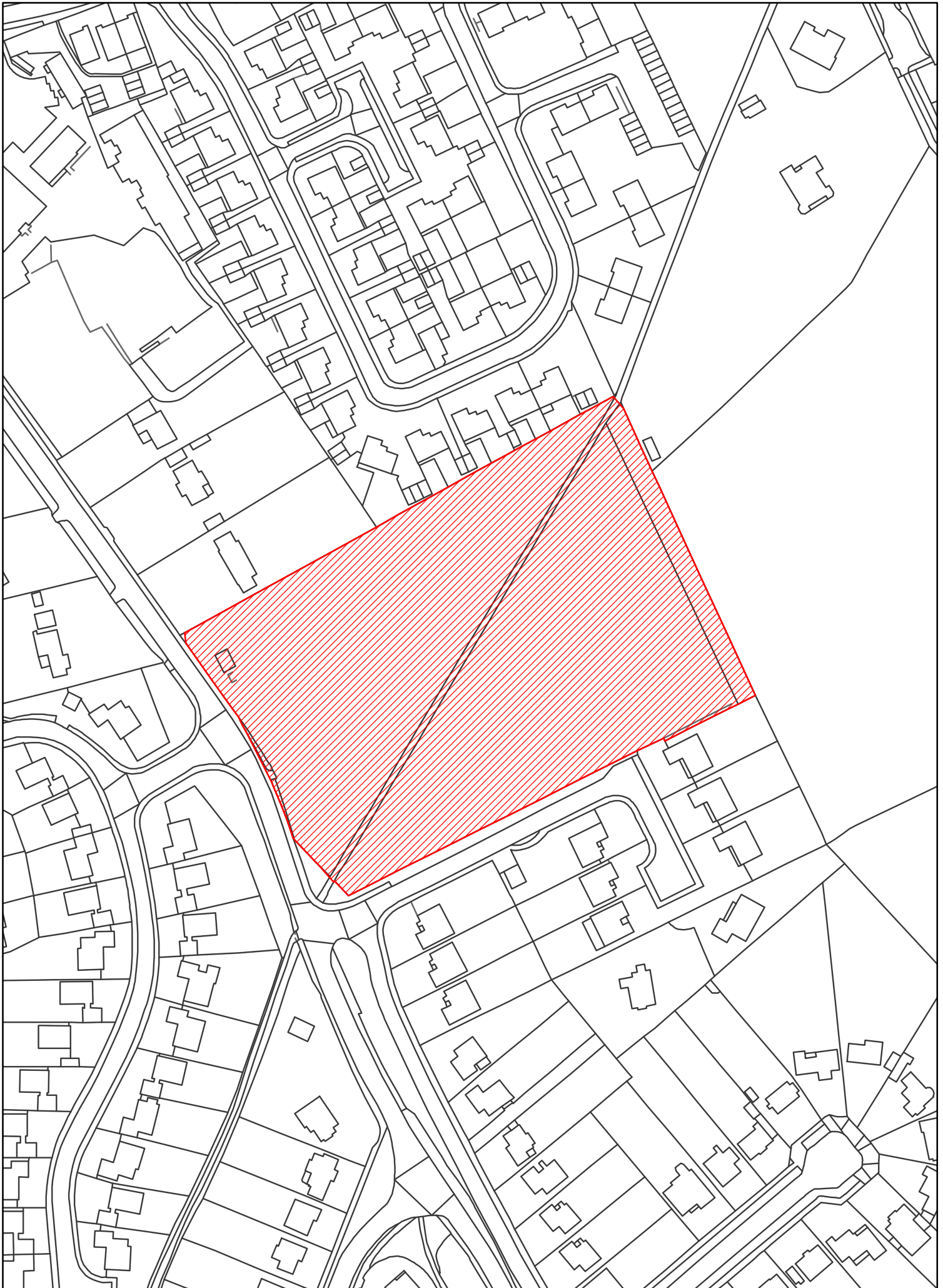


Land at Lambert Road, Banstead (BV01)



<b>Site details</b>	
SHLAA Reference	BV01
Source of site	RBBC Property
Site name	Land at Lambert Road, Banstead
Existing use	Allotments
<b>Housing potential</b>	
Density	Assumed: 30dph
Capacity	25 units
Total site area (ha)	0.81 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land  The Council's Open Space Assessment identified a quantitative shortfall in allotment space across the borough: further analysis of allotment need/demand would be required to inform suitability.  The site is within the urban area of Banstead and therefore in a location contemplated for housing development in the Core Strategy  Accessibility to many local services and facilities is good and the site has a good level of access to public transport services</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i>  Access to the site is via a narrow "alley" which would not be sufficient to support residential development – alternative access would likely need to be provided which may potentially require other land interests.</p> <p><i>Potential Impacts:</i>  Development would result in the loss of publicly accessible opportunities for food growing.  Given the confined nature of the site, careful design would be required to avoid amenity impacts on neighbouring residential properties</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found or evidence that the plots were surplus to requirements. As this cannot be confirmed at this stage, the site cannot be considered available.</p> <p>Other land interests may need to be acquired to enable an appropriate access to the site.</p> <p><b>The site is considered to be not available for development at this point.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for housing development a review of the current restrictive designation. However, availability is subject to allotment needs and potentially the need to find alternative provision, as it is currently uncertain when and whether this could be overcome, the site cannot be considered available at this time.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Allotment needs/alternative provision; review of Urban Open Land</p>	

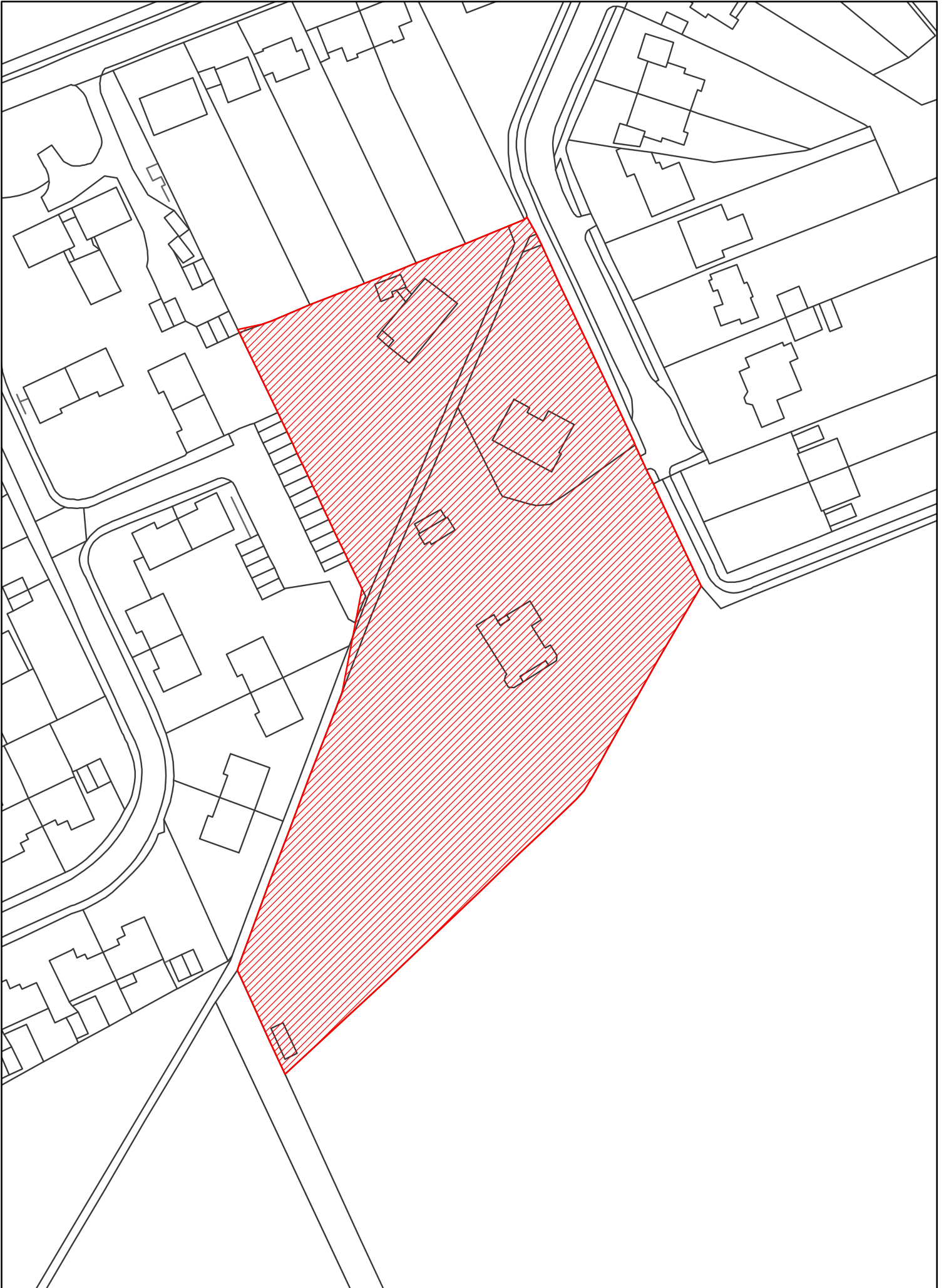
Land at Holly Lane, Banstead (BV02)



<b>Site details</b>	
SHLAA Reference	BV02
Source of site	RBBC Property
Site name	Land at Holly Lane, Banstead
Existing use	Allotments
<b>Housing potential</b>	
Density	Assumed: 25dph
Capacity	40 units
Total site area (ha)	1.53
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land  The Council's Open Space Assessment identified a quantitative shortfall in allotment space across the borough: further analysis of allotment need/demand would be required to inform suitability.  The site is within the urban area of Banstead and therefore in a location contemplated for housing development in the Core Strategy  Accessibility to many local services and facilities is good and the site has a good level of access to public transport services</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i>  A public right of way runs diagonally across the site and would need to be retained.  The site is affected to a minor extent by surface water flooding risk where it adjoins Holly Lane.</p> <p><i>Potential Impacts:</i>  Development would result in the loss of publicly accessible opportunities for food growing.  Given the location of the site, there would be a need to achieve appropriate transition to the adjoining open countryside</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found or evidence that the plots were surplus to requirements. As this cannot be confirmed at this stage, the site cannot be considered available.</p> <p><b>The site is considered to be not available for development at this point.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for housing development a review of the current restrictive designation. However, availability is subject to allotment needs and potentially the need to find alternative provision, as it is currently uncertain when and whether this could be overcome, the site cannot be considered available at this time.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Allotment needs/alternative provision; review of Urban Open Land</p>	

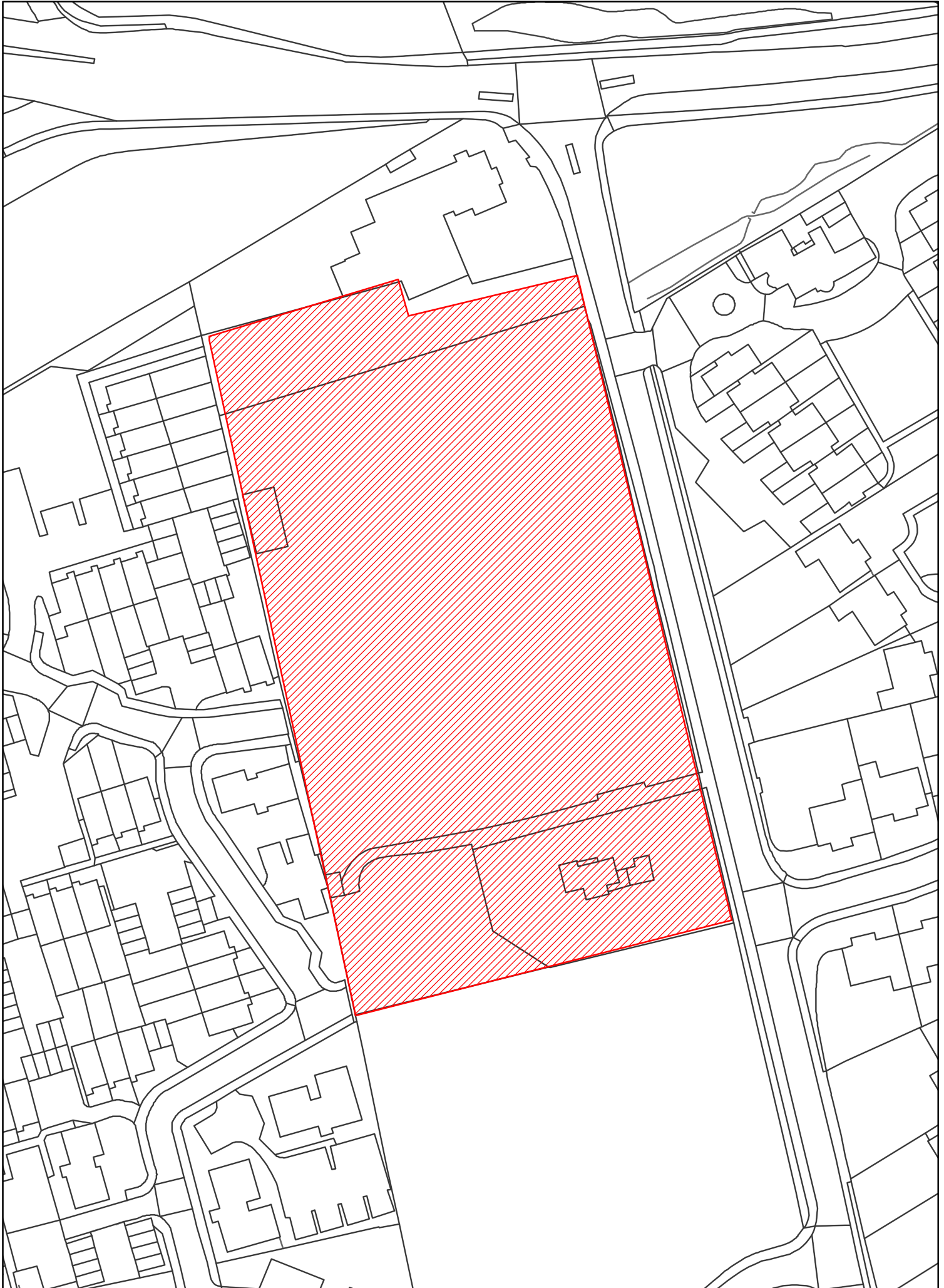


Thrive, Orchard House and Inyoni, De Burgh Park, Banstead (BV03)



<b>Site details</b>	
SHLAA Reference	BV03
Source of site	RBBC – Development Management
Site name	Thrive, Orchard House and Inyoni, De Burgh Park, Banstead
Existing use	Residential dwellings in large grounds
<b>Housing potential</b>	
Density	Assumed: 30dph
Capacity	30 units
Total site area (ha)	0.97
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is within the urban area, close to Banstead town centre and as such a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> A public right of way runs through the site and would need to be retained A notable portion of the site is identified as being at risk from surface water flooding</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the setting of the adjoining listed building on De Burgh Park</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by three separate private individuals. It has not been possible to ascertain whether the site is available for development and the site would need to be assembled.</p> <p><b>Availability of the site for development, including housing, is uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Economic Viability:</i> Specific viability work was not undertaken due to the uncertain availability of the site. Generic assessment of residential intensification opportunities in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and there is a reasonable prospect of the site being achievable. However, availability of the site/landowner intentions for housing development are uncertain and land assembly would be required.</b></p> <p><b>The site is not currently developable.</b></p> <p><b>Overcoming constraints:</b> Availability</p>	

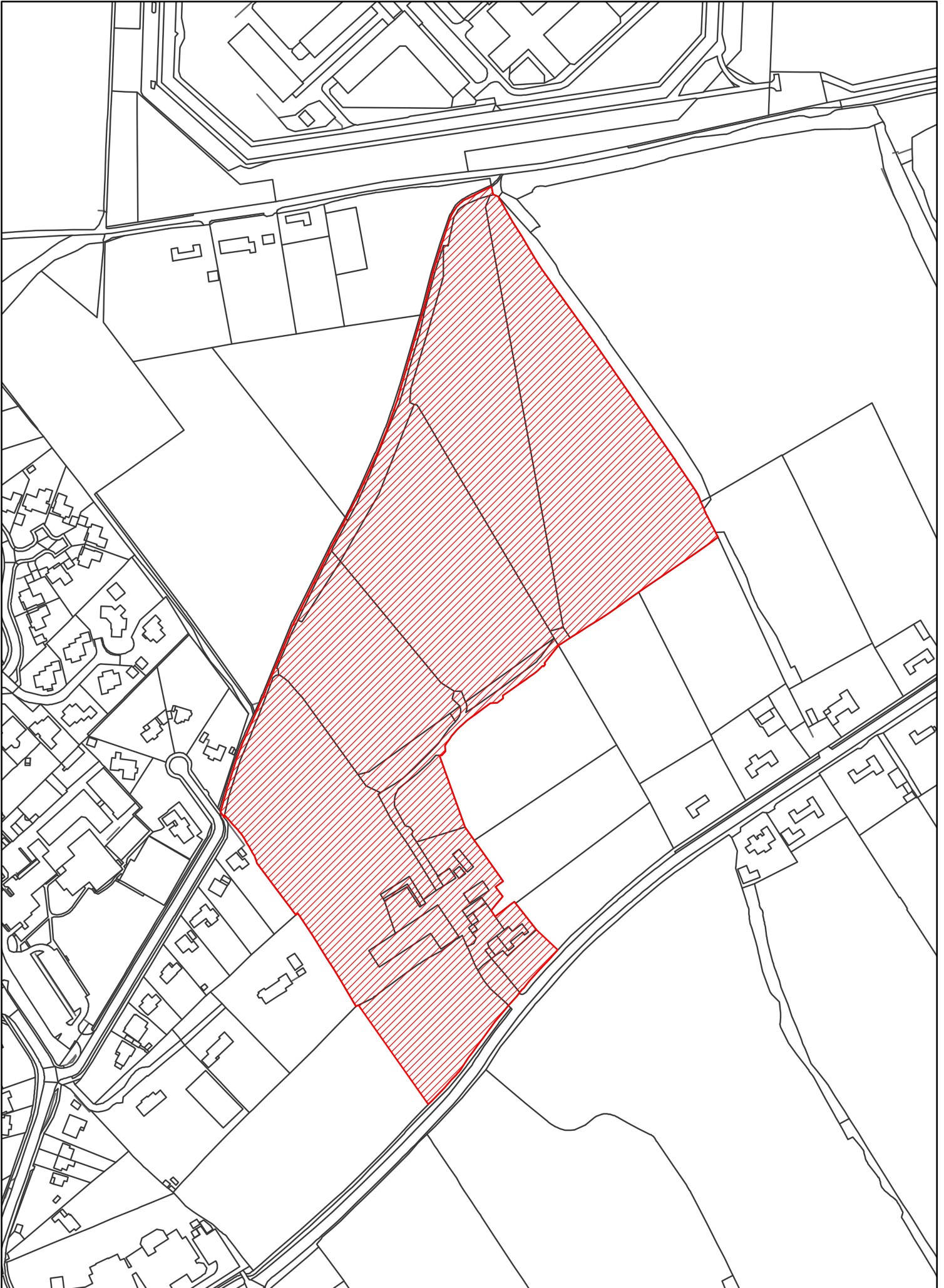
Amberley, Bolters Lane, Banstead (BV04)



<b>Site details</b>	
SHLAA Reference	BV04
Source of site	Call for Sites
Site name	Amberley, Bolters Lane, Banstead
Existing use	Residential dwelling with substantial undeveloped gardens/curtilage
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	30 units
Total site area (ha)	1.1
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designation Urban Open Land. This designation will be subject to review through the Development Management Plan  The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has excellent access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements. The site also has potential for older persons accommodation.</p> <p><i>Physical Limitations:</i>  The north-eastern part of the site is identified as being affected by surface water flooding risk  There are several belts of protected trees on the eastern and southern boundaries to the site.</p> <p><i>Potential Impacts:</i>  Loss of openness through development could impact upon the townscape of Bolters Lane and could erode the green corridor which exists in the area  Development of the site could secure improved public access to the open space.</p>	
<b>The site is not considered to be potentially suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual. The site has been actively promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point; however, the landowner has informed of interest from national house builders  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of residential intensification schemes in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is considered to be potentially suitable for development subject to the outcome of the review of the existing restrictive designation. It has been confirmed as being available immediately for the use envisaged and development would be economically viable.</b>	
<b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan)	

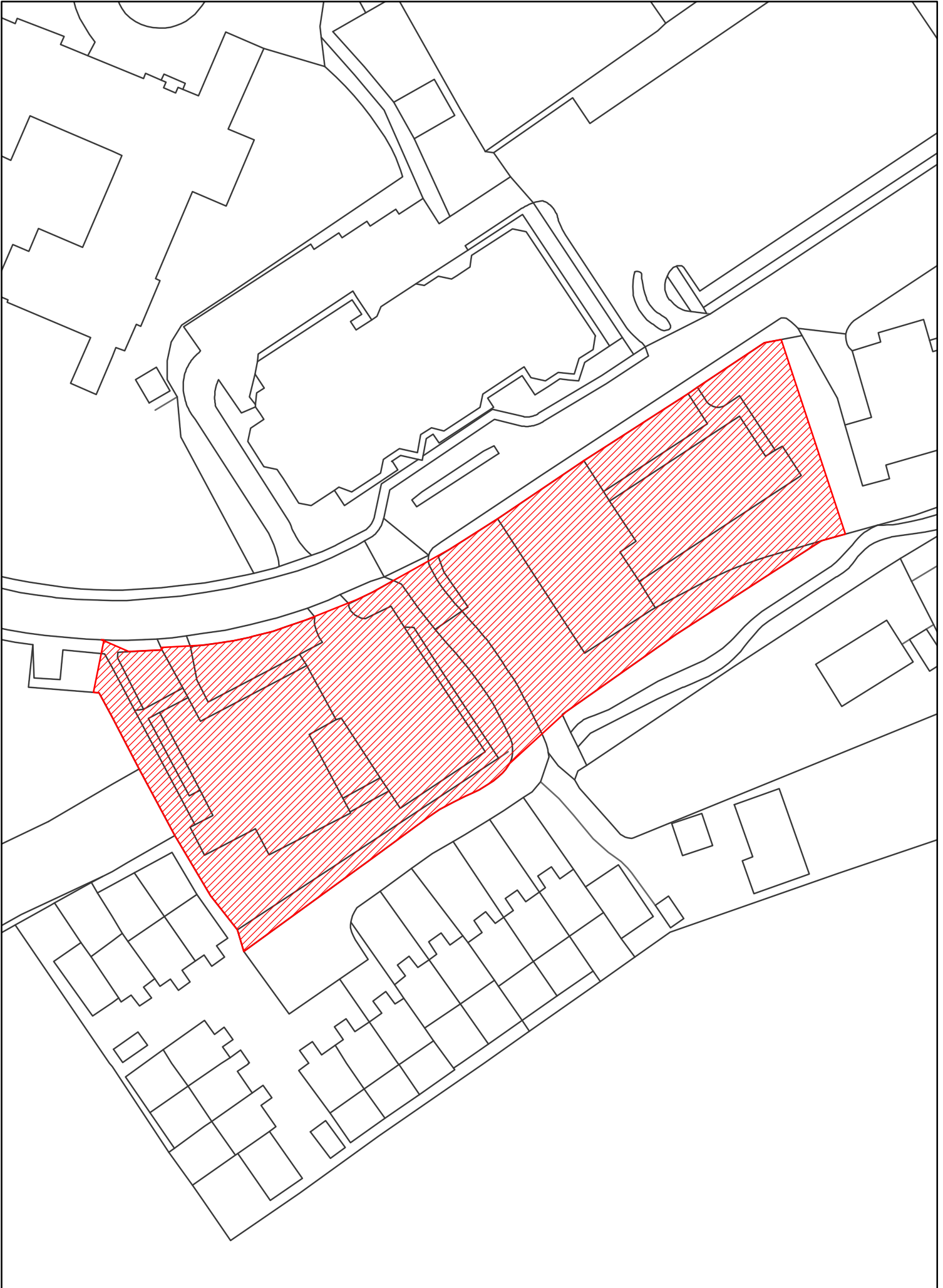


Fairholme Farm, 14 Croydon Lane, Banstead (BV05)

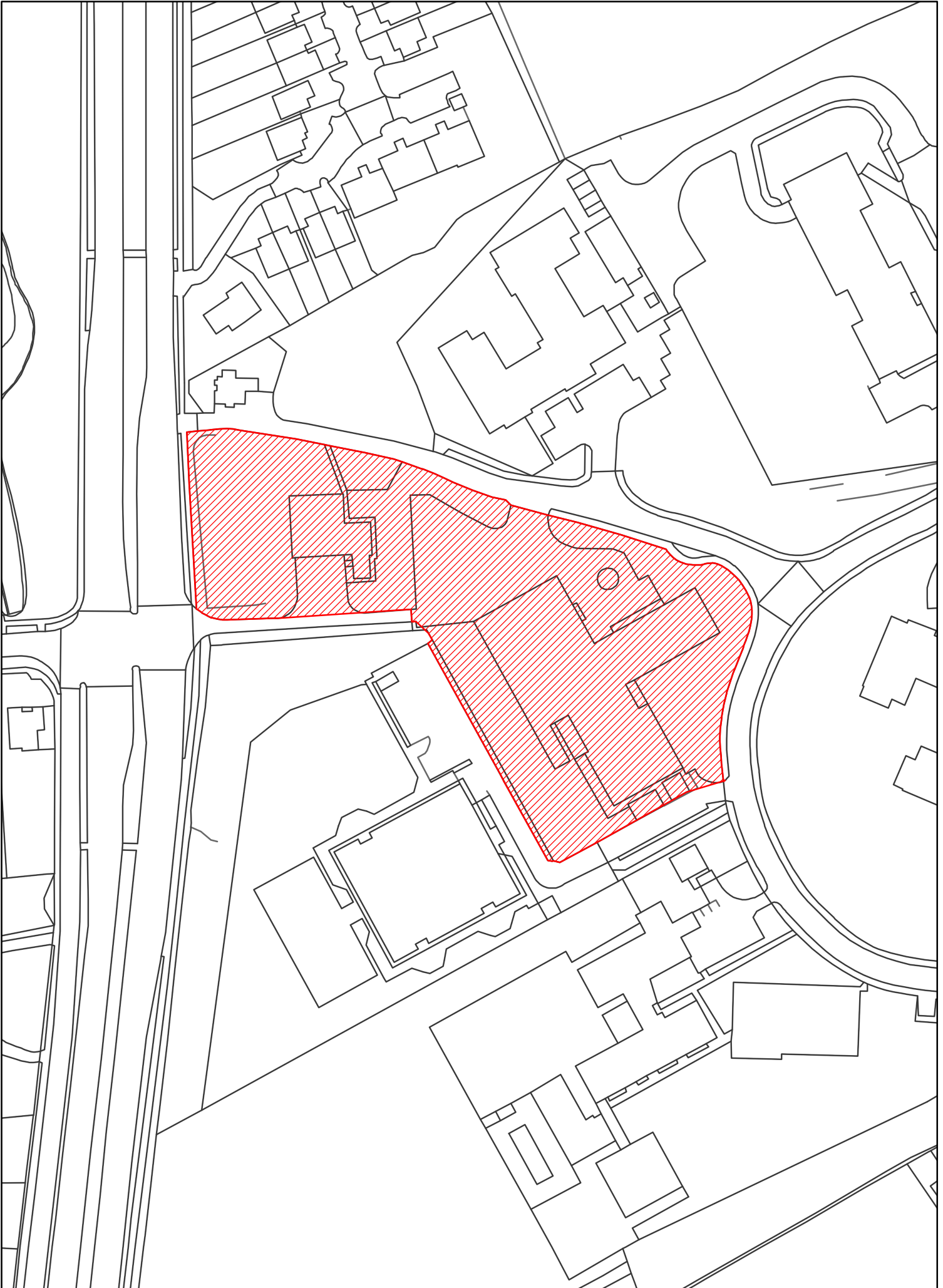


<b>Site details</b>	
SHLAA Reference	BV05
Source of site	Call for Sites
Site name	Fairholme Farm, 14 Croydon Lane, Banstead
Existing use	Agricultural/grazing land
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	160 units
Total site area (ha)	7.7 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> The north-eastern part of the site is identified as being affected by surface water flooding risk There are several belts of protected trees on the eastern and southern boundaries to the site.</p> <p><i>Potential Impacts:</i> Loss of openness through development could impact upon the townscape of Bolters Lane and could erode the green corridor which exists in the area Development of the site could secure improved public access to the open space.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site was previously promoted to the Council for housing development. The landowner has since confirmed that they no longer wish to pursue development of the site.</p> <p><b>The site is not available for development</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of residential intensification schemes in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and availability of the site for development is also uncertain. The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; availability</p>	

The Clinic and Youth Centre, The Horseshoe, Banstead (BV06)

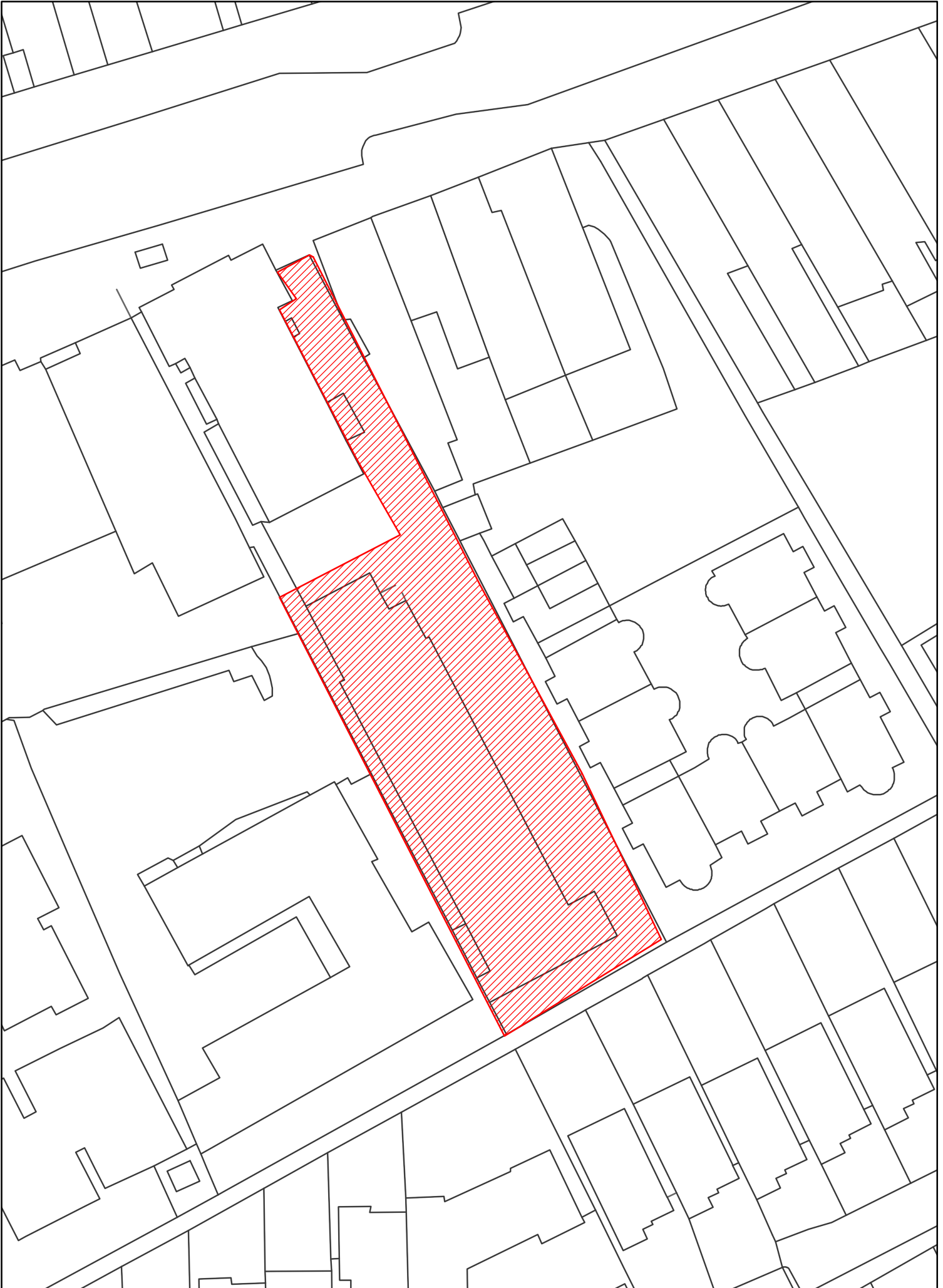


<b>Site details</b>	
SHLAA Reference	BV06
Source of site	Call for Sites
Site name	The Clinic and Youth Centre, The Horseshoe, Banstead
Existing use	Community uses
<b>Housing potential</b>	
Density	Assumed: 40 dph
Capacity	20 units
Total site area (ha)	0.50
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is adjacent to Banstead town centre and as such a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i> The site would likely deliver a mixture of small family homes or higher density flats, potentially as part of a mixed use scheme</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development could enable enhancement to existing public facilities in and around The Horseshoe</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Surrey County Council and NHS Estates and is currently in use as a health clinic and a youth centre.</p> <p>Availability of the site is dependent upon service needs and potentially relocation or replacement provision being made for existing facilities, either on or off site. This review is in progress and outcomes are likely to emerge in early 2015.</p> <p><b>Availability of the site for residential development is currently uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would likely be delivered by a single developer and delivery rates of 20-30 units per developer per annum could be achieved; hence the site could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> The residential market in the area would most likely be capable of supporting the type and scale of development envisaged</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development. However, until a service review is completed; the availability of the site for development is uncertain. There is a reasonable prospect that development would be achievable, including financially viable.</b></p> <p><b>The site is therefore concluded to be not currently developable</b> <b>Overcoming constraints:</b> Availability: service review</p>	



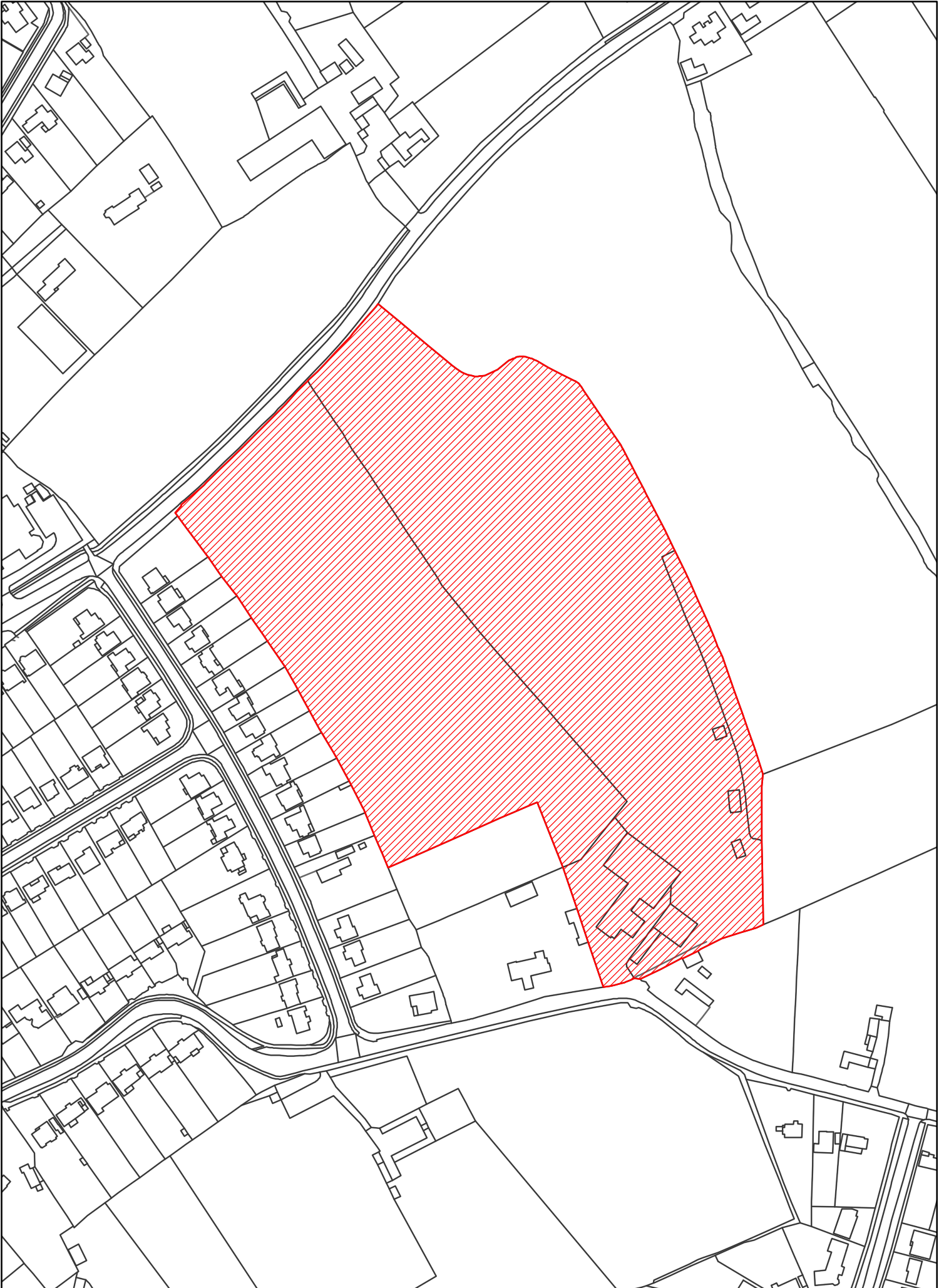


<b>Site details</b>	
SHLAA Reference	BV07
Source of site	Call for Sites
Site name	SECAmb HQ, The Horseshoe, Banstead
Existing use	Community use/offices
<b>Housing potential</b>	
Density	Assumed: 40 dph
Capacity	18 units
Total site area (ha)	0.45 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designation Urban Open Land but is previously developed. This designation will be subject to review through the Development Management Plan  The site is adjacent to Banstead town centre and as such a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is excellent and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would most likely deliver high density residential development which could include small houses and flats.</p> <p><i>Physical Limitations:</i>  There are localised areas in the site which are identified as being at risk from surface water flooding.  There are a number of mature trees in the west of the site</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the setting of the adjoining locally listed building.  Proximity to the A217 could give rise to residential amenity issues</p>	
<b>The site is considered to be potentially suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by the SE Coast Ambulance Service and has been promoted to the Council for housing development.</p> <p>It is understood the landowner could release the site for development as part of a wider accommodation review which is currently in progress.</p>	
<b>There is a reasonable prospect that the site could be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for housing development subject to a review of the existing restrictive designation. There is a reasonable prospect that the site would be released for housing by the current landowner and that development would be achievable, including financially viable.</b></p>	
<p><b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan)</p>	



<b>Site details</b>	
SHLAA Reference	BV08
Source of site	Call for Sites
Site name	Banstead Delivery Office, High Street, Banstead
Existing use	Postal delivery office
<b>Housing potential</b>	
Density	Assumed: 80dph
Capacity	8 units
Total site area (ha)	0.12 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is within Banstead town centre and located in the Primary Shopping Area.  The site is within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is excellent and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely deliver higher density housing (flats) given its size and location, potentially targeted at older residents (as per similar developments on adjoining sites).</p> <p><i>Physical Limitations:</i>  Access to the site is via a relatively narrow "alley" between frontage properties on High Street and therefore constrained in terms of both development and subsequent occupation</p> <p><i>Potential Impacts:</i>  Proximity to adjoining buildings may give rise to neighbour amenity and overlooking issues</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Royal Mail and has been promoted to the Council for development.</p> <p>Availability is subject to satisfactory alternative operational arrangements and could be released as part of service review.</p> <p><b>There is a reasonable prospect that the site would be made available for development within the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 28% uplift over and above the assumed existing use value which is considered to be sufficient to motivate the landowner to release the site.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and there is a reasonable prospect of the site being made available for development by the landowner over the plan period. The site is also considered to be achievable, including financially viable.</b></p>	

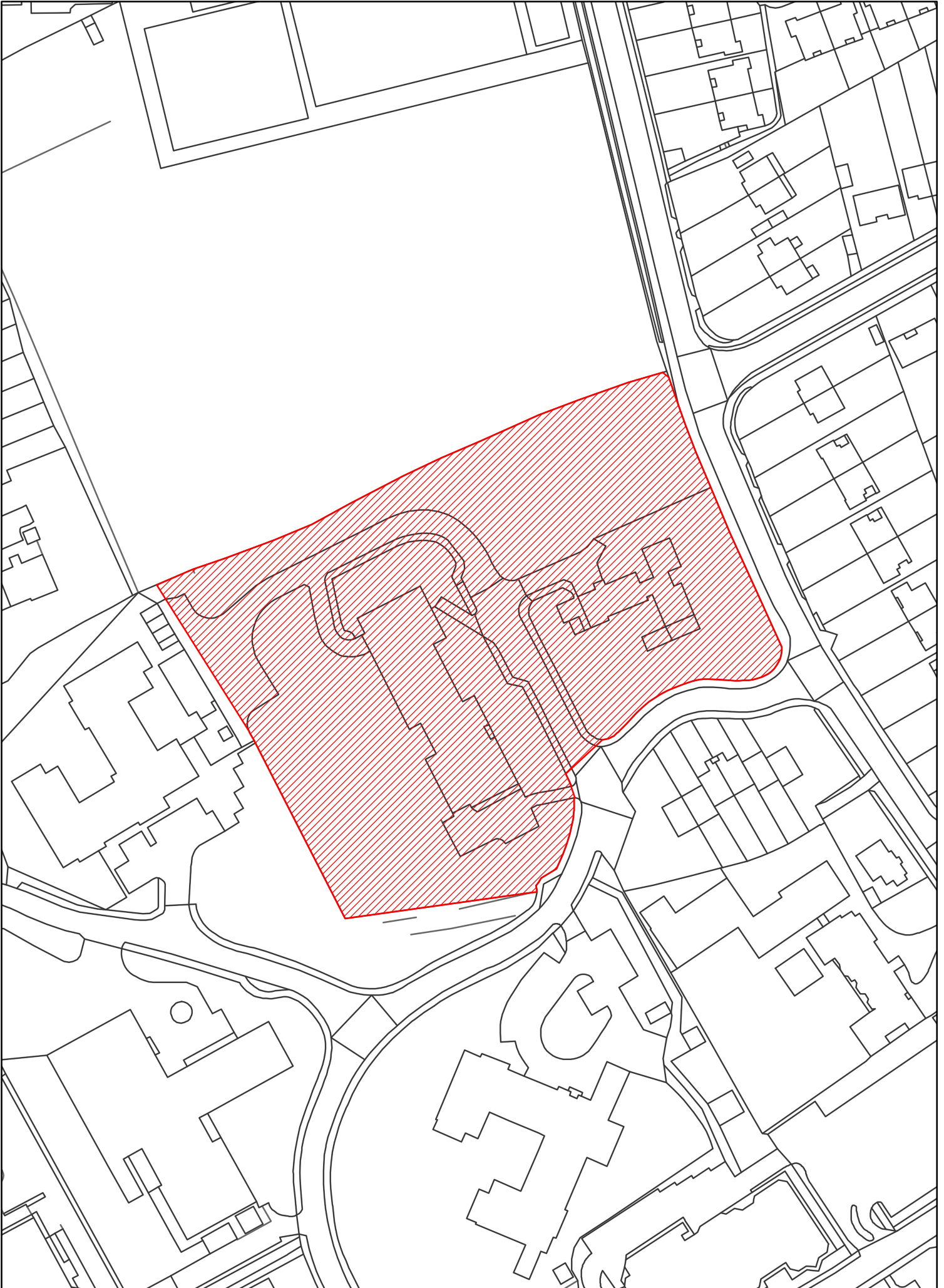
Hengest Farm, Woodmansterne Lane, Banstead (BV09)



<b>Site details</b>	
SHLAA Reference	BV09
Source of site	Call for Sites
Site name	Hengest Farm, Woodmansterne Lane, Banstead
Existing use	Agricultural land and buildings
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	125 units
Total site area (ha)	6.1 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy  Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements</p> <p><i>Physical Limitations:</i>  There are no specific physical limitations associated with the site</p> <p><i>Potential Impacts:</i>  The site forms part of the relatively narrow open landscape gap between Banstead and Woodmansterne – settlement separation would be adversely impacted if developed  Loss of the open gap could also impact upon wildlife connectivity  Access from Woodmansterne Lane would need to be carefully designed given the limited visibility at this point.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by a private individual and has been promoted to the Council for housing development.  <p><b>There is a reasonable prospect that the site could be made available for development during the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver  A scheme of this magnitude would likely be delivered in a number of discrete phases  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	

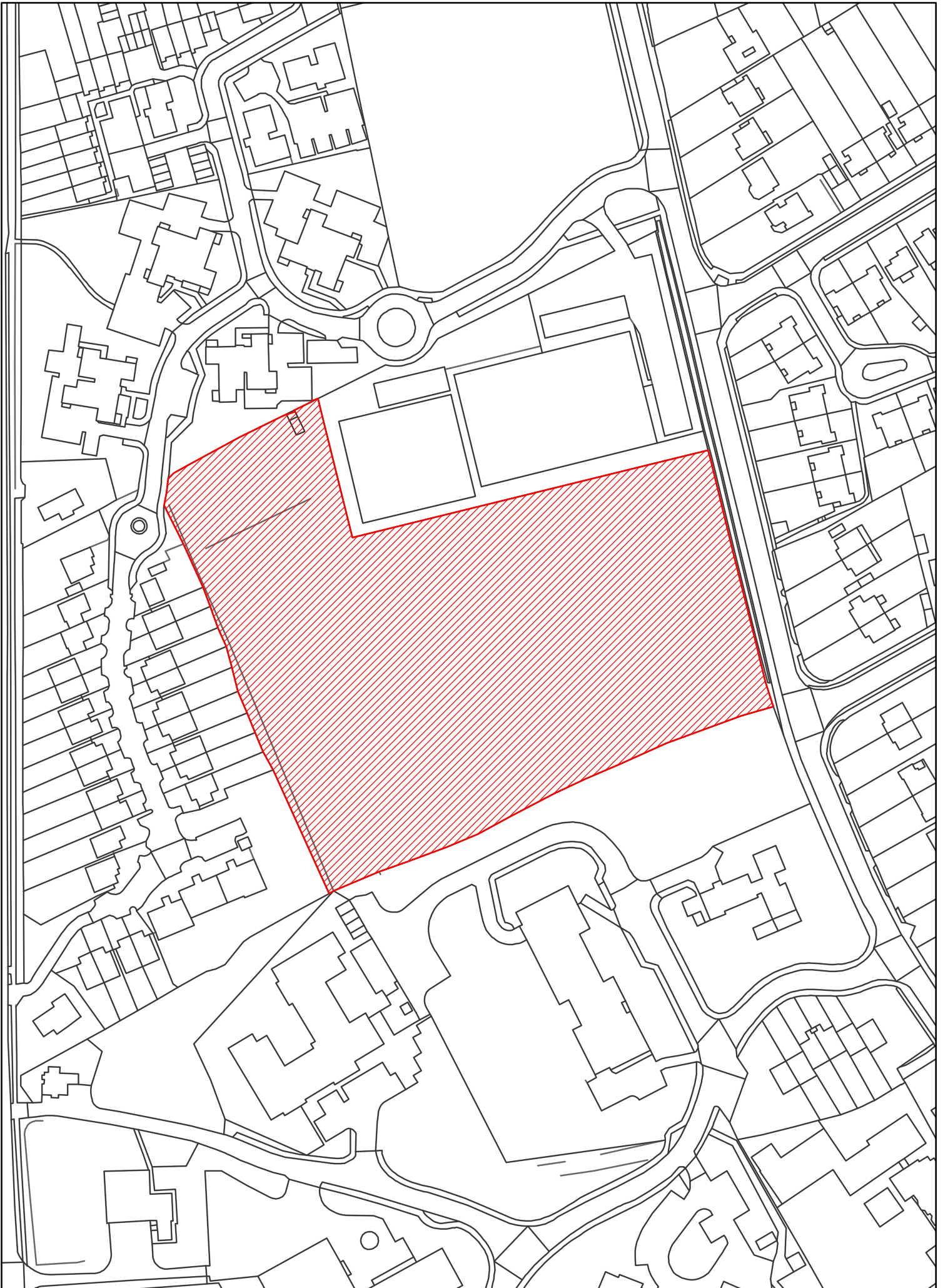


Bentley & Squirells, The Horseshoe, Banstead (BV10)



<b>Site details</b>	
SHLAA Reference	BV10
Source of site	Call for Sites
Site name	Bentley & The Squirrels, The Horseshoe, Banstead
Existing use	Civic/community uses and offices
<b>Housing potential</b>	
Density	Assumed: 35 dph
Capacity	45 units
Total site area (ha)	1.32
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land. This designation will be subject to review as part of the Development Management Plan  The site is adjacent to Banstead town centre and as such a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  There are a number of mature trees on the site  Small, localised parts of the site are identified as being at risk from surface water flooding.</p> <p><i>Potential Impacts:</i>  Development could enable enhancement to existing public facilities in and around The Horseshoe</p>	
<b>The site is considered to be potentially suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Surrey County Council. The buildings are currently leased on a short term basis to Surrey Choices, and this lease would need to expire or be acquired/compensated if development was to occur.	
<b>There is a reasonable prospect that the site could be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is potentially suitable for housing development subject to the outcome of the review of the existing restrictive designation. There is a reasonable prospect that the site would be made available for development and that a housing scheme would be achievable, including financially viable.</b>	
<b>The site is concluded to be not currently developable.</b>	
<b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan)	

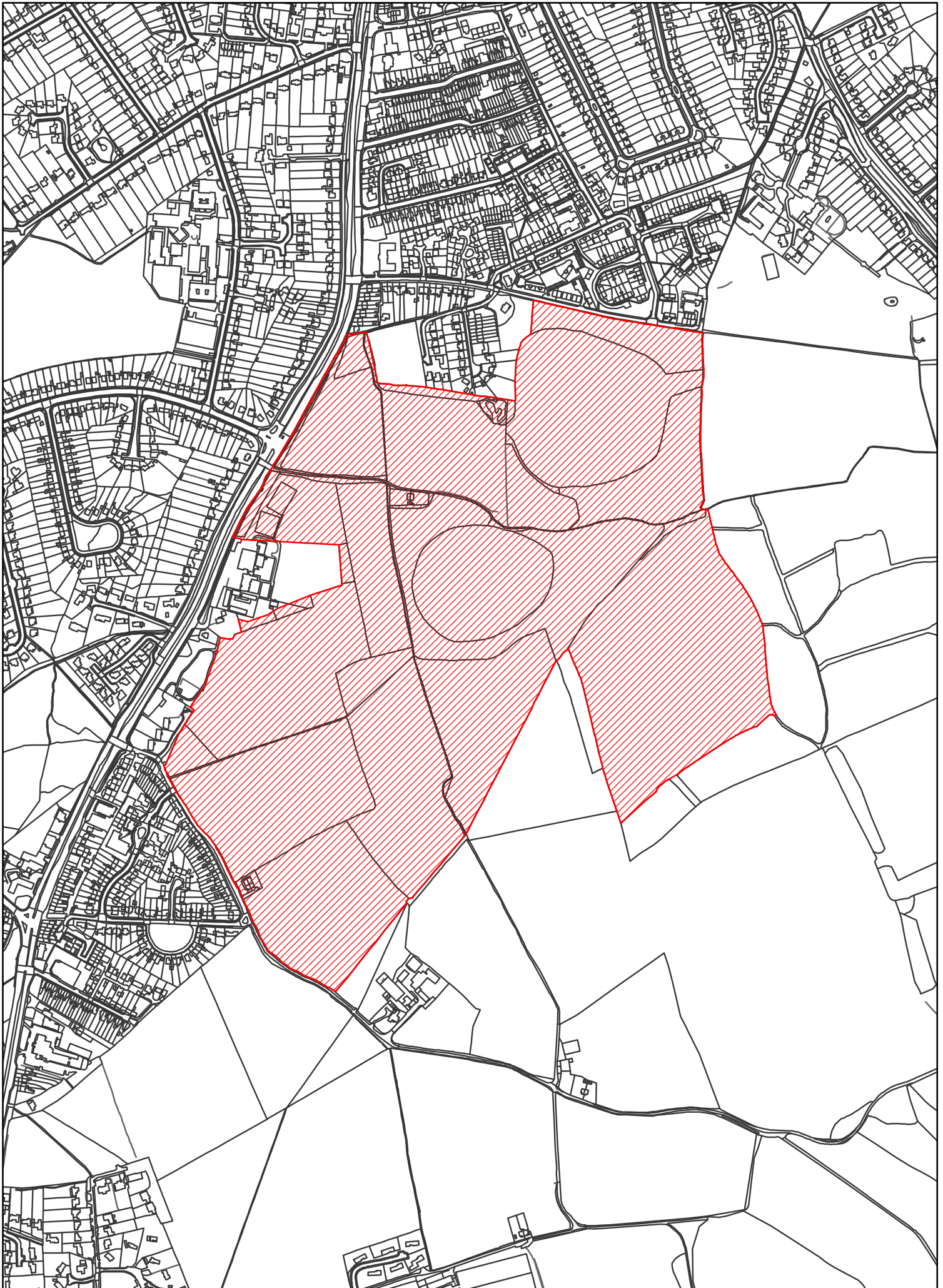
Banstead Hall Playing Fields, Bolters Lane, Banstead (BV11)



<b>Site details</b>	
SHLAA Reference	BV11
Source of site	Call for Sites
Site name	Banstead Hall Field, Bolters Lane, Banstead
Existing use	Informal open space and formal sport facilities (tennis)
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	50 units
Total site area (ha)	1.72 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is designated Urban Open Land. This designation will be subject to review through the Development Management Plan The site is adjacent to Banstead town centre and as such a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There are a number of mature trees to the south of the site and several groups of protected trees along the western boundary of the site Small, localised parts of the site are identified as being at risk from surface water flooding.</p> <p><i>Potential Impacts:</i> Development could enable enhancement to existing public facilities in and around The Horseshoe Development could result in the loss of informal recreation/sport opportunities</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Surrey County Council who have actively promoted the site for redevelopment as part of the regeneration/redevelopment of Banstead Horseshoe.</p> <p>As former playing fields, Secretary of State approval may be required to dispose of the site for redevelopment.</p> <p><b>There is a reasonable prospect that the site could be made available for development during the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is potentially suitable for housing development subject to the outcome of a review of the existing restrictive designation. There is a reasonable prospect of the site being made available. There is a reasonable prospect that development would be achievable, including financially viable.</b></p> <p><b>The site is not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan); alternative sports provision; Secretary of State approval</p>	



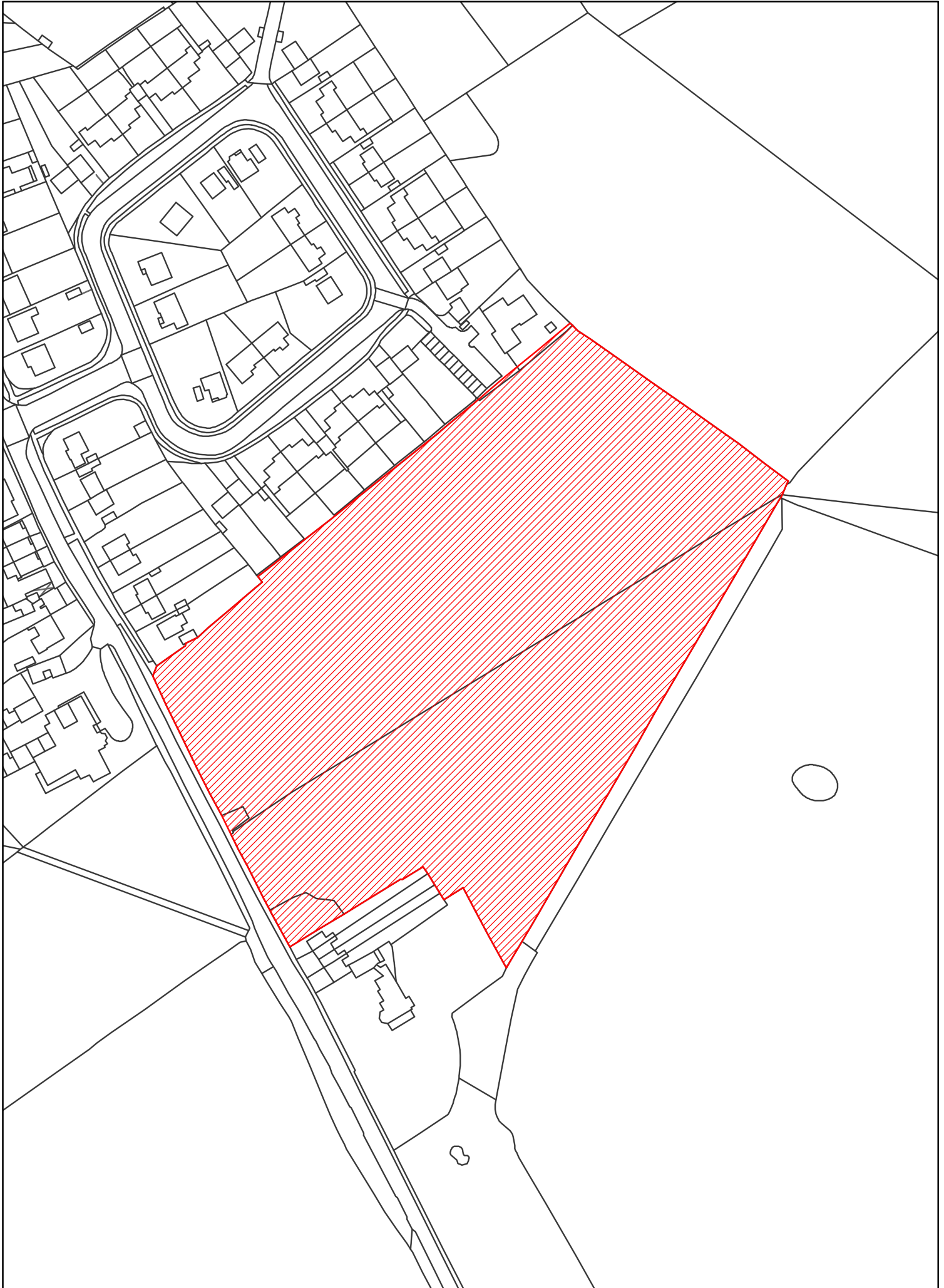
Land at Banstead Estate, Banstead (BV12)





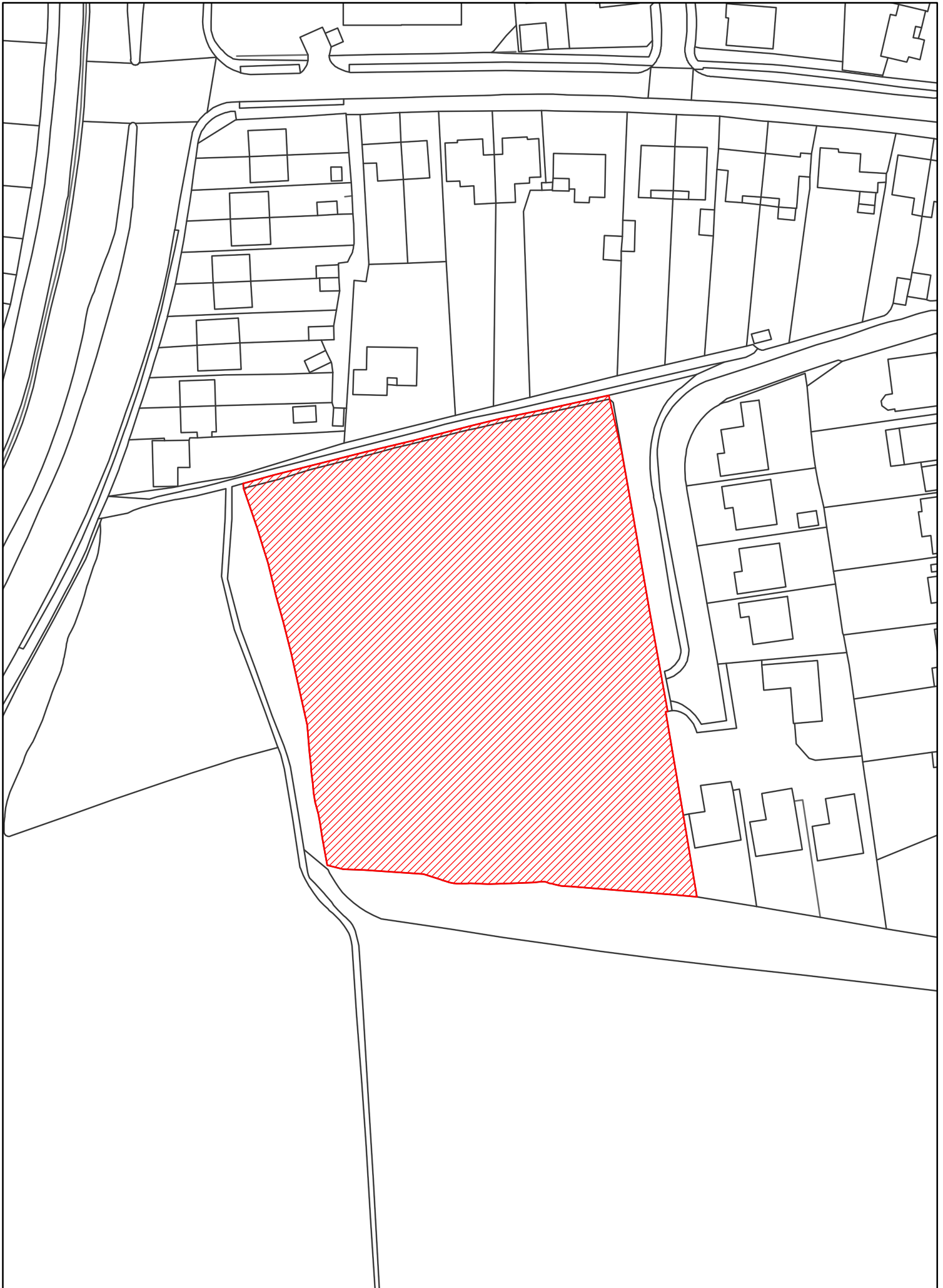
<b>Site details</b>	
SHLAA Reference	BV12
Source of site	Submitted Site
Site name	Land at Banstead Estate
Existing use	Agricultural fields/Grazing land
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	600 units
Total site area (ha)	50 (gross)/30 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt and within the Area of Great Landscape Value. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is reasonable and the site has some access to public transport services.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There are numerous areas of dense woodland much of which is protected and some of which is ancient woodland. Some parts of the site are identified as being affected by risk of surface water flooding. Access to the site from the A217 would need to be carefully designed and achieving access to certain parcels of land within the site would also need careful consideration.</p> <p><i>Potential Impacts:</i> The site is within an appreciable open landscape gap between Banstead and Burgh Heath/Kingswood – settlement separation would be impacted by development. Potential impact of large scale development upon the protected woodland and adjoining Site of Nature Conservation Importance as well as wildlife connectivity with the Banstead Woods SSSI. Parts of the site are within an area identified as being Grade 2 agricultural land.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a single landowner, Elmswell Ltd, who has actively promoted the site to the Council for housing development.</p> <p>There is understood to be an historic section 106 agreement preventing use of the land for purposes other than agricultural without the prior written consent of the Council. This is not however considered to be overly prohibitive.</p>	
<b>There is a reasonable prospect that the site would be made available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this. Even assuming two/three developers, the site would take around 8 to 10 years to complete from commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

Land east of Park Road, Banstead (BV13)



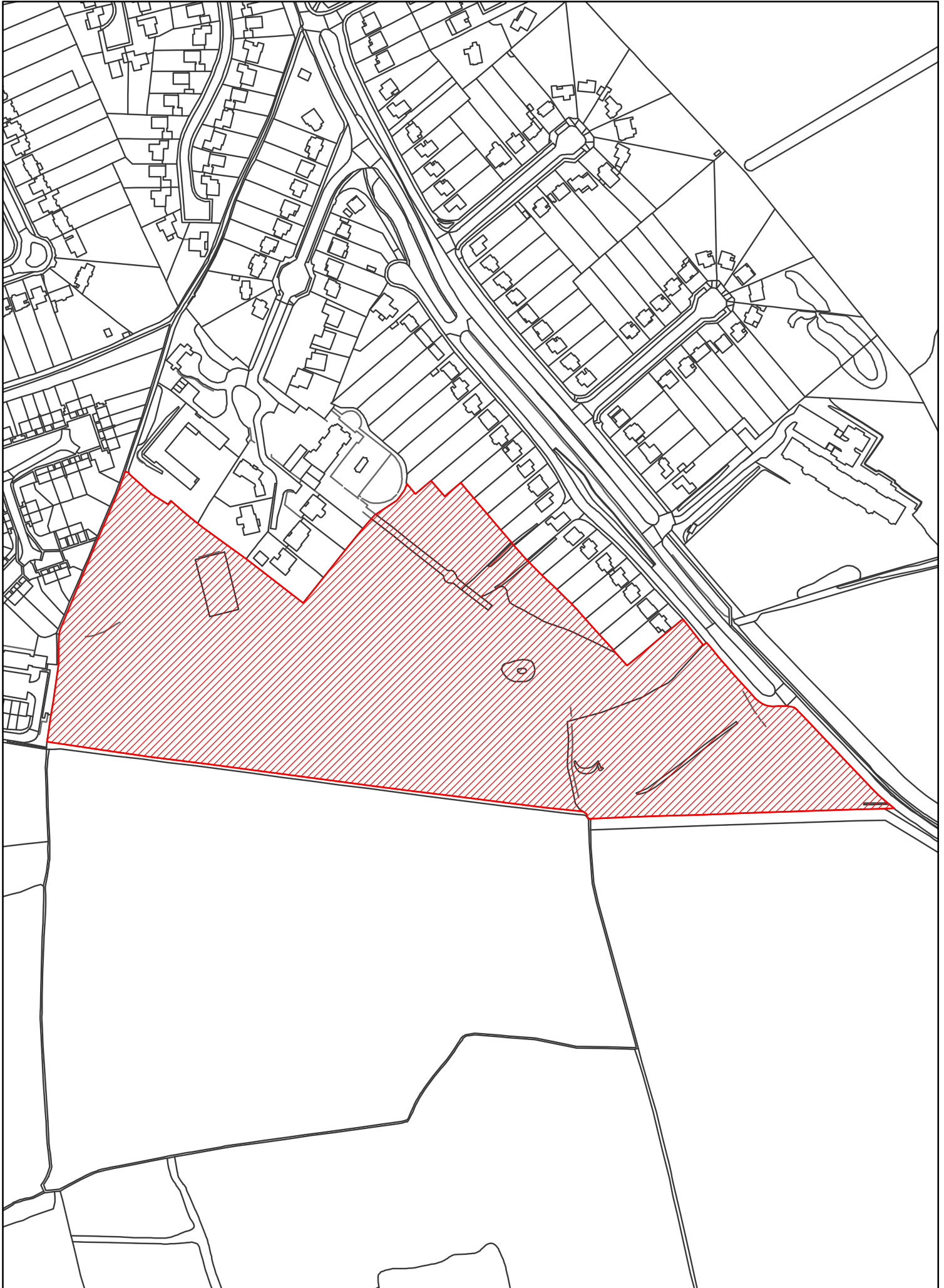
<b>Site details</b>	
SHLAA Reference	BV13
Source of site	Submitted Site
Site name	Land east of Park Road, Banstead
Existing use	Grazing land/pasture
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	75 units
Total site area (ha)	3.9
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has a reasonable level of access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i>  A small area of the site are identified as being affected by risk of surface water flooding</p> <p><i>Potential Impacts:</i>  The site contributes to an appreciable open landscape gap between Banstead and Woodmansterne – settlement separation would be impacted by development of the site  The site is adjacent to a Conservation Area and adjoins a locally listed building – development would potentially impact upon the setting of both</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by two private individuals who have actively promoted the site to the Council for housing development. <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer interest in the site at this point.  A scheme of this size/characteristic would likely be delivered by a single house builder and would attract interest from established regional or national house builders who would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence the site could be delivered within 3 to 4 years from commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	

Land at Wellesford Close, Banstead (BV14)



<b>Site details</b>	
SHLAA Reference	BV14
Source of site	Submitted Site
Site name	Land at Wellesford Close, Banstead
Existing use	Unmanaged open space/woodland
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	15 units
Total site area (ha)	0.78
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is designated as Urban Open Land. This designation will be subject to review through the Development Management Plan The site is within the urban area of Banstead and therefore in a location contemplated for housing development in the Core Strategy Accessibility to many local services and facilities is reasonable and the site has a reasonable level of access to public transport services</p> <p><i>Market Considerations:</i> Given the type of site and location, the site would likely be capable of delivering family homes. The site could also be capable of delivering older persons accommodation</p> <p><i>Physical Limitations:</i> There are areas of dense woodland and protected trees on the boundaries of the site which may introduce a limit on developable area Access to the site is via a relatively narrow residential cul-de-sac</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the protected trees on and surrounding the site Given the location of the site, there would be a need to achieve appropriate transition to the adjoining open countryside</p>	
<b>The site is considered to be potentially suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by Whitecote Ltd and is optioned to a property investment and development company. The site has been actively promoted to the Council for housing development. It has been confirmed as being immediately available for development.</p>	
<b>The site is immediately available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> The site is optioned to a property development company (Frontier Estates), who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield sites in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale: demand for retirement/older persons accommodation in the area is also considered to be strong enough to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for development subject to the outcome of the review of the existing restrictive designation. It has been confirmed as being available immediately for the use envisaged and development would be economically viable.</b></p>	
<b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan)	

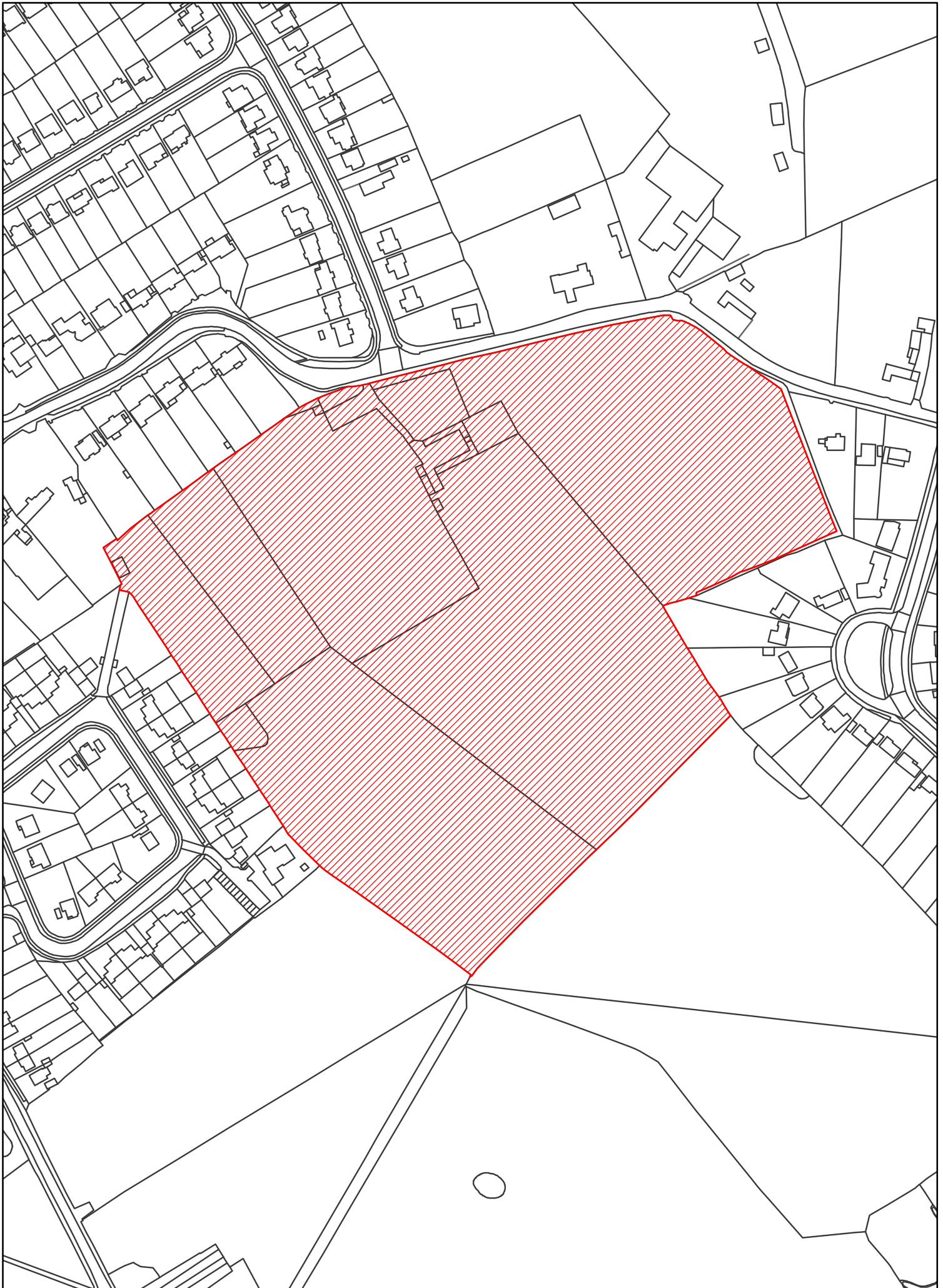
Land south of Holly Hill, Banstead (BV15)



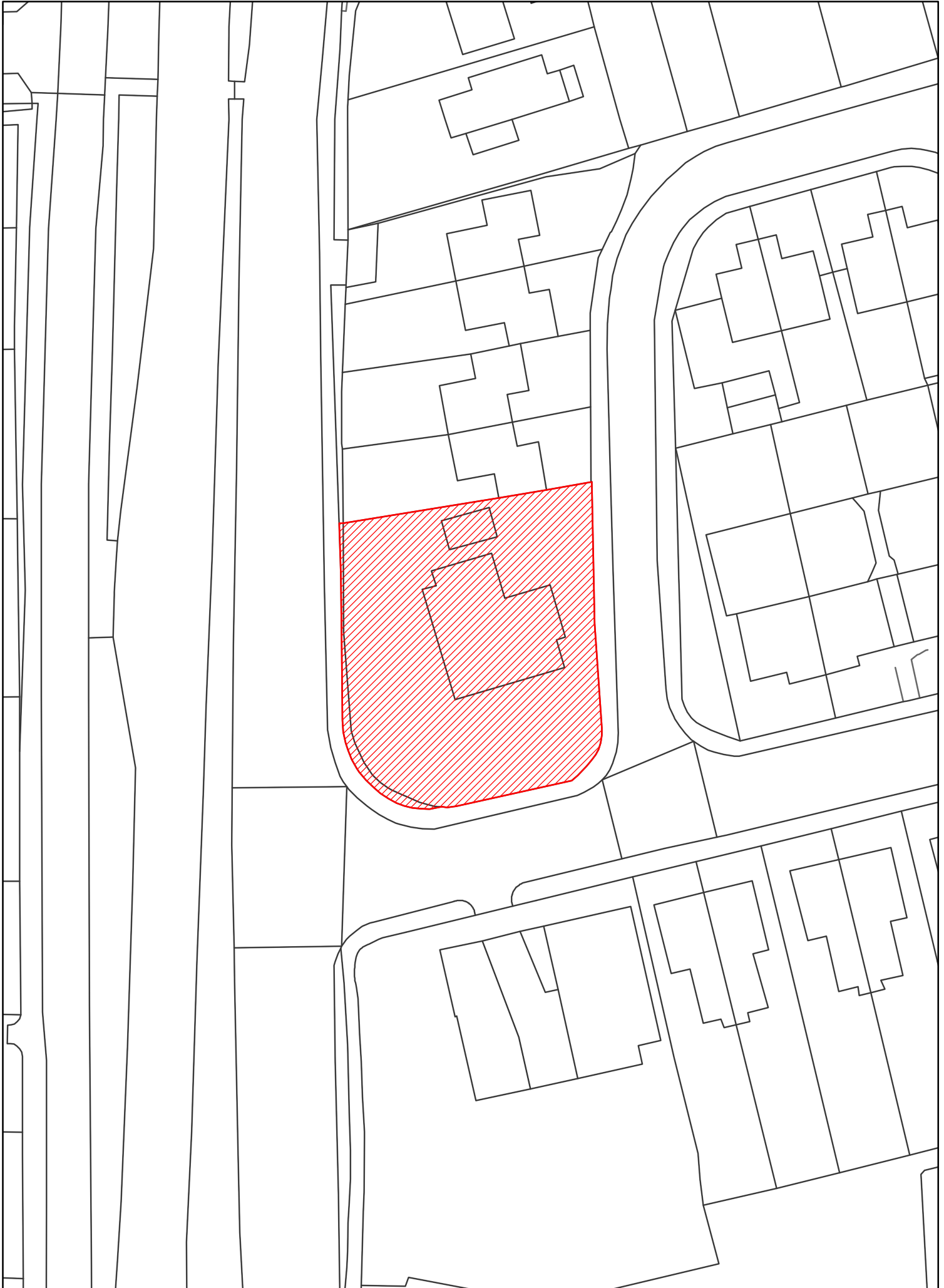


<b>Site details</b>	
SHLAA Reference	BV15
Source of site	Submitted Site
Site name	Land south of Holly Hill Park, Banstead
Existing use	Woodland
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	100 units
Total site area (ha)	6.6 (gross)/5.0 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The site is almost wholly covered by dense woodland, some of which is ancient woodland and parts are protected by TPO Access to the site via Holly Hill Park is restricted and the only other seemingly realistic option is via Chipstead Road A small part of the site is identified as being affected by risk of surface water flooding</p> <p><i>Potential Impacts:</i> The site forms part of the open landscape gap between Banstead and Burgh Heath/Kingswood and forms a transition to the open countryside – settlement separation would be impacted to some degree by development Potential impact upon the setting of the adjacent locally listed building and the integrity of the historic gardens to Holly Hill House Public rights of way run adjacent to and partly through the site Development would result in the loss of a significant area of woodland, some of which is ancient and other parts protected by TPOs and could therefore impact upon nature conservation</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by private individuals and has been actively promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site would be made available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

Land south of Woodmansterne Lane, Banstead (BV16)



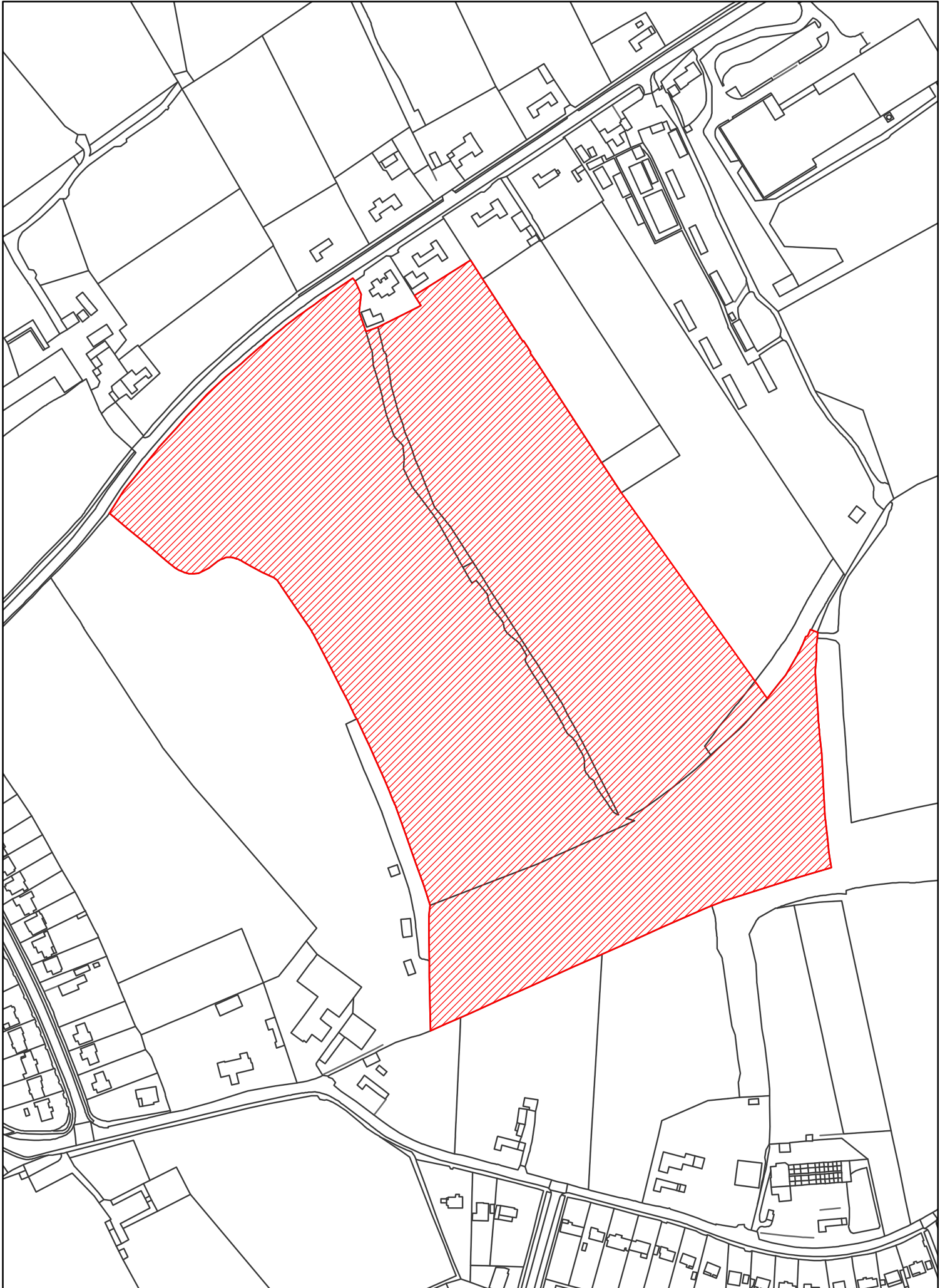
<b>Site details</b>	
SHLAA Reference	BV16
Source of site	Submitted Site
Site name	Land south of Woodmansterne Lane, Banstead
Existing use	Equestrian and Grazing
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	160 units
Total site area (ha)	7.7 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy  Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i>  There are no specific physical limitations associated with the site</p> <p><i>Potential Impacts:</i>  The site forms the relatively narrow open landscape gap between Banstead and Woodmansterne – settlement separation would be lost if developed  Loss of the open gap could also impact upon wildlife connectivity</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a consortium of private individuals and has been actively promoted to the Council for housing development.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer interest in the site at this point  A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this magnitude would likely be delivered in a number of discrete phases.  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	



<b>Site details</b>	
SHLAA Reference	BV17
Source of site	Extant Planning Consent
Site name	Burghside, Brighton Road
Existing use	Unoccupied offices
<b>Housing potential</b>	
Density	Assumed: 75dph gross
Capacity	6 units
Total site area (ha)	0.08 hectares (approx.)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the urban area of Banstead where the principle of such residential development is acceptable in land use terms and character. Accessibility to many local services and facilities is good and the site also has relatively good access to public transport services. The site benefits from planning consent for 6 flats.</p> <p><i>Market Considerations:</i> The site would deliver a higher density of residential development in the form of one and two bedded flats.</p> <p><i>Physical Limitations:</i> There is a raised green area to the south of the existing building on site. There is a protected band of trees to the south of the site, which are considered to be of important amenity value. These are included in TPO and form part of the tree protection plan for these trees.</p> <p><i>Potential Impacts:</i> There are no potential impacts associated with the site. Previous impacts associated with development on this site have been addressed in a subsequent planning application.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual and benefits from planning consent for extension and conversion to form 6 flats. Building control approvals are currently being sought, demonstrating intent to bring the site forward.</p> <p><b>The site is immediately available for housing development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> It is understood that the current landowner will be progressing development via a building contractor. Given the scale and nature of the scheme, this is considered achievable. A scheme of this size would likely to be delivered in a single phase and could be completed within 9 to 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 44% uplift over and above the assumed existing use value which is considered to be sufficient to motivate the landowner to release the site. Residential market demand in this area is very strong and is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for residential development and evidence suggests that residential development would likely be achievable. It has been confirmed as being available for the use envisaged and development would be economically viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

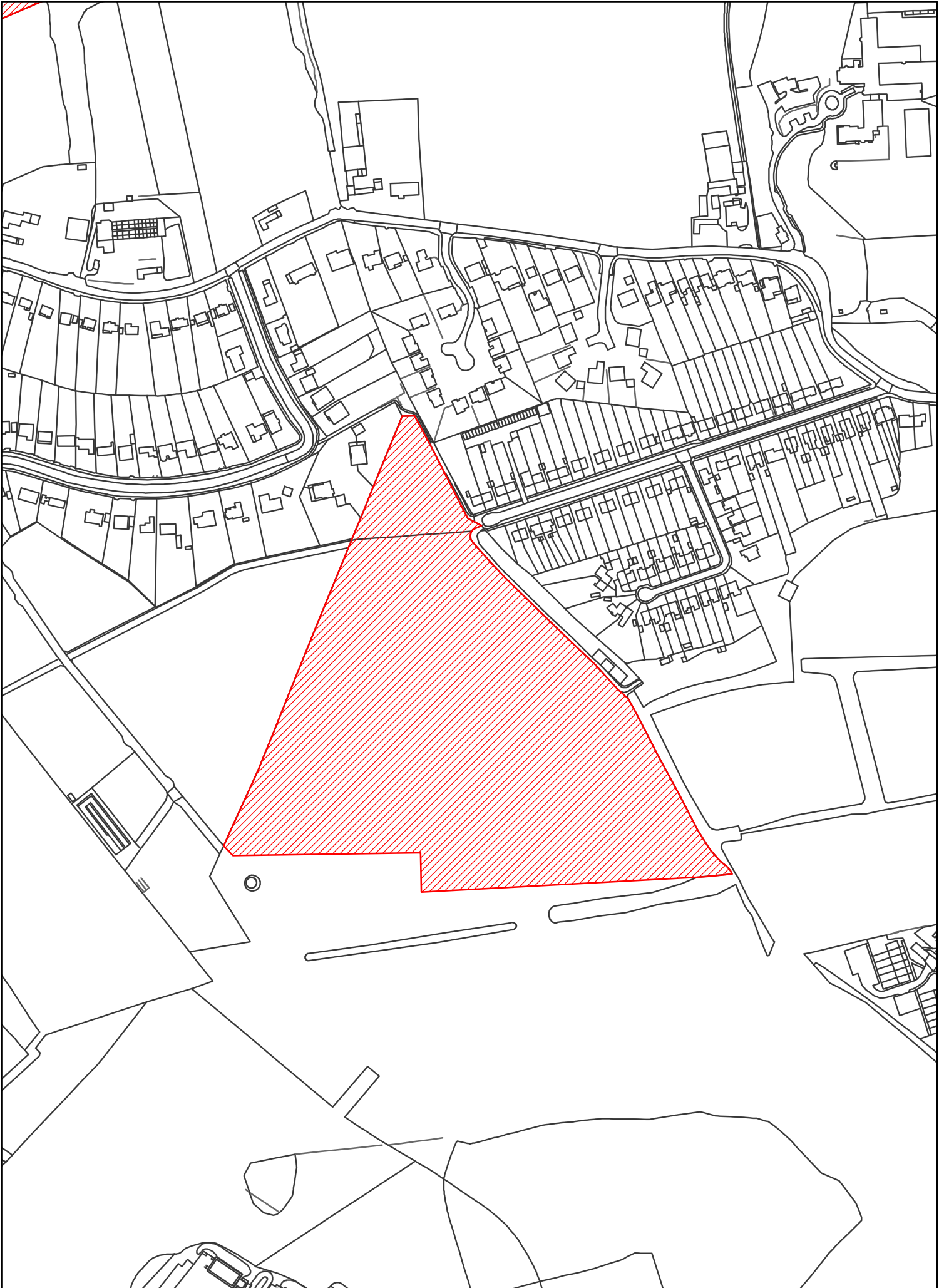


Land south of Croydon Lane, Banstead (BV18)



<b>Site details</b>	
SHLAA Reference	BV18
Source of site	Call for Sites
Site name	Land south of Croydon Lane, Banstead
Existing use	Grazing land
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	210 units
Total site area (ha)	10.7 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt.  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is reasonable given the relative proximity to Banstead town centre and has reasonable access to public transport (bus) services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements</p> <p><i>Physical Limitations:</i>  Land levels rise quite markedly from east to west across the site  A Public Right of Way runs through the southern part of the site and would need to be safeguarded.</p> <p><i>Potential Impacts:</i>  The site forms part of the relatively narrow open landscape gap between Banstead and Woodmansterne – settlement separation would be adversely impacted if developed, particularly given the pressure which would exist to redevelop the only intervening site.  The site adjoins a potential Site of Nature Conservation Importance; any development could impact upon the ecological value or connectivity of this site.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by two private individuals who have promoted the site to the Council for residential development.</p> <p>The landowners have recently pursued a planning application to develop the site as a cemetery. This was subsequently withdrawn; however, it is understood that interest in this use remains.</p>	
<b>There is a reasonable prospect that the site would be made available for development during the plan period..</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this magnitude would likely be delivered in a number of discrete phases  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; landowner intentions	

Land at Kingscroft Road, Woodmansterne (BV19)



<b>Site details</b>	
SHLAA Reference	BV19
Source of site	Submitted Site
Site name	Land at Kingscroft Road, Woodmansterne
Existing use	Open field/grazing land
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	120 units
Total site area (ha)	6.4
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable given relative proximity to Banstead and the site some access to bus services but not rail services.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements. The site could also support self build.</p> <p><i>Physical Limitations:</i> The southern part of the site slopes quite steeply downwards towards the southern boundary of the site which may affect development capacity. Access to the site is from Kingscroft Road. The capacity of this residential road and the junction onto Woodmansterne Lane to support significant additional traffic would need to be carefully considered</p> <p><i>Potential Impacts:</i> The site is in close proximity to a large area of Ancient Woodland and Site of Nature Conservation Importance which could be impacted by additional recreational pressure. There is a public right of way traversing the site which would need to be protected. The site also experiences a reasonably high degree of informal public amenity use which would be lost as a result of development.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a large number of private individuals (in total 94) who own separate plots across the site. 19 plot owners have submitted information to the Council promoting their plots for development. On this basis, the site would need to be assembled by a single house builder to enable delivery or would have to be brought forward separately by individual plot owners on a "self build" basis.</p>	
<b>The availability of the entire site for housing development is uncertain.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. There would be achievability challenges associated with bringing the site forward as a large number of individual self-build opportunities, particularly in respect of delivering the necessary supporting infrastructure improvements and internal access road layouts which would need to be funded up front by individual plot owners. If the site could be assembled, a scheme of this size/characteristic would likely be delivered by a single housebuilder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this. Delivery rates as a self-build entity cannot be predicted and would be subject to individual plot owners' circumstances.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and there is uncertainty regarding the availability of the entire site and its deliverability given the current ownership arrangements. The site is therefore not deliverable or developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

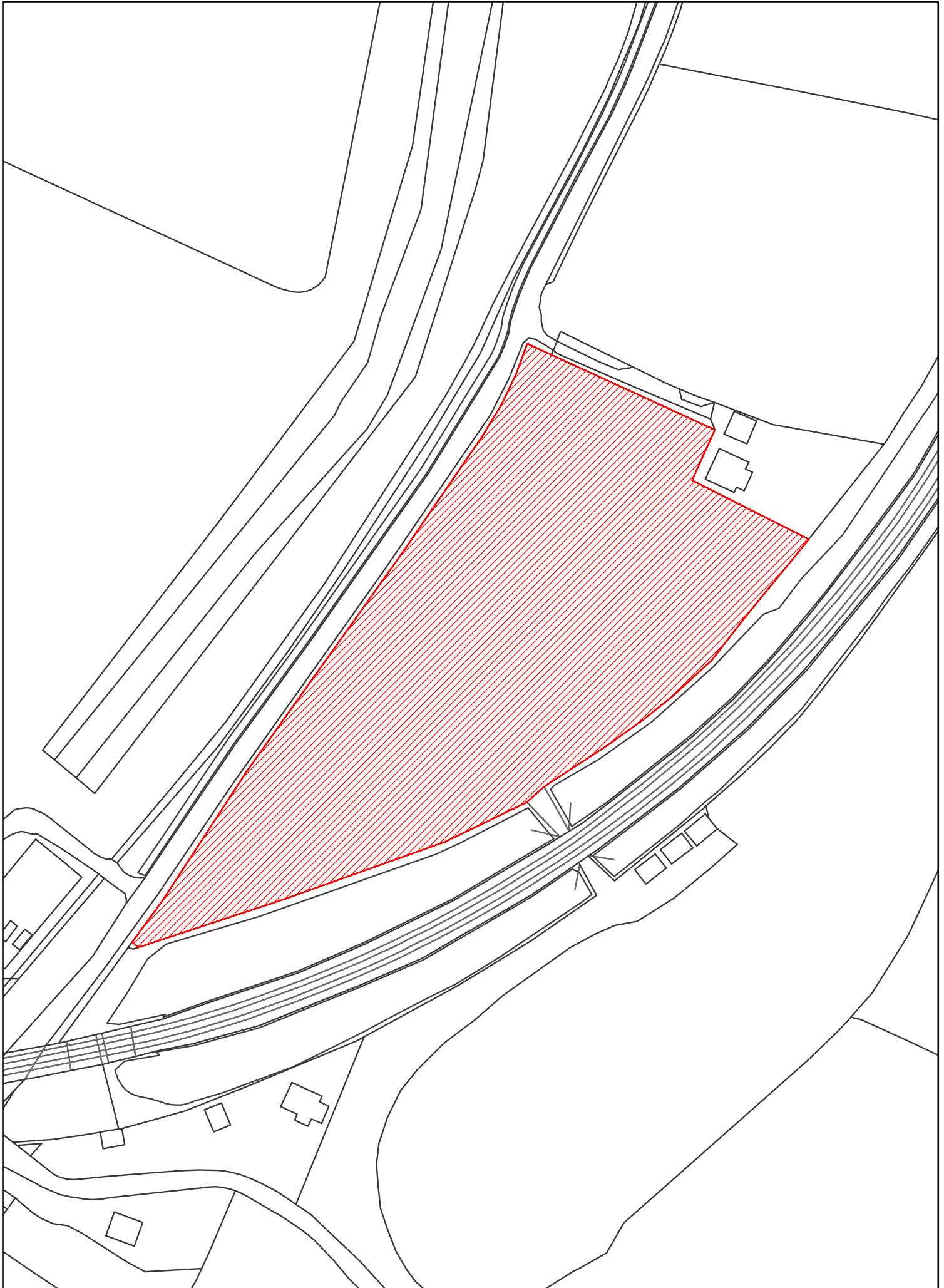
Land at Woodplace Lane, Coulsdon (CHW01)





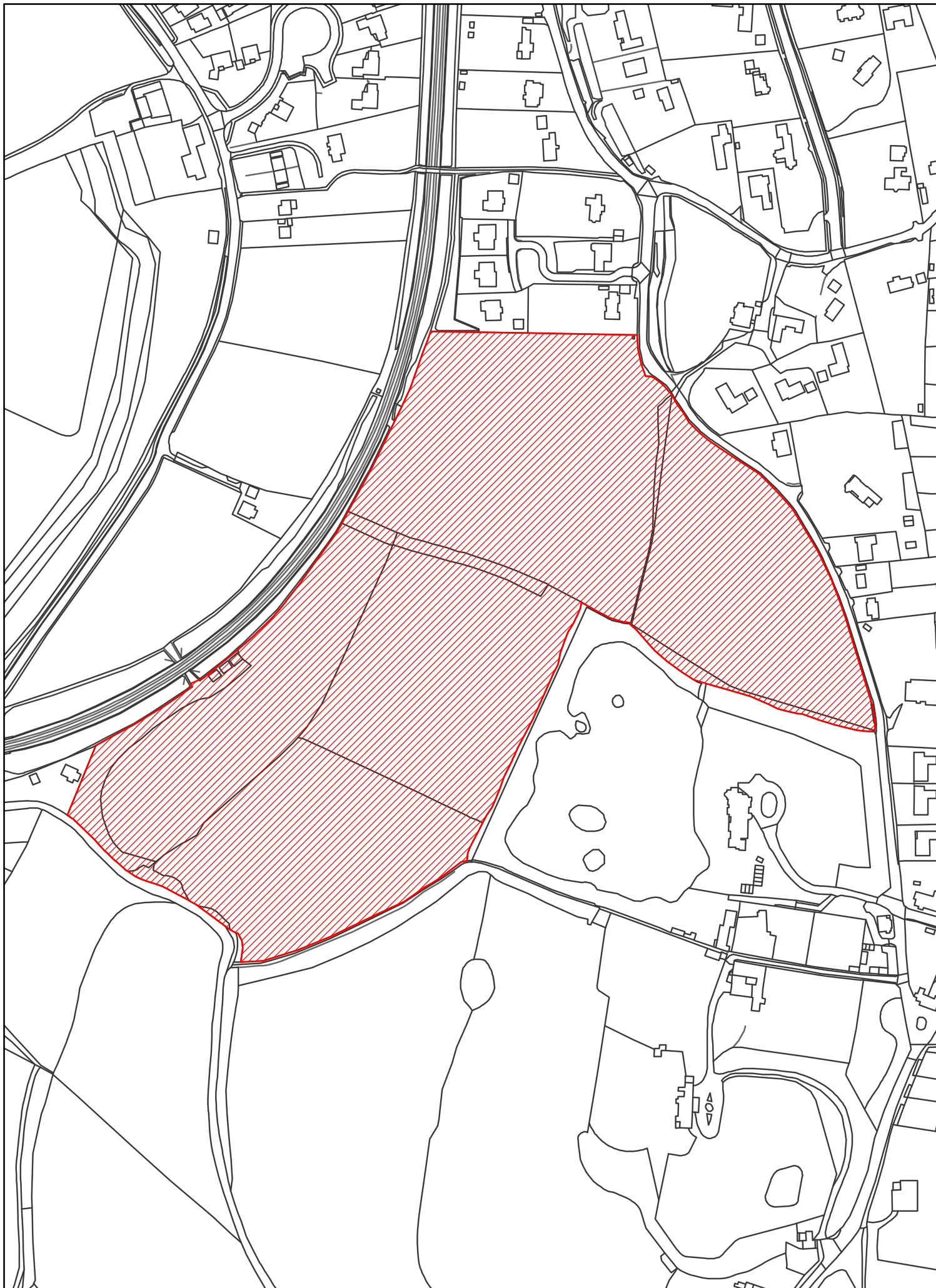
<b>Site details</b>	
SHLAA Reference	CHW01
Source of site	RBBC Property
Site name	Land at Woodplace Lane, Coulsdon
Existing use	Agricultural/grazing land
<b>Housing potential</b>	
Density	Assumed: 25dph
Capacity	40 units
Total site area (ha)	1.55
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is reasonable; however, any development would be reliant on services in the adjoining borough. Public transport services around the site are also very poor</p> <p><i>Market Considerations:</i>  The site would most likely deliver larger family homes.</p> <p><i>Physical Limitations:</i>  There is a small water body within the site.  Access to the site via Woodplace Lane is constrained and would be unlikely to support large scale residential development in its current form.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.  Given proximity to the borough boundary, potential impacts on the adjoining borough would need to be considered under the DtC.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Costs of providing new road access/infrastructure could impact upon financial viability.  Demand for family homes in the area is considered to be strong enough to support development of this scale</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

Land at Outwood Lane, Chipstead (CHW02)



<b>Site details</b>	
SHLAA Reference	CHW02
Source of site	RBBC Property
Site name	Land at Outwood Lane, Chipstead
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	20 units
Total site area (ha)	1.12 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and the site has relatively poor access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be most suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i>  The western boundary of the site where it adjoins Outwood Lane is identified as being at risk from surface water flooding.  Land levels in the site rise relatively steeply from west to east which could impinge upon development potential.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value, particularly given the prominence and topography of the site.  Development could potentially impact upon the adjoining Site of Nature Conservation Importance  Proximity to the railway line could give rise to residential amenity concerns.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development. It is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

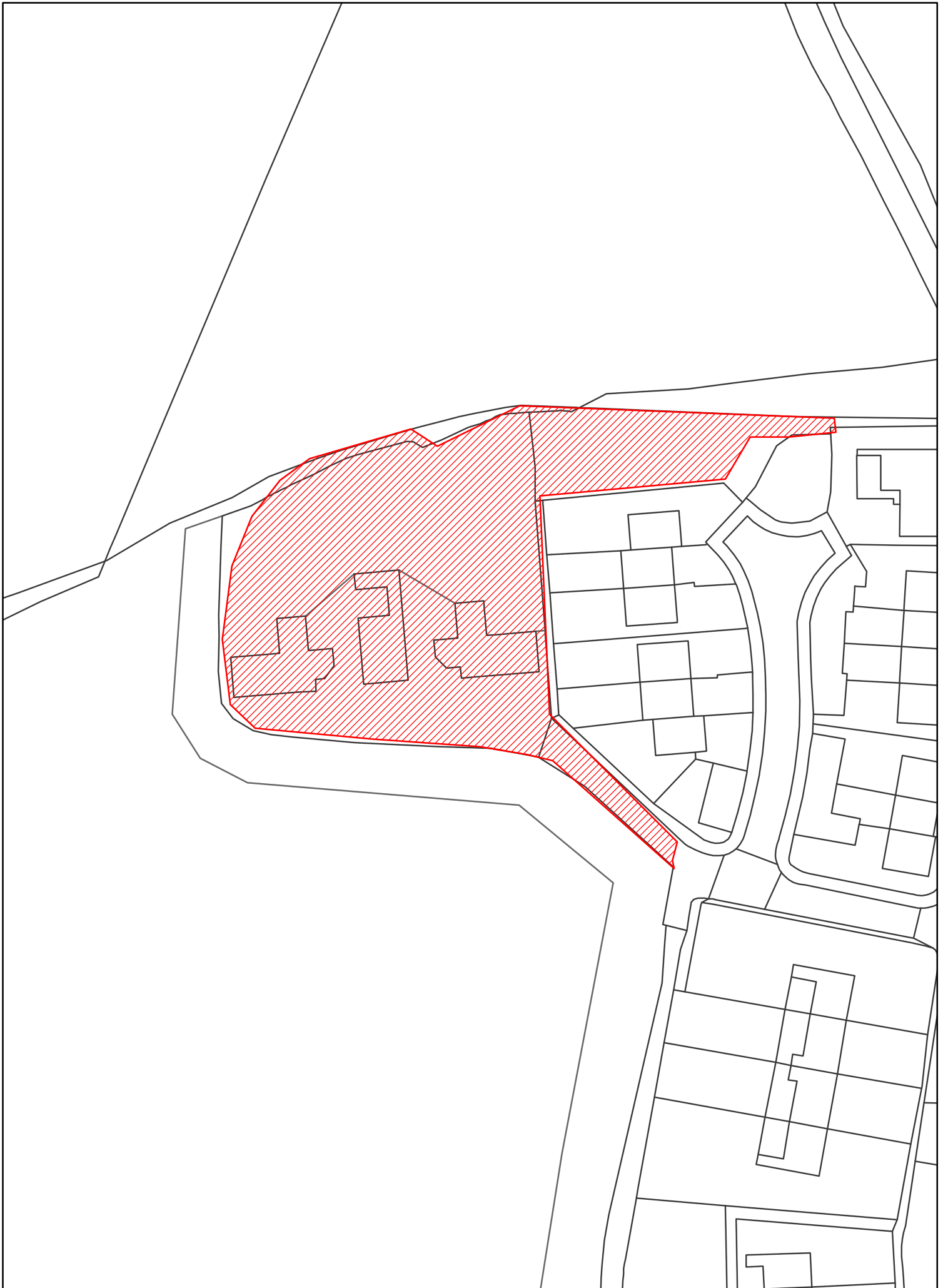
Land between Hazelwood Lane and Castle Road, Chipstead (CHW03)



<b>Site details</b>	
SHLAA Reference	CHW03
Source of site	RBBC Property
Site name	Land between Hazelwood Lane and Castle Road, Chipstead
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	190 units
Total site area (ha)	9.57 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and the site has poor access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Land levels in the site rise very steeply from west to east which severely impinges upon the developability of much of the site.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value, particularly given the prominence and topography of the site.  Development could potentially impact upon the adjoining Site of Nature Conservation Importance  Proximity to the railway line could give rise to residential amenity concerns.  Development could adversely impact upon the setting and integrity of the adjoining Conservation Area.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council and has been promoted for housing development.</p> <p><b>There is a reasonable prospect that the site would be made available for development during the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this magnitude would likely be delivered in a number of discrete phases.  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development. It is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	

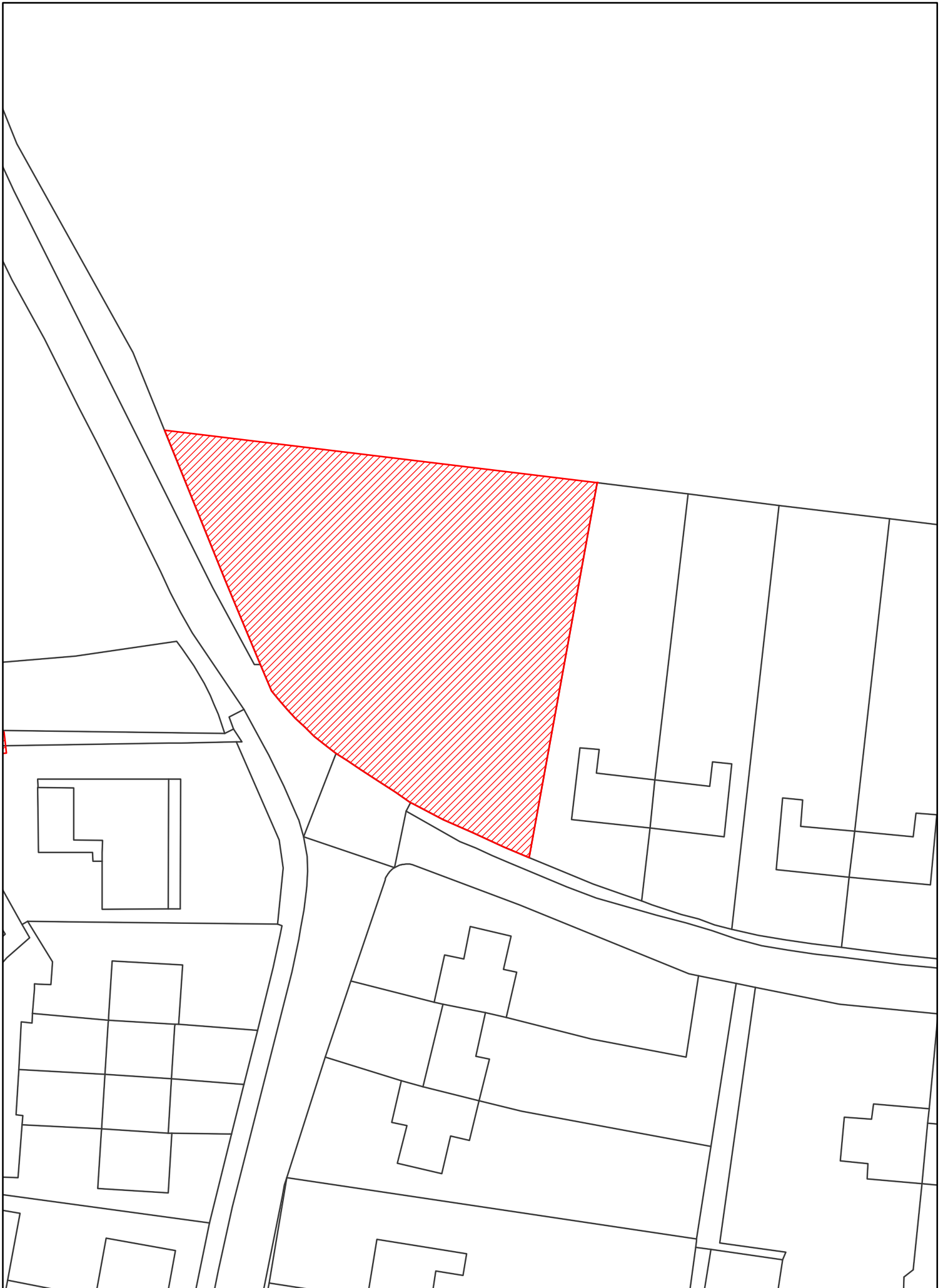


Land off Harden Farm Close, Netherne, Coulsdon (CHW07)



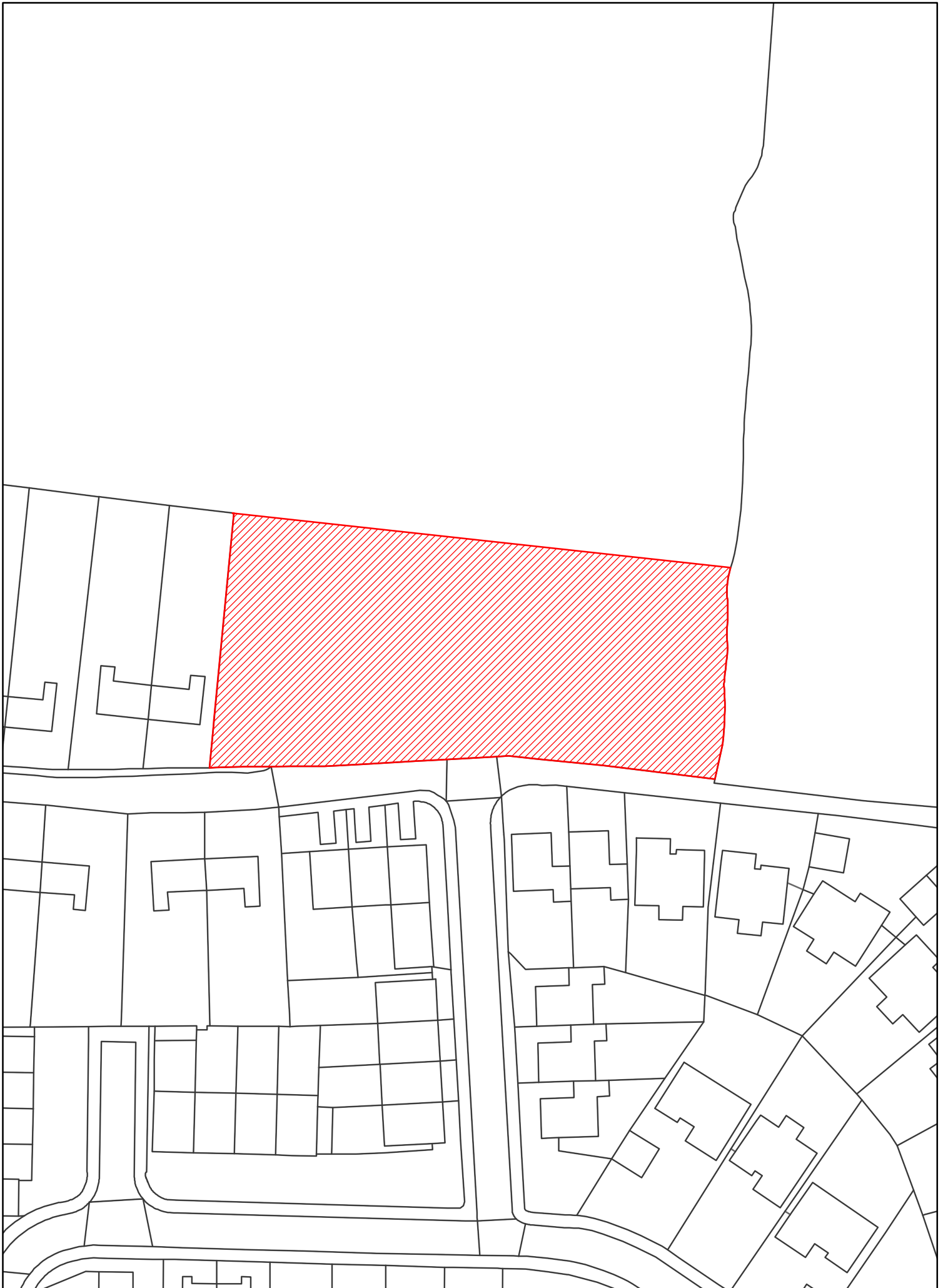
<b>Site details</b>	
SHLAA Reference	CHW07
Source of site	Call for Sites
Site name	Land off Harden Farm Close, Netherne, Coulsdon
Existing use	Derelict ancillary/agricultural buildings
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	7 units
Total site area (ha)	0.28 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt but given the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.  The site also lies within the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and public transport services are limited</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes</p> <p><i>Physical Limitations:</i>  Access via Harden Farm Close is relatively constrained and would need to be improved to provide adequate access  There are a number of mature trees on the site</p> <p><i>Potential Impacts:</i>  Development could have some visual impact upon the Area of Great Landscape Value</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private company. A national house builder previously had an option on the site; however, this is understood to have lapsed. It has not been possible to ascertain whether the site remains available.</p> <p><b>Availability of the site for development, including housing, is uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer interest in the site at this point.  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to have potential for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing is uncertain. The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Availability</p>	

Land off Netherne Drive/Park Lane, Netherne, Coulsdon (CHW09)



<b>Site details</b>	
SHLAA Reference	CHW09
Source of site	Call for Sites
Site name	Land off Netherne Drive and Park Lane, Netherne, Coulsdon
Existing use	Semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	7 units
Total site area (ha)	0.29 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and public transport services are limited</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes</p> <p><i>Physical Limitations:</i>  There are no significant physical limitations associated with the site</p> <p><i>Potential Impacts:</i>  The site is within an area of high archaeological potential – development could potentially impact upon this</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private company. A national house builder previously had an option on the site; however, this is understood to have lapsed. It has not been possible to ascertain whether the site remains available.</p> <p><b>Availability of the site for development, including housing, is uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer interest in the site at this point.  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and availability of the site for development is also uncertain. The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; availability</p>	

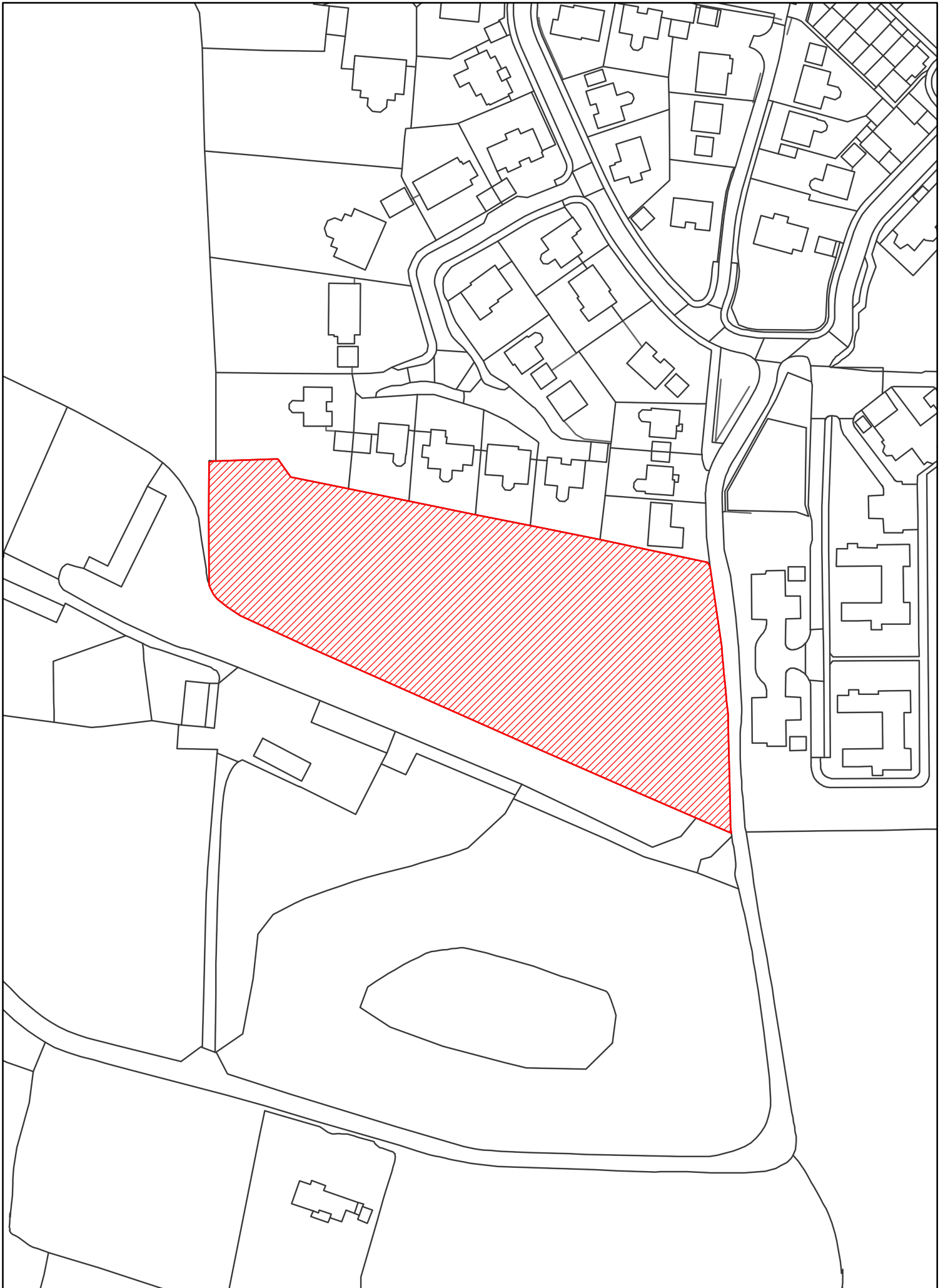
Land to the north of Park Lane, Netherne, Coulsdon (CHW10)





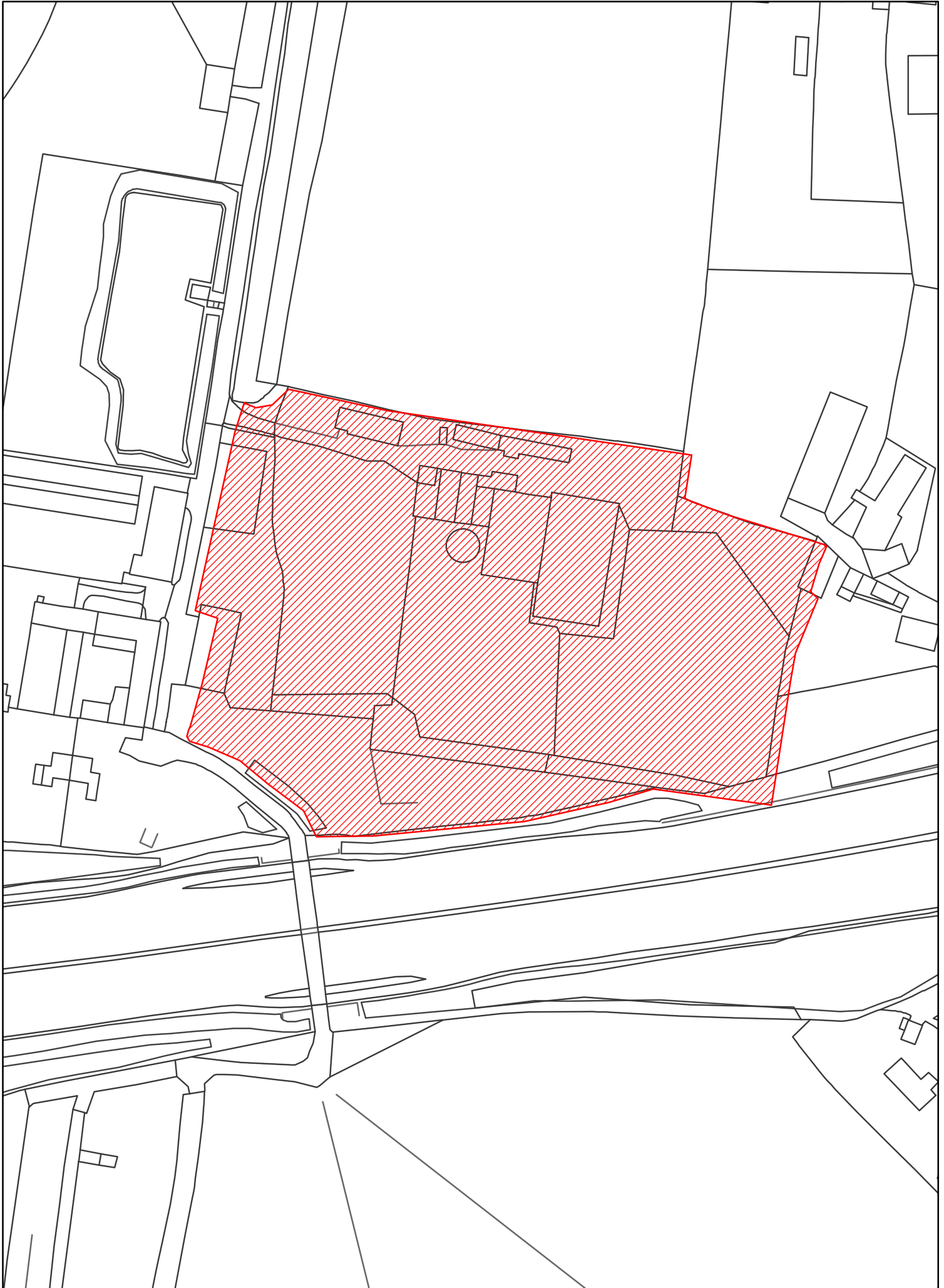
<b>Site details</b>	
SHLAA Reference	CHW10
Source of site	Call for Sites
Site name	Land north of Park Lane, Netherne, Coulsdon
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	25 units
Total site area (ha)	1.12 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and public transport services are limited</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes</p> <p><i>Physical Limitations:</i>  The site is directly adjacent to an area of dense Ancient Woodland and there are a number of mature trees on the southern boundary fronting onto Park Lane.</p> <p><i>Potential Impacts:</i>  Development could potentially adversely impact upon the large area of Ancient Woodland directly adjoining the site  Development could visually impact upon the Area of Great Landscape Value</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private company. A national house builder previously had an option on the site; however, this is understood to have lapsed. It has not been possible to ascertain whether the site remains available.</p> <p><b>Availability of the site for development, including housing, is uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer interest in the site at this point.  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and availability of the site for development is also uncertain. The site is therefore not currently developable.</b></p>	
<p><b>Overcoming constraints:</b> Strategic policy change; availability</p>	

Land west of Netherne Drive, Netherne, Coulsdon (CHW11)



<b>Site details</b>	
SHLAA Reference	CHW11
Source of site	Call for Sites
Site name	Land west of Netherne Drive, Netherne, Coulsdon
Existing use	Semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	25 units
Total site area (ha)	1.05 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and public transport services are limited</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes</p> <p><i>Physical Limitations:</i>  There is a dense belt of woodland directly to the south of the site</p> <p><i>Potential Impacts:</i>  The site is in close proximity to an Ancient Monument – development could potentially impact upon its setting  Development could potentially have a visual impact upon the Area of Great Landscape Value</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private company. A national house builder previously had an option on the site; however, this is understood to have lapsed. It has not been possible to ascertain whether the site remains available.</p> <p><b>Availability of the site for development, including housing, is uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer interest in the site at this point.  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and availability of the site for development is also uncertain. The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; availability</p>	

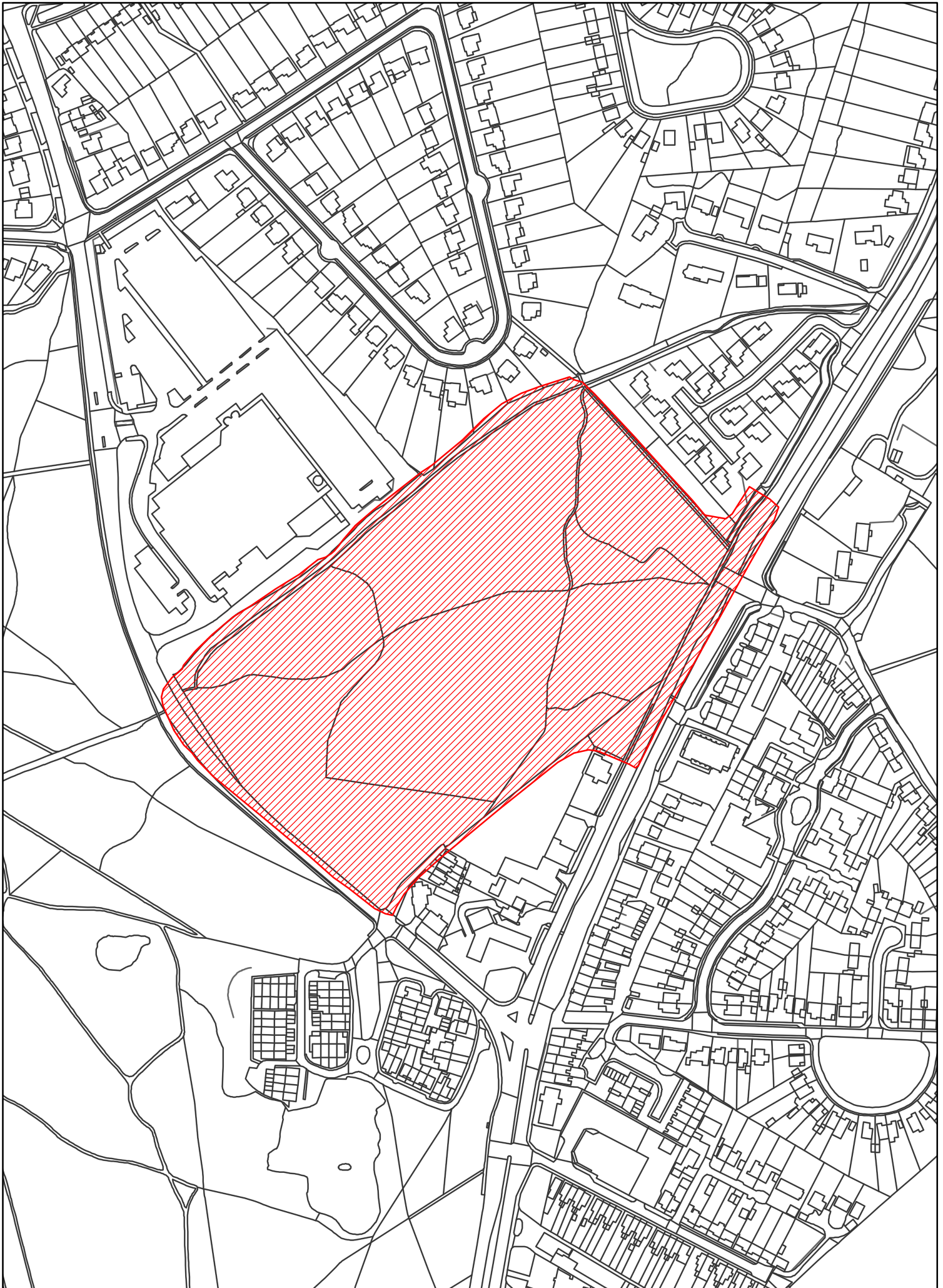
Land at Margery Hall Nursery, Margery Lane, Lower Kingswood (KBH01)



<b>Site details</b>	
SHLAA Reference	KBH01
Source of site	RBBC – Environmental Health
Site name	Margery Hall Nursery, Margery Lane, Lower Kingswood
Existing use	Agricultural land and farm buildings
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	45 units
Total site area (ha)	2.16
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt  The site also lies within the Area of Outstanding Natural Beauty  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is poor and public transport services around the site are also poor</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Access to the site from Margery Lane is very constrained via a narrow private track which is unsuited to larger scale residential development.  There is a group of protected trees adjacent to the northern boundary of the site.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Outstanding Natural Beauty  Proximity to the M25 would give rise to significant residential amenity concerns</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.	
<b>Availability of the site for development is uncertain.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Costs of providing new road access/infrastructure could impact upon financial viability  Residential market demand in this area, especially for larger family homes, is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; availability; access	

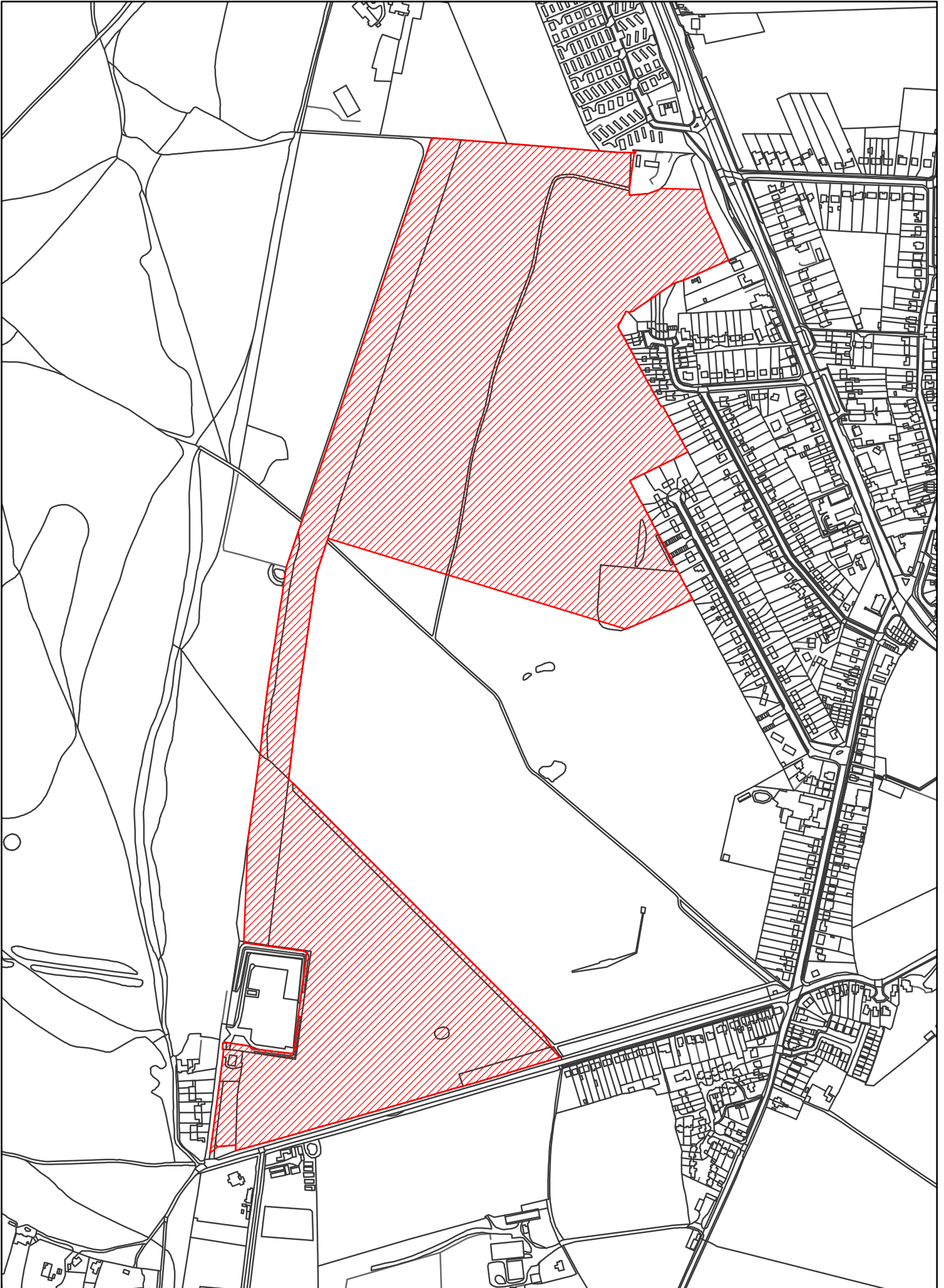


Land at Brighton Road, Burgh Heath (KBH02)



<b>Site details</b>	
SHLAA Reference	KBH02
Source of site	RBBC – Environmental Health
Site name	Land at Brighton Road, Burgh Heath
Existing use	Woodland
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	140 units
Total site area (ha)	6.83 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and public transport services around the site are also good</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> The entirety of the site is very densely wooded which severely impinges upon development potential There are a number of public rights of way within and adjoining the site which would need to be retained.</p> <p><i>Potential Impacts:</i> The site forms part of a green corridor with Burgh Heath and development could potentially impact upon the integrity of this as well as the adjoining SNCI.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council. The site is legally protected as Common Land and Secretary of State approval would be required for de-registration: this is therefore a significant legal constraint and there is no prospect of this being overcome.</p> <p><b>The site is not available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and, being protected as Common Land, is not available for development. It is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; Secretary of State approval for common de-registration.</p>	

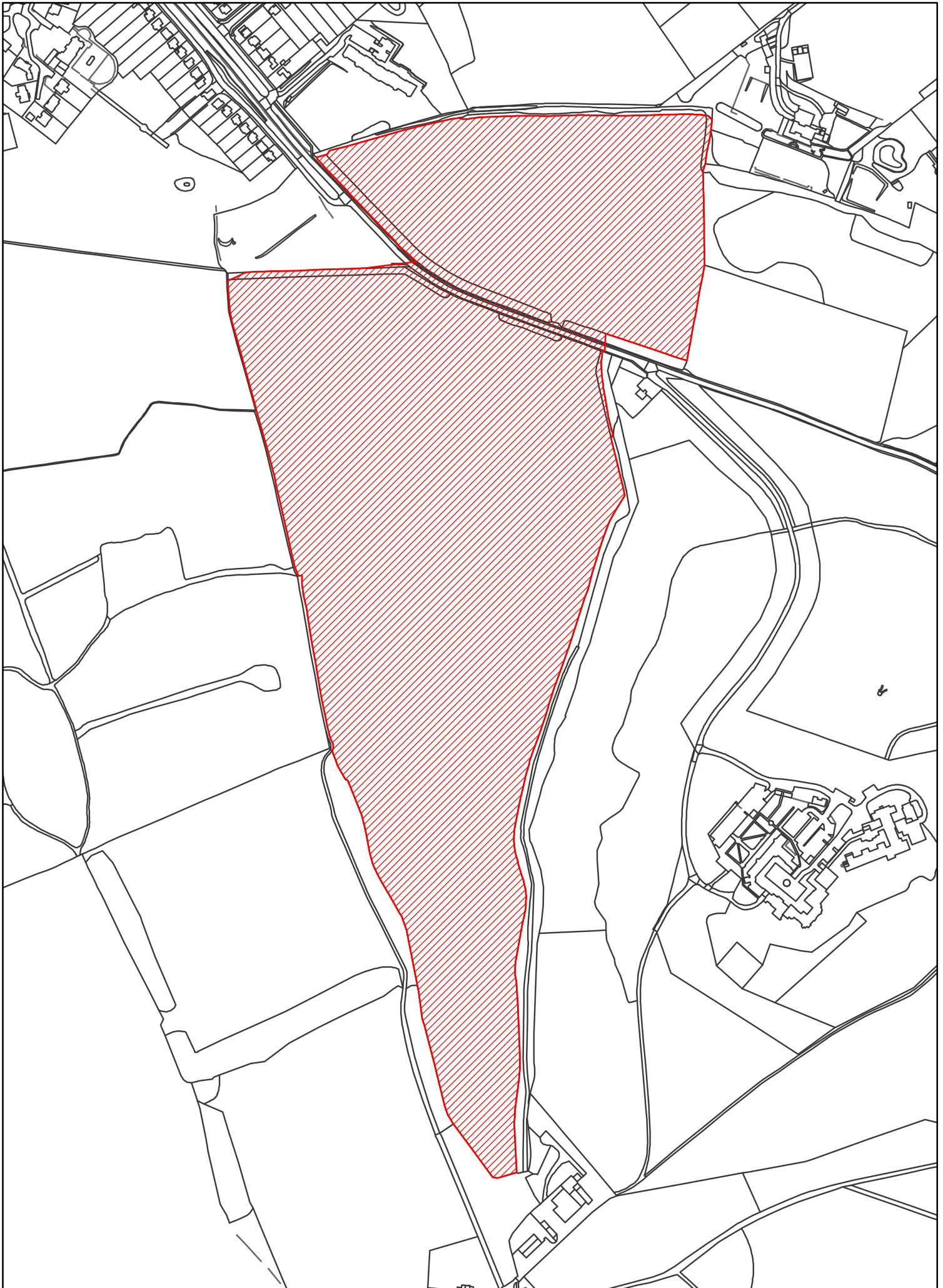
Rookery Farm, Mogador Road, Lower Kingswood (KBH03)





<b>Site details</b>	
SHLAA Reference	KBH03
Source of site	RBBC Property
Site name	Rookery Farm, Mogador Road, Lower Kingswood
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	660 units
Total site area (ha)	33 ha (approximately)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and the site has relatively poor access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Access to the site via Mogador Road is relatively constrained and would be unlikely to support large scale residential development in its current form.  There are several localised areas in the site which are identified as being at risk from surface water flooding.  The site is identified as being potentially contaminated due to previous landfill activity.  High Pressure and Very High Pressure gas mains traverse the site.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.  Development could potentially impact upon the adjoining Site of Nature Conservation Importance  There are two large areas of high archaeological potential in the site which could be affected by development.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council and Surrey County Council and has been promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver  A scheme of this magnitude would likely be delivered in a number of discrete phases  Delivery rates of around 50-60 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Costs of remediation associated with any land contamination could impact upon financial viability.  Costs of providing new road access/infrastructure and possible relocation of gas mains could impact upon financial viability.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development. It is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change, access, contamination	

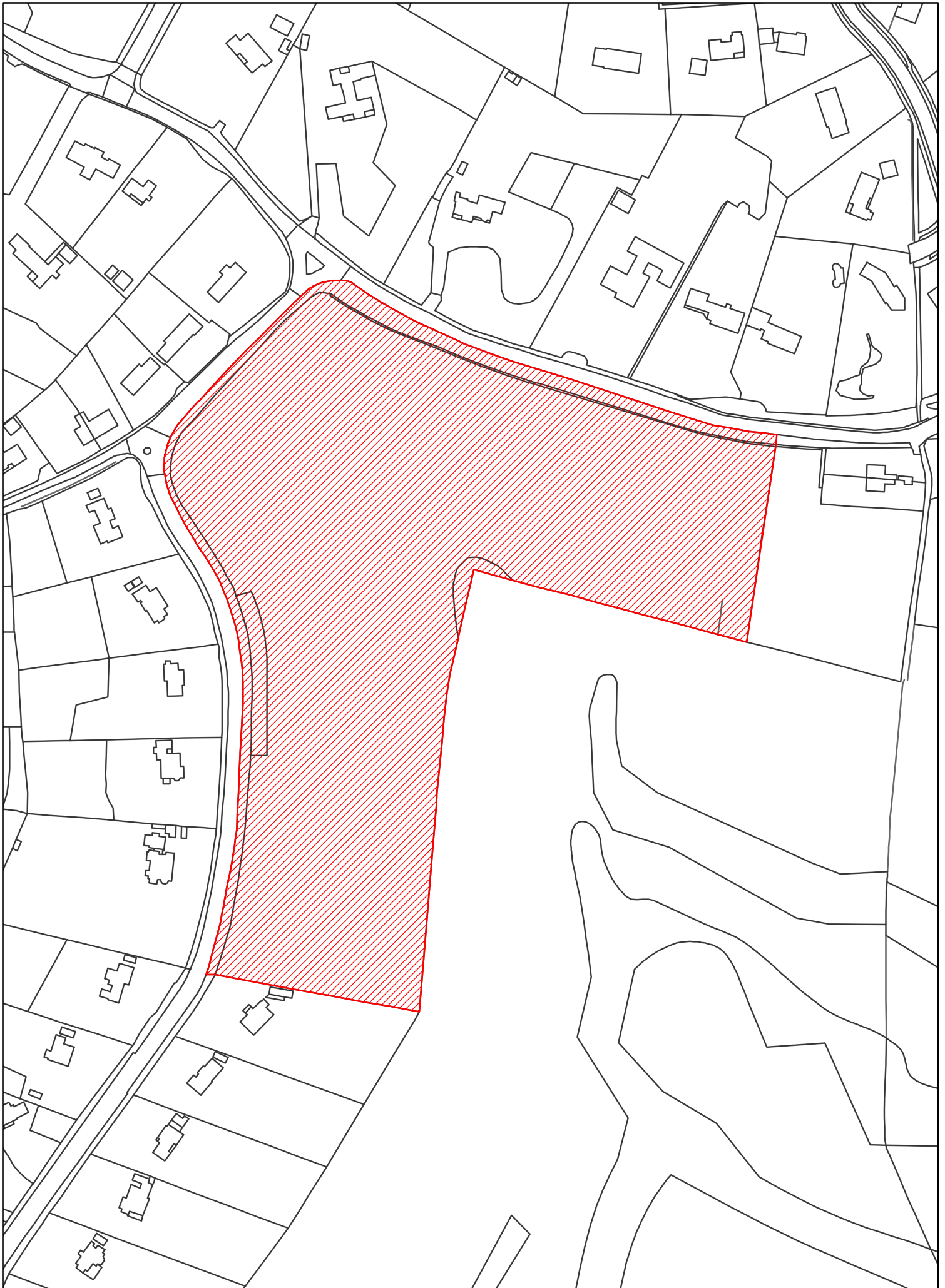
Land at Holly Lane, Banstead (KBH04)





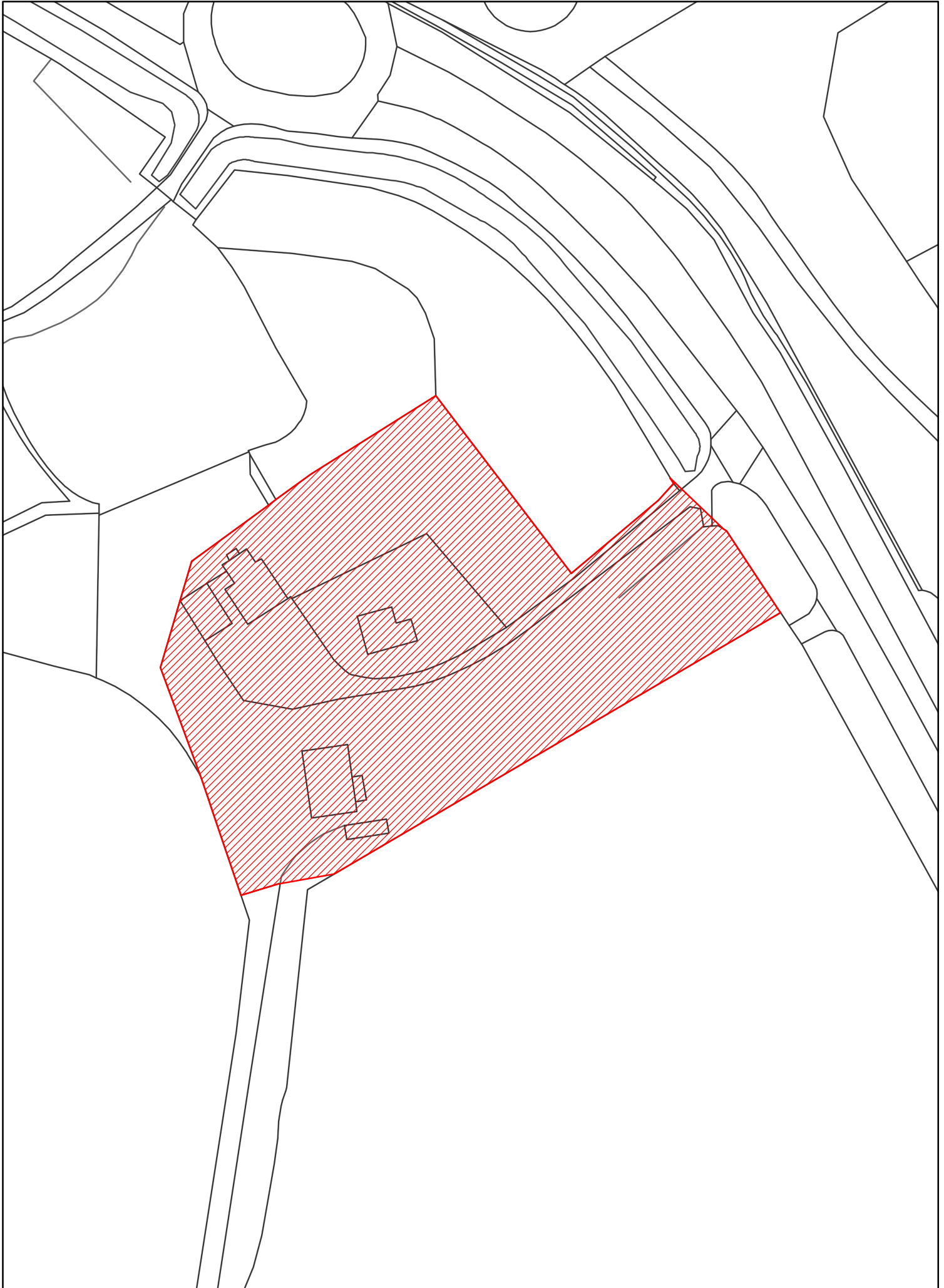
<b>Site details</b>	
SHLAA Reference	KBH04
Source of site	RBBC Property
Site name	Land at Holly Lane, Banstead
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	450 units
Total site area (ha)	27 (gross)/22 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is limited and the site has poor access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Land levels in the northern part of the site rise very steeply from north to south which would impinge upon the developability of this part of the site.  There is a band of land which is at risk from surface water flooding in the northern part of the site.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value  The site lies between a Site of Nature Conservation Importance and a Site of Special Scientific Interest - development could potentially impact adversely upon these sites and any wildlife linkages between them.  Development could adversely impact upon the significant areas of Ancient Woodland surrounding the site.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this magnitude would likely be delivered in a number of discrete phases.  Delivery rates of around 40-50 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development. It is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; nature conservation/ecological assessment	

Land at Sandy Lane, Kingswood (KBH09)



<b>Site details</b>	
SHLAA Reference	KBH09
Source of site	Call for Sites
Site name	Land at Sandy Lane, Kingswood
Existing use	Grazing land
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	80 units
Total site area (ha)	3.9 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt and the Area of Great Landscape Value The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is average; however, public transport services are relatively limited</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements. It is also being promoted to provide specialist housing for the elderly.</p> <p><i>Physical Limitations:</i> A small part of the site is identified as being affected by surface water flooding risk There is a group of protected trees on the site stretching along its frontage with Sandy Lane</p> <p><i>Potential Impacts:</i> Development could potentially have a visual impact upon the Area of Great Landscape Value</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual however a specialist developer – Lifecare Residences – is involved in actively promoting the site housing/specialist housing development.	
<b>There is a reasonable prospect that the site would be made available for development</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is understood to be active interest from Lifecare Residences (a specialist developer) in progressing a retirement/care housing scheme on the site. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum (for conventional housing) could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Demand for retirement housing in the area is strong and likely to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and availability of the site for development is also uncertain. The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

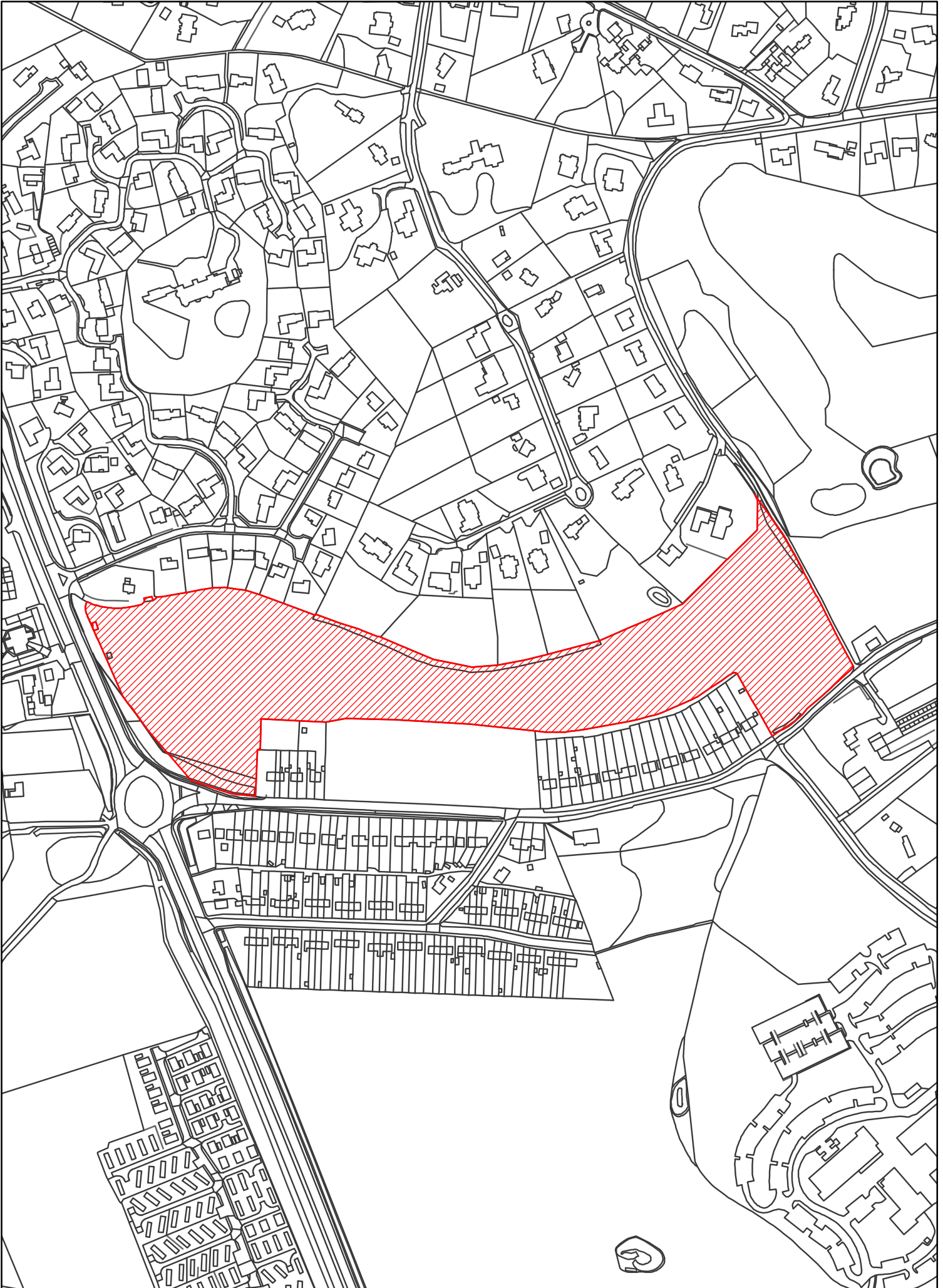
Land at Kingswood Knoll, Brighton Road, Lower Kingswood (KBH10)



<b>Site details</b>	
SHLAA Reference	KBH10
Source of site	Call for Sites
Site name	The Knoll, Brighton Road, Lower Kingswood
Existing use	Mixed – residential/light industrial and semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	25 units
Total site area (ha)	1.22
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt but given the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.  The site also lies within the Area of Outstanding Natural Beauty  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is poor and public transport services are relatively limited</p> <p><i>Market Considerations:</i>  The site would likely be most suited to delivering larger family houses</p> <p><i>Physical Limitations:</i>  There are a number of groups of protected trees within the site  Access to the site is via a narrow private track unsuited to larger scale residential development. Any access from the A217 would need to be carefully considered.  There is some identified localised risk of surface water flooding within the site.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Outstanding Natural Beauty  Development could impact upon the integrity and setting of the listed building currently on the site.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site could be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is understood to be interest from a local house builder in respect of developing the site, it is considered that they would likely have the capacity to deliver.  A scheme of this size/characteristic would likely be delivered by a single house builder.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

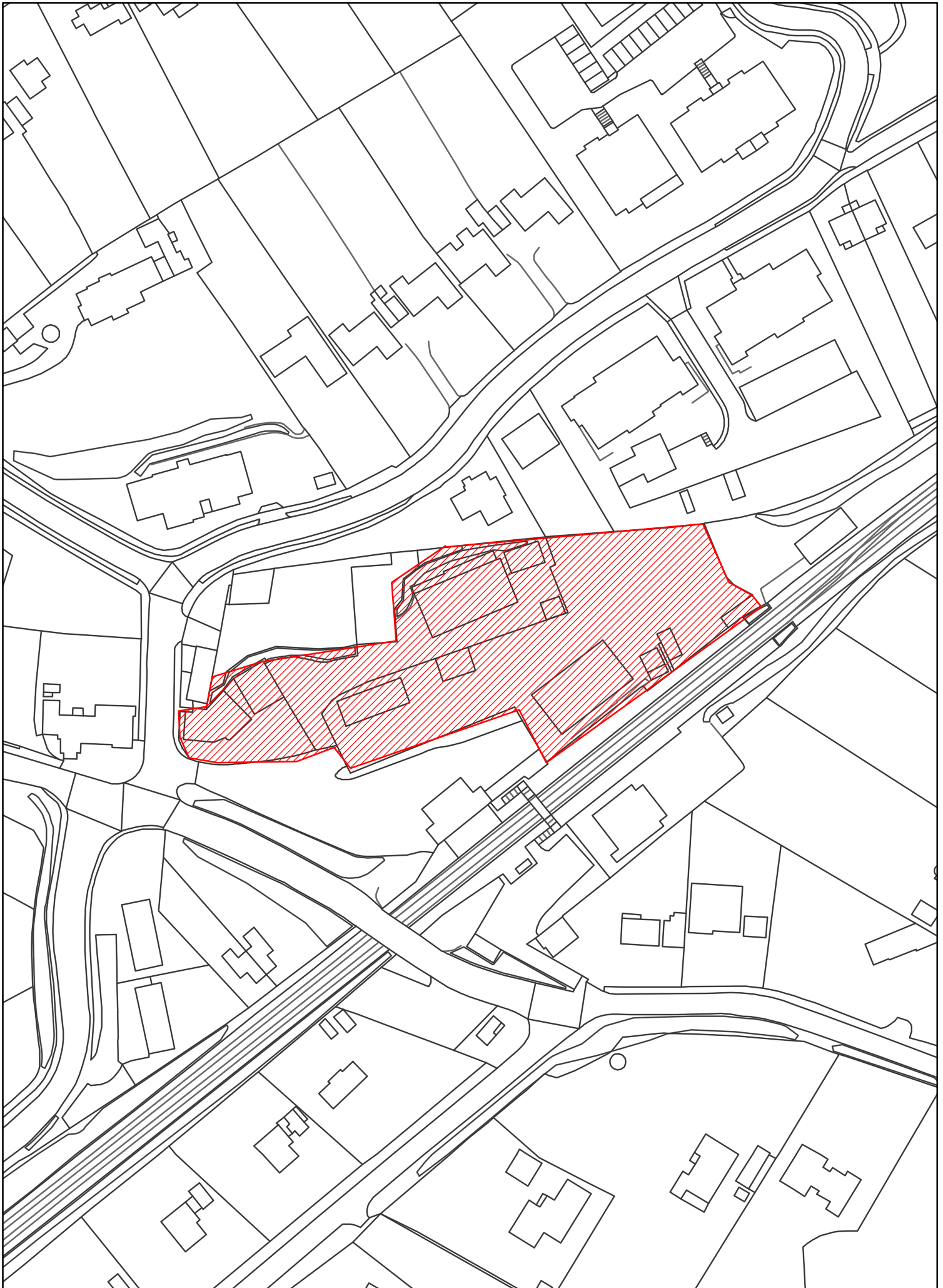


Land at Shrimps Field, Chipstead Lane, Kingswood (KBH11)



<b>Site details</b>	
SHLAA Reference	KBH11
Source of site	Call for Sites
Site name	Shrimps Field, Chipstead Lane, Kingswood
Existing use	Semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	100 units
Total site area (ha)	5.0 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt.  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is poor and the site has relatively limited access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size (although most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Land within the site falls away sharply from north to south – the topography is such that it would likely affected development potential/capacity  Access to the site from Chipstead Lane is currently via a narrow lane which would be unsuitable to support residential development.  There is a dense area of woodland (much of which is either protected or ancient woodland) directly adjoining the site to the north.  Land in the south of the site adjoining Chipstead Lane is identified as being at risk from surface water flooding.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the adjacent Area of Great Landscape Value, particularly given its prominence and topography.  Development could potentially impact upon the adjoining Ancient Woodland.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site could be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this magnitude would likely be delivered in a number of discrete phases  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

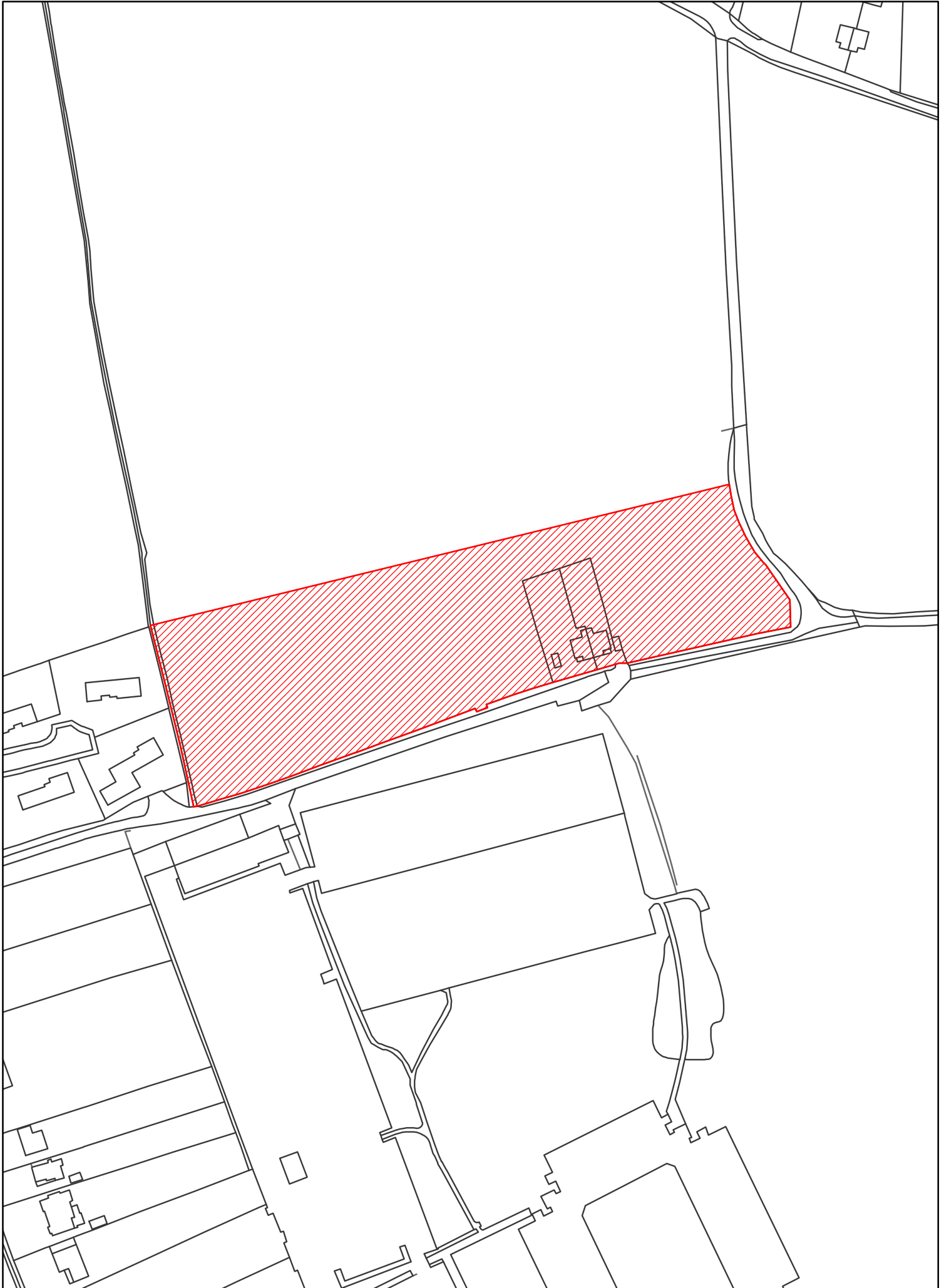
Land at Kingswood Station, Kingswood (KBH12)



<b>Site details</b>	
SHLAA Reference	KBH12
Source of site	Call for Sites
Site name	Land at Kingswood Station, Waterhouse Lane, Kingswood
Existing use	Mixed commercial and light industrial uses with builders yard
<b>Housing potential</b>	
Density	Assumed: 50dph
Capacity	30 units
Total site area (ha)	0.55 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site forms part of a designated Employment Area – loss of employment uses on the site would strictly run contrary to policy  The site is in close proximity to Waterhouse Lane Local Centre and immediately adjacent to Kingswood rail station  The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would most likely deliver higher density housing (predominantly flats) given its size and location</p> <p><i>Physical Limitations:</i>  There is a group of protected trees along the north-western boundary of the site  Current access arrangements from Furze Hill could give rise to highway safety issues if the site was developed for residential</p> <p><i>Potential Impacts:</i>  Proximity to the railway line may give rise to residential amenity issues  The site is directly adjacent to a conservation area and the listed Kingswood station building – development could potentially adversely affect the setting of these  Development could potentially enable improvements to the station facilities  Development would require the relocation of two telecoms masts</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by Network Rail and has been promoted to the Council for development.</p> <p>There are a number of active businesses and leasehold interest on the site; however, there is understood to be a strategy in place to achieve vacant possession.</p>	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is understood to be interest from a national house builder in pursuing residential development of the site.  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 23% uplift over and above the assumed existing use value (industrial premises) which is considered to be sufficient to motivate the landowner to release the site. This is likely to be marginal in viability terms and a small reduction in affordable housing provision may be necessary to ensure viability.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and there is a reasonable prospect of the site being made available for development by the landowner over the plan period. The site is also considered to be achievable, including financially viable.</b></p> <p><b>The site is therefore considered to be developable.</b></p>	



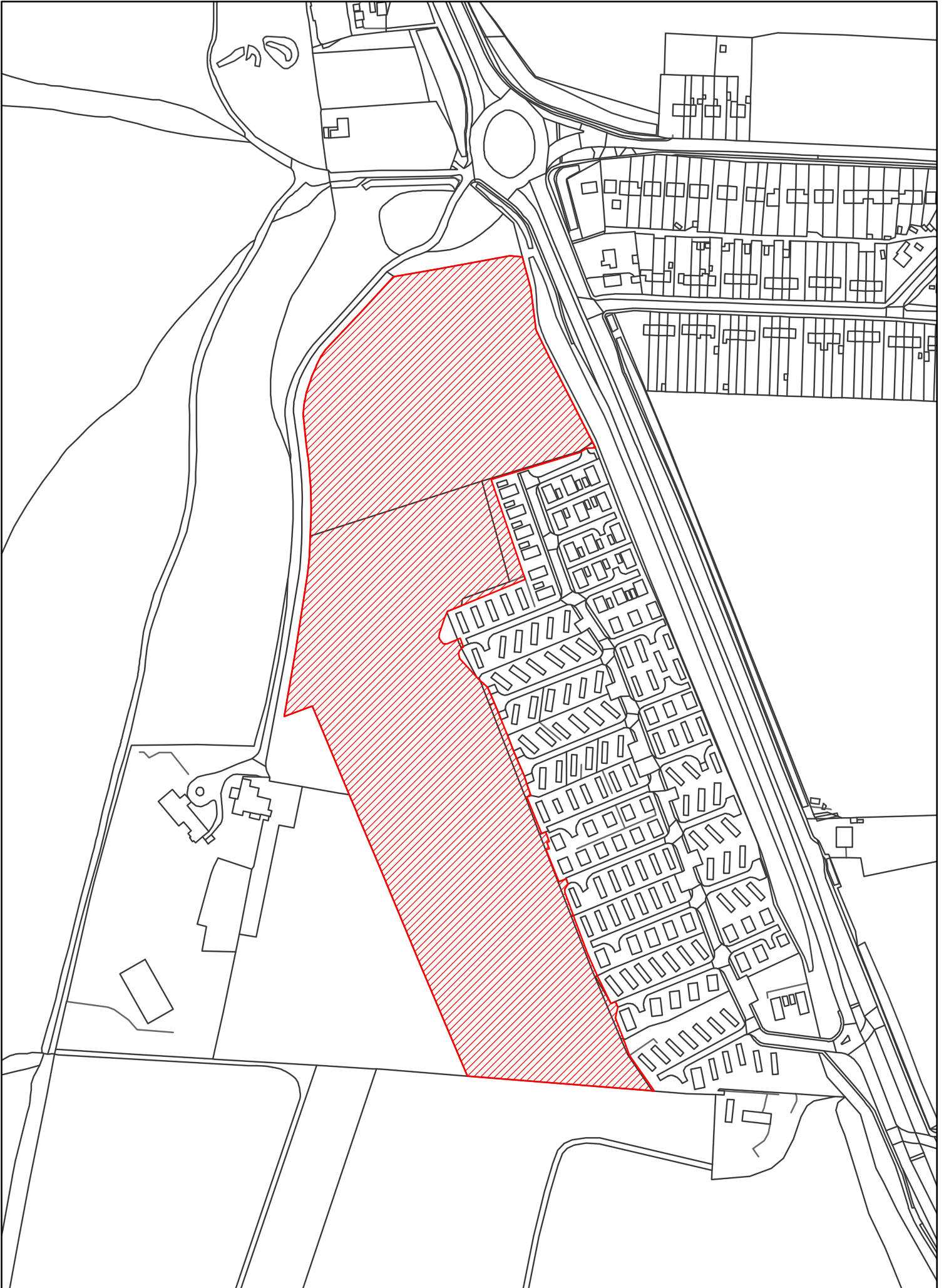
Land of Copt Hill Lane, Kingswood (KBH15)



<b>Site details</b>	
SHLAA Reference	KBH15
Source of site	Call for Sites
Site name	Land off Copt Hill Lane, Kingswood
Existing use	Agricultural with two residential dwellings
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	25 units
Total site area (ha)	1.3
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt and within the Area of Great Landscape Value. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is quite limited and the site has access to only limited public transport services.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering larger family homes</p> <p><i>Physical Limitations:</i> Access to the site is via a narrow private lane which would be unsuited to more intense residential development. There are a number of protected trees adjoining the western boundary of the site.</p> <p><i>Potential Impacts:</i> The site is within an area of high grade (Grade 2) agricultural land Development could potentially have an adverse visual impact upon the Area of Great Landscape Value</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by Elmswell Ltd and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential in the borough indicates that development of the site would likely be economically viable. Costs of providing new road access/infrastructure could impact upon financial viability. Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

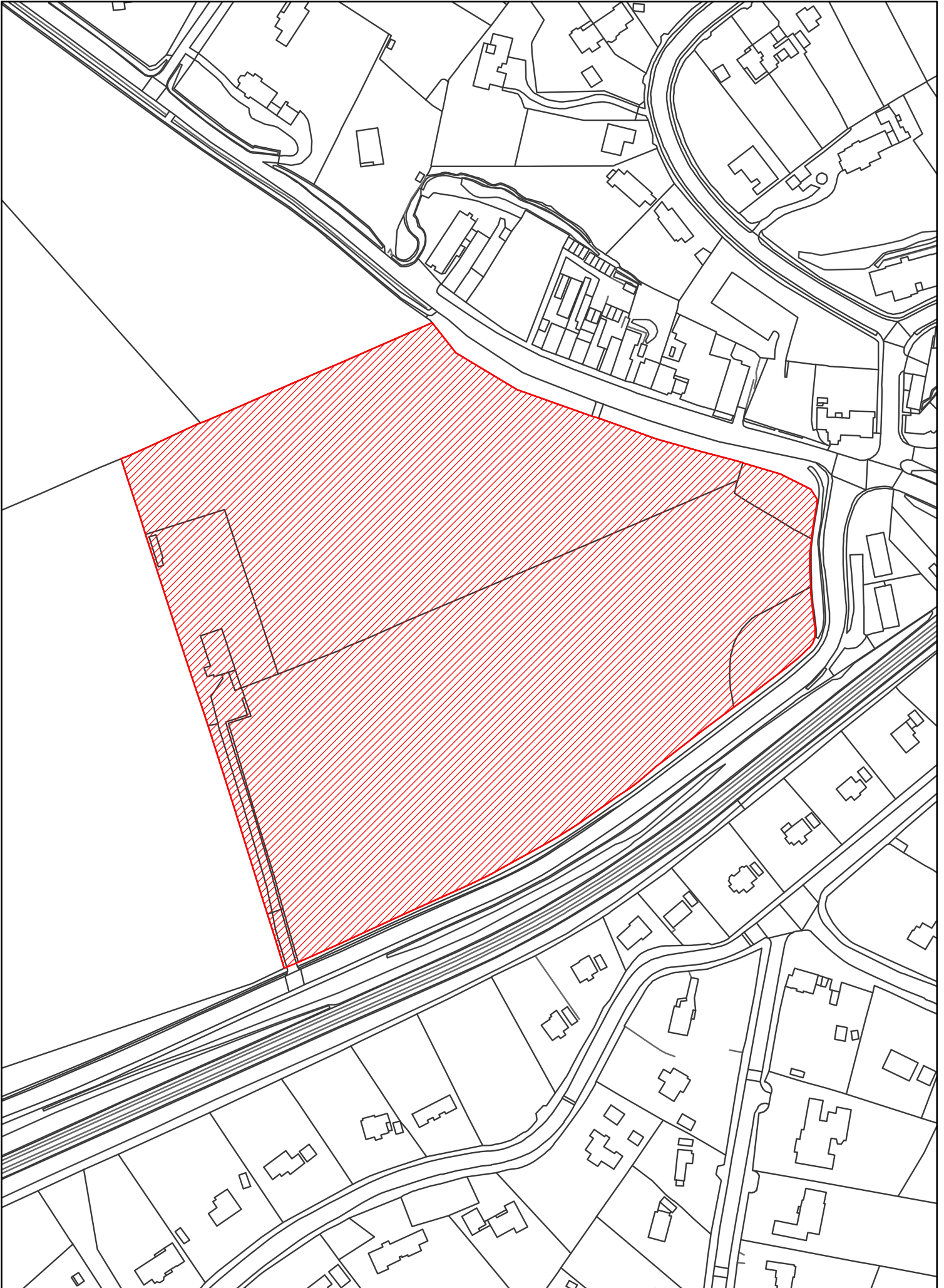


Land west of Holly Lodge Lane, Lower Kingswood (KBH16)



<b>Site details</b>	
SHLAA Reference	KBH16
Source of site	Call for Sites
Site name	Land west of Holly Lodge Lane, Lower Kingswood
Existing use	Semi-natural open space/grazing land
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	125 units
Total site area (ha)	6.2 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is relatively limited and the site has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements. The site has also been proposed as an extension to the adjoining park home estate (age restricted).</p> <p><i>Physical Limitations:</i> Land within the site falls away quite sharply in the northern part of the site which may affect development potential/capacity</p> <p><i>Potential Impacts:</i> Development could potentially have an adverse visual impact upon the adjoining Area of Great Landscape Value. Development could potentially impact upon the adjoining Site of Nature Conservation Importance Access arrangements from the A217 would likely require reconsideration to support additional large scale residential development.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by a private individual and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site could be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver Expansion of the park home provision would likely require a specialist developer/operator A scheme of this size would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; access	

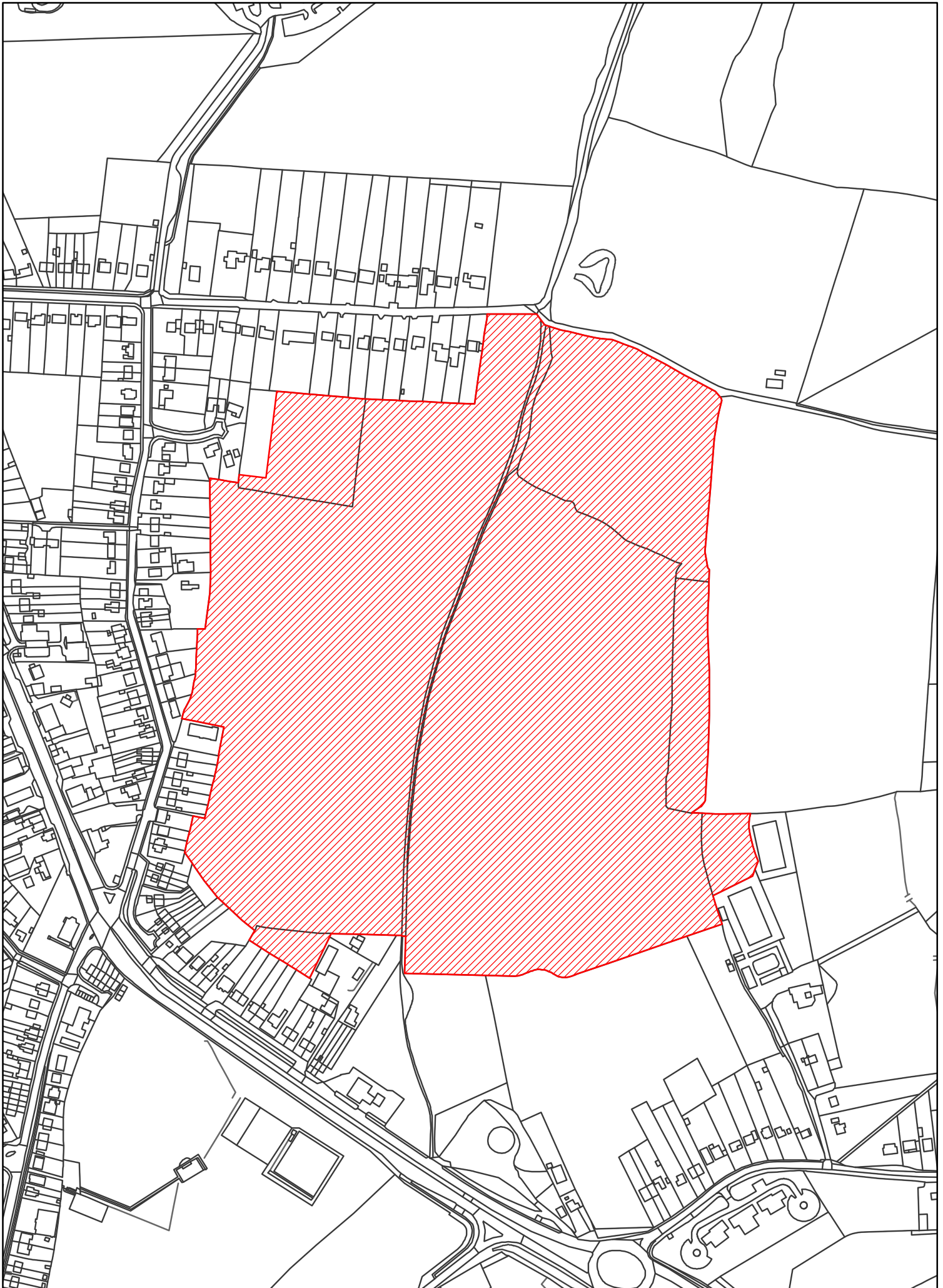
Land north of Bonsor Drive, Kingswood (KBH18)



<b>Site details</b>	
SHLAA Reference	KBH18
Source of site	Submitted Site
Site name	Land north of Bonsor Drive, Kingswood
Existing use	Paddock (with associated buildings)
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	100 units
Total site area (ha)	4.86 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Metropolitan Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good given the proximity to Waterhouse Lane Local Centre and the site also has good access to public transport services, both bus and rail.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size (although most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> Existing access onto Bonsor Drive would need to be carefully considered given the additional movements which would be created.</p> <p><i>Potential Impacts:</i> Given the location of the site there would be a need to achieve an appropriate transition to the adjoining open countryside.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by private individuals and has been actively promoted for development. There are no known legal or ownership constraints which would prevent the site coming forward.</p> <p><b>There is a reasonable prospect that the site would be made available for development within the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely attract interest from regional or national house builders, both of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase by a single developer. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this; hence the site could be built out within 3 to 5 years.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b></p> <p><b>Overcoming constraints:</b> Change in strategic policy</p>	



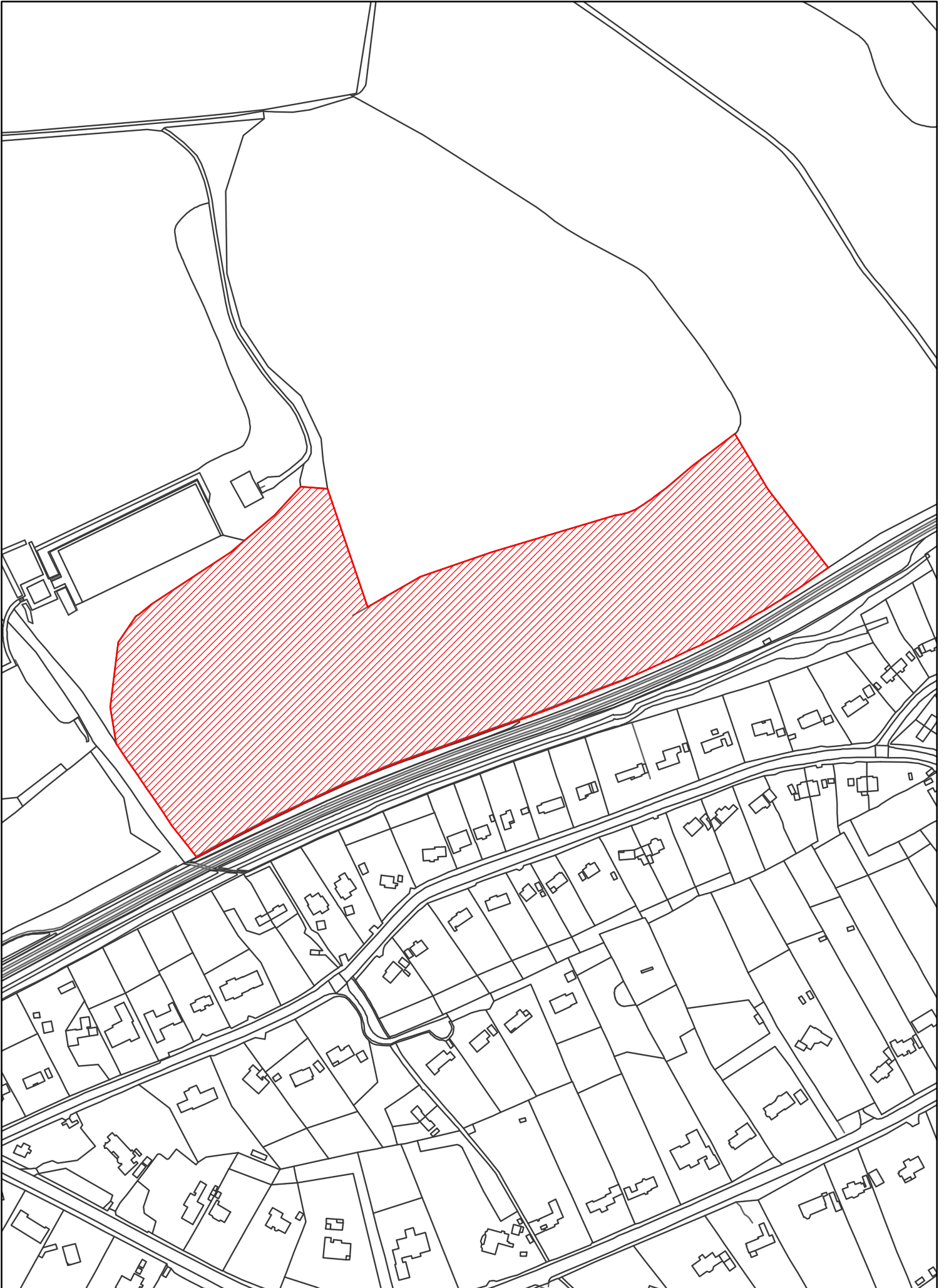
Land east of Smithy Lane, Lower Kingswood (KBH19)



<b>Site details</b>	
SHLAA Reference	KBH19
Source of site	Submitted Site
Site name	Land east of Smithy Lane, Lower Kingswood
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	350 units
Total site area (ha)	20.6 (gross)/ 17 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies on the edge of the Lower Kingswood built up area, wholly within the Green Belt and within the Area of Great Landscape Value (AGLV). The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Although reasonably proximate to the Lower Kingswood local centre, the range of services is relatively small and accessibility to services elsewhere is relatively limited. The site has reasonable access to public transport (bus) services along the A217.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of types, sizes and tenure given its size, thus meeting a range of housing needs.</p> <p><i>Physical Limitations:</i> The site has quite undulating topography and slopes quite sharply downwards from the eastern boundary towards the centre of the site which could affect development capacity. Current access to the site via Green Lane is unlikely to be suitable or sufficient to support development of the scale envisaged.</p> <p><i>Potential Impacts:</i> Development could visually impact upon the Area of Great Landscape Value There are numerous areas of Ancient Woodland adjoining the site which could be adversely impacted by development in such close proximity. Development of this scale would likely have significant impacts on the Smithy Lane/A217 junction and may necessitate significant improvements.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a private trust and two other separate landowners and would therefore need to be assembled. There are no known legal or ownership constraints which would prevent the site coming forward.</p> <p>The site has been actively promoted to the Council on behalf of the landowner by a regional house builder (Devine Homes) who it is assumed have an option or interest in the site.</p>	
<b>There is a reasonable prospect that the site would be made available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> The site has been promoted by a house builder (Devine Homes) who is understood to have an interest in the site. A scheme of this size would most likely be delivered by a consortium of two or more developers and would likely be delivered in a number of phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this, hence the site could be built out within 4 to 6 years.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b>	
<b>Overcoming constraints:</b> Change in strategic policy	

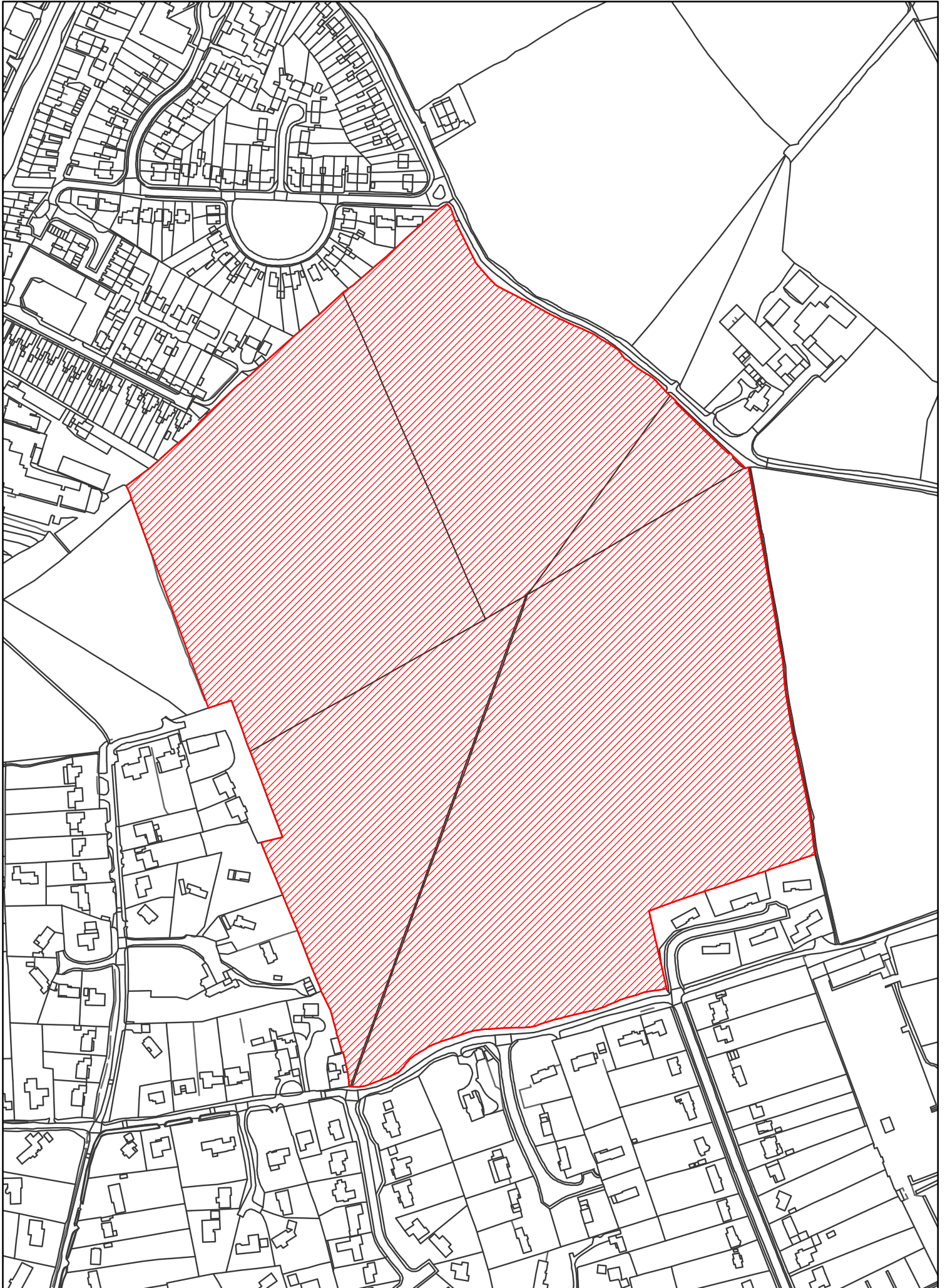


Land at Kingswood House, Kingswood (KBH20)



<b>Site details</b>	
SHLAA Reference	KBH20
Source of site	Submitted Site
Site name	Land at Kingswood House, Kingswood
Existing use	Agricultural field
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	90 units
Total site area (ha)	5.5 (gross)/4.5 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt and Area of Great Landscape Value The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services is quite poor; however, the site does have relatively good access to a rail station</p> <p><i>Market Considerations:</i> The site would likely be most suitable for delivering larger family homes. The market for such homes in this location is considered to be strong.</p> <p><i>Physical Limitations:</i> Land slopes quite markedly across the site (north to south) which is likely to impinge upon development potential There is a belt of protected trees to the west of the site Road access to the site is highly constrained and only via a private, narrow residential lane</p> <p><i>Potential Impacts:</i> The site forms part of the open landscape gap between Banstead and Burgh Heath/Kingswood – settlement separation would be impacted by development Residential amenity will need to be considered in light of proximity to the railway line</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Whitecote Ltd and has been actively promoted the site to the Council for housing development. It has been confirmed as being immediately available for development.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder and would attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	

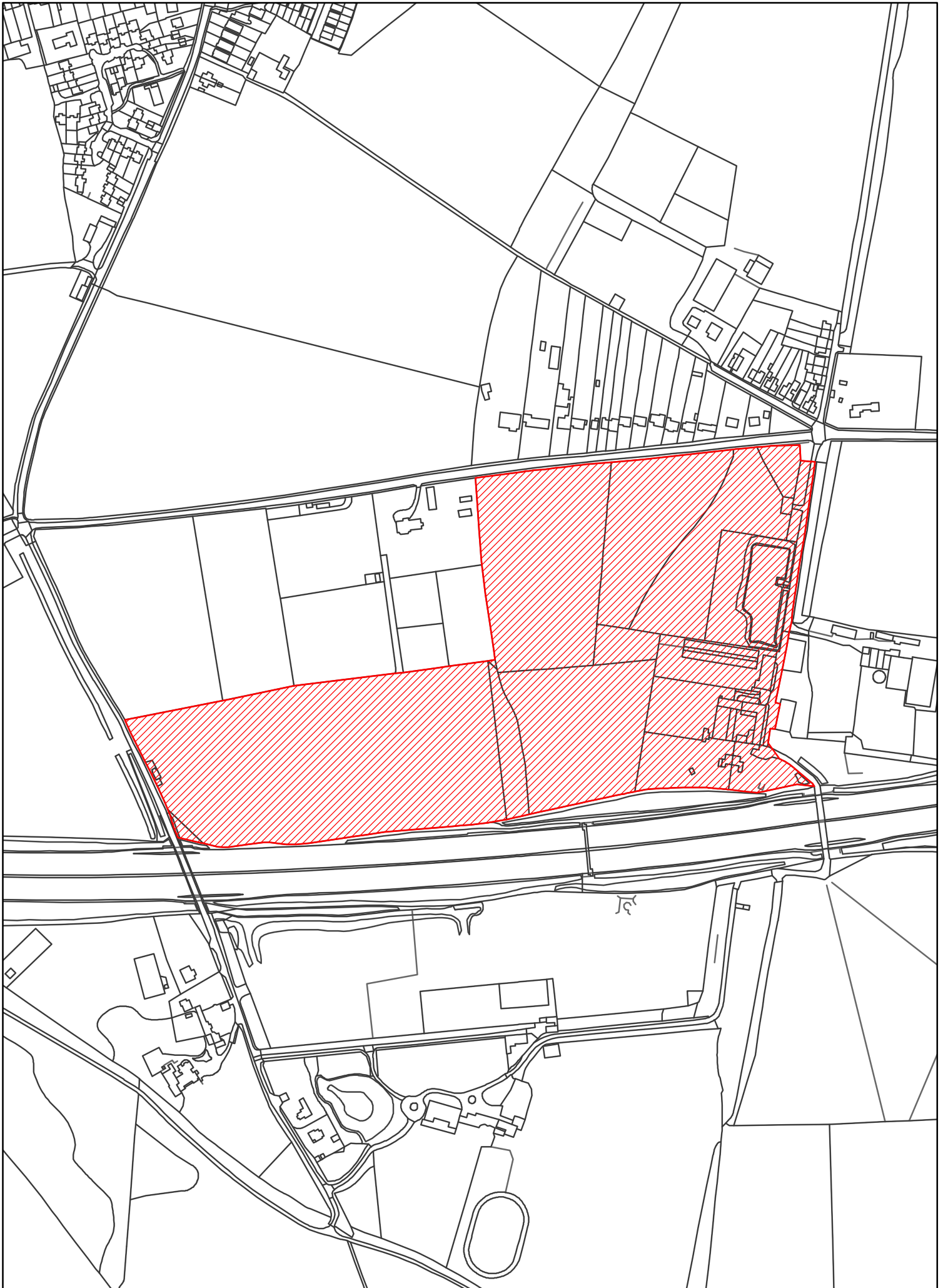
Land north of Copt Hill Lane, Kingswood (KBH21)



<b>Site details</b>	
SHLAA Reference	KBH21
Source of site	Submitted Site
Site name	Land north of Copt Hill Lane, Kingswood
Existing use	Agricultural field
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	400 units
Total site area (ha)	19.9 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt and Area of Great Landscape Value The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> There is a belt of protected trees to the west of the site Road access to the site is quite constrained and only via two narrow Copt Hill Lane or Canons Lane which would be unlikely to support significant development</p> <p><i>Potential Impacts:</i> The site forms part of the open landscape gap between Banstead/Burgh Heath and Kingswood – settlement separation would be impacted by development</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Whitecote Ltd and has been actively promoted the site to the Council for housing development. It has been confirmed as being immediately available for development.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Costs of providing new road access/infrastructure could impact upon financial viability. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	



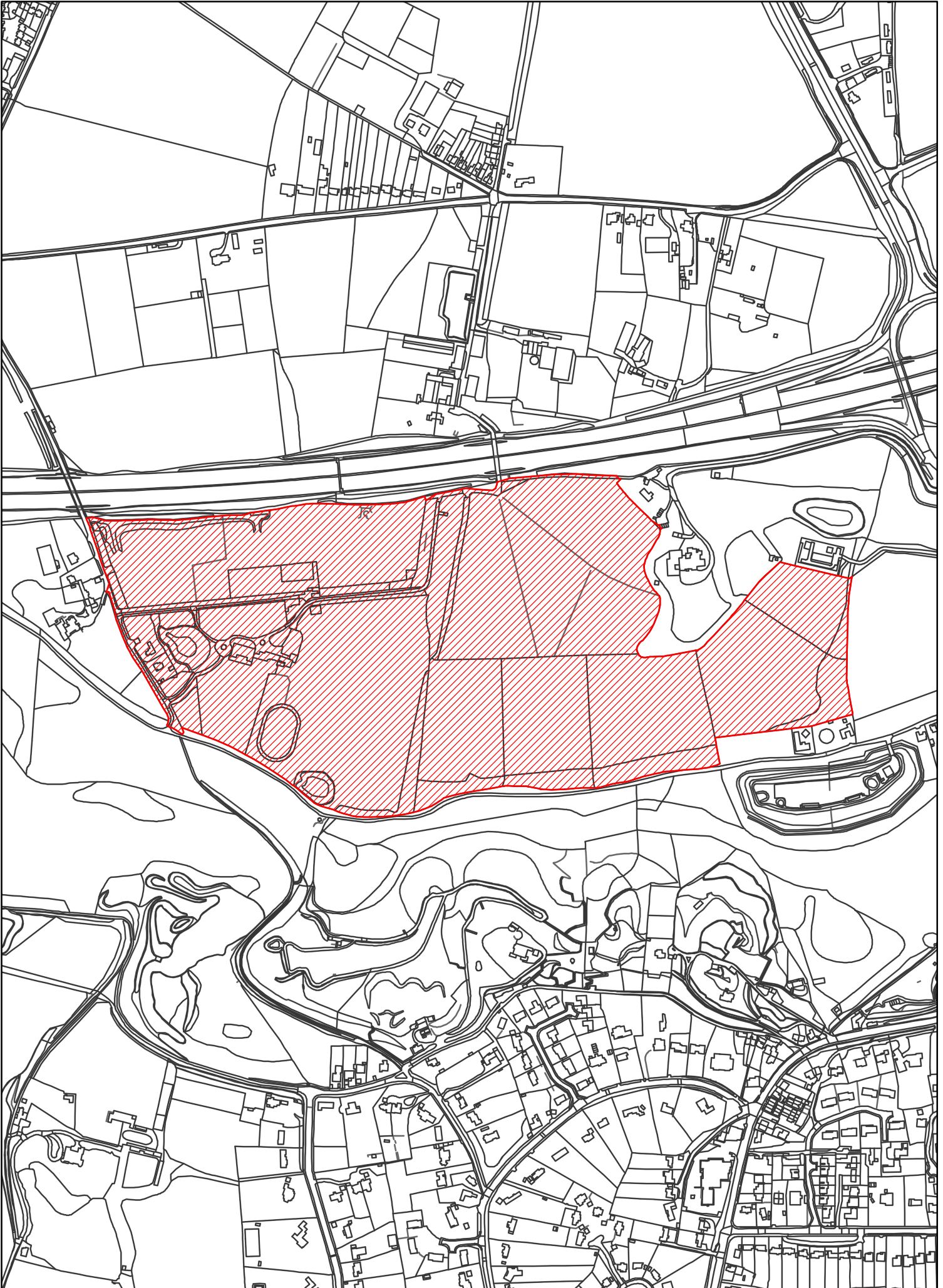
Land south of Margery Lane (Kingswood Hall Estate), Lower Kingswood (KBH23)





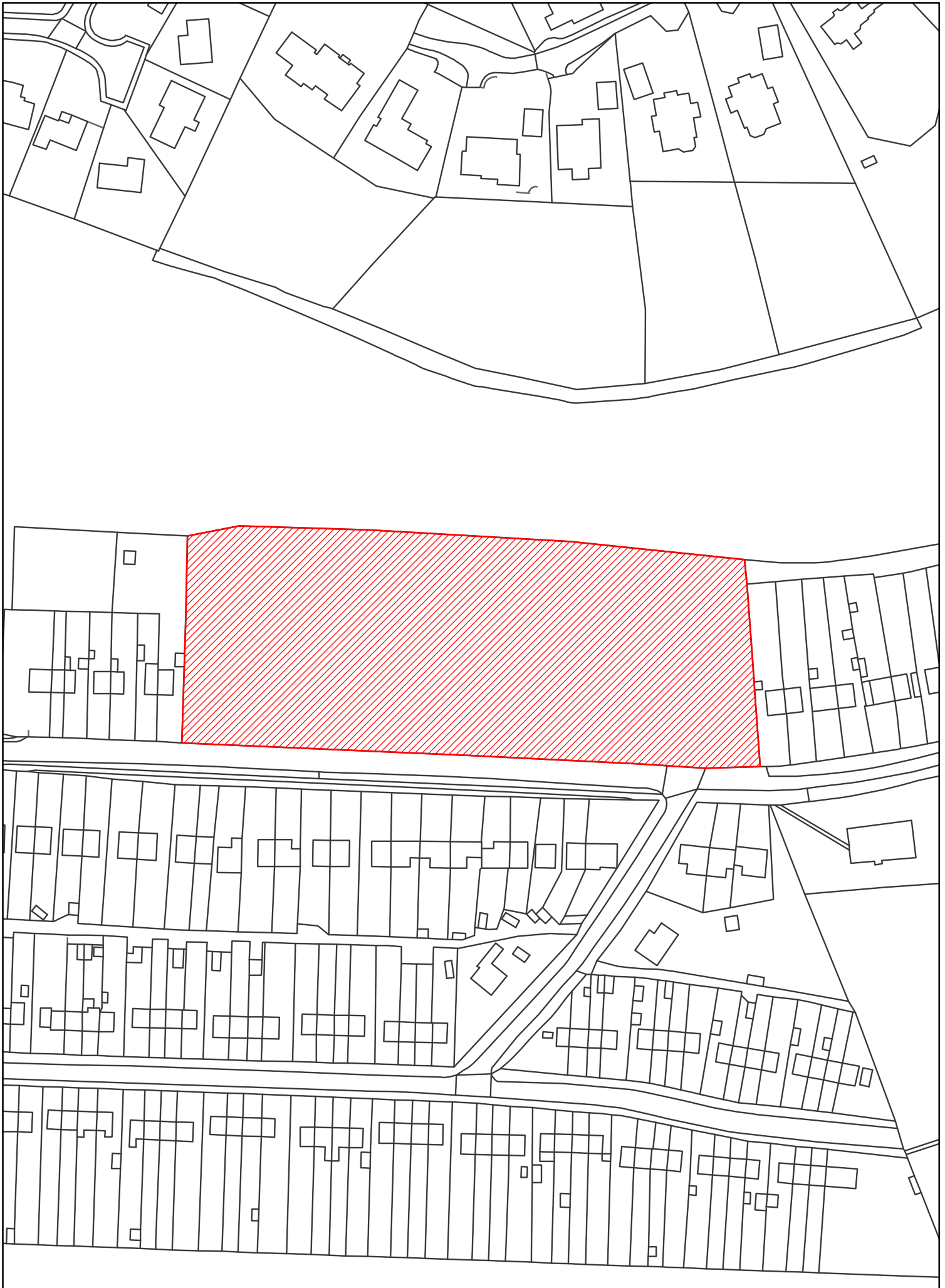
<b>Site details</b>	
SHLAA Reference	KBH23
Source of site	Call for Sites
Site name	Kingswood Hall Estate, land south of Margery Lane
Existing use	Residential, agricultural buildings and agricultural land
<b>Housing potential</b>	
Density	Assumed: 15 dph
Capacity	135 units
Total site area (ha)	10.8 (gross)/9 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and within the Area of Outstanding Natural Beauty  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is relatively poor and the site has limited access to public transport services  Parts of the site are brownfield with existing agricultural buildings/structures which may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, most likely geared towards larger family houses.</p> <p><i>Physical Limitations:</i>  Access to parts of the site are severely constrained by narrow tracks and public and private bridges over the M25 motorway</p> <p><i>Potential Impacts:</i>  Potential impact of large scale development upon the adjoining Special Area of Conservation both directly and through increased visitor pressure.  The site is prominently located at the top of Reigate Hill and large scale development could have landscape impact on long range views.  There are some areas of Ancient Woodland within and directly adjoining the site which could be impacted by development.  The site is dissected by the M25 motorway – this could give rise to adverse noise and air quality issues for future occupants.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by private individuals and has been actively promoted for development. There are no known legal or ownership constraints which would prevent the site coming forward.</p>	
<b>The site is available for housing development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder/developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in multiple phases.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; landscape (AONB) and ecological (SAC) impact; access	

Land south of M25 (Kingswood Hall Estate), Lower Kingswood (KBH24)



<b>Site details</b>	
SHLAA Reference	KBH24
Source of site	Call for Sites
Site name	Kingswood Hall Estate, land south of M25
Existing use	Residential, agricultural buildings and agricultural land
<b>Housing potential</b>	
Density	Assumed: 15dph
Capacity	250 (landowner suggestion)
Total site area (ha)	26.1 (gross)/ 24 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and within the Area of Outstanding Natural Beauty  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is relatively poor and the site has limited access to public transport services  Parts of the site are brownfield with existing agricultural buildings/structures which may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, most likely geared towards larger family houses.</p> <p><i>Physical Limitations:</i>  Access to parts of the site are severely constrained by narrow tracks and public and private bridges over the M25 motorway</p> <p><i>Potential Impacts:</i>  Potential impact of large scale development upon the adjoining Special Area of Conservation both directly and through increased visitor pressure.  The site is prominently located at the top of Reigate Hill and large scale development could have landscape impact on long range views.  There are some areas of Ancient Woodland within and directly adjoining the site which could be impacted by development.  The site is dissected by the M25 motorway – this could give rise to adverse noise and air quality issues for future occupants.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by private individuals and has been actively promoted for development. There are no known legal or ownership constraints which would prevent the site coming forward.	
<b>The site is available for housing development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder/developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in multiple phases.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; landscape (AONB) and ecological (SAC) impact; access	

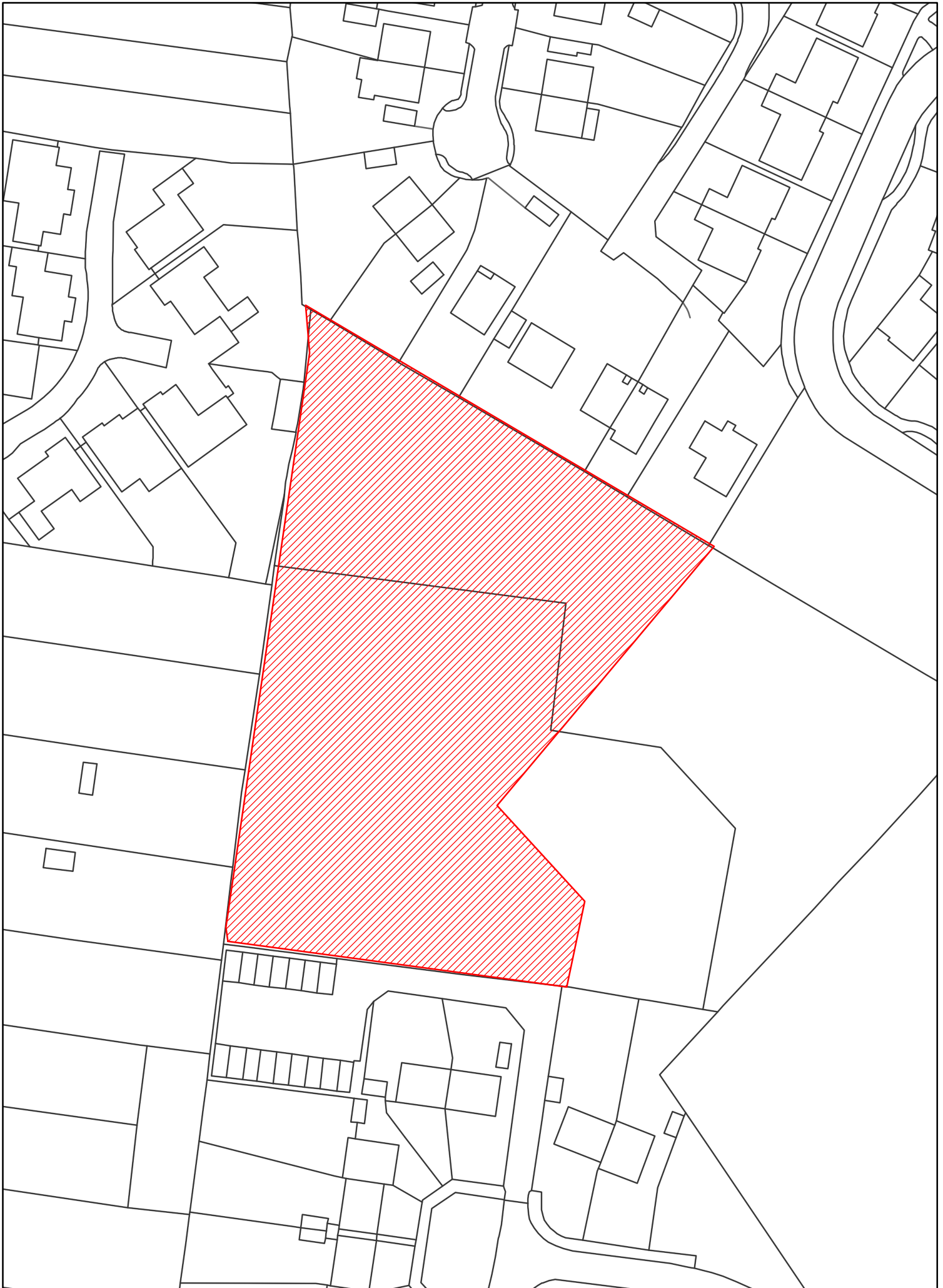
Land north of Chipstead Lane, Kingswood (KBH25)



<b>Site details</b>	
SHLAA Reference	KBH25
Source of site	Call for Sites
Site name	Land north of Chipstead Lane, Kingswood
Existing use	Amenity land/grazing land
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	25 units
Total site area (ha)	1.1ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is poor and the site has limited access to public transport services with the exception of infrequent bus service along the A217.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i> Land levels adjoining the site rise very steeply from south to north; however, the site itself is reasonably flat. Some historic earthworks/hardstanding remains on the site. Due to its positioning, the site is identified as being affected by surface water flood risk, particularly in the western parts.</p> <p><i>Potential Impacts:</i> Development at this location would intensify existing built form which already affects the settlement gap between Kingswood and Lower Kingswood.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual; however, it is understood that negotiations have been concluded with a house builder (Asprey Homes) and agreement in place to acquire the site subject to planning consent.	
<b>The site is immediately available for housing development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> An established house builder, Asprey Homes, has an agreement in place to acquire the site and would have the capacity to deliver a development of this nature. A scheme of this size/nature would be delivered in a single phase by a single developer. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence development could take 12 to 18 months from commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in this area is very strong and demand would likely be more than sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

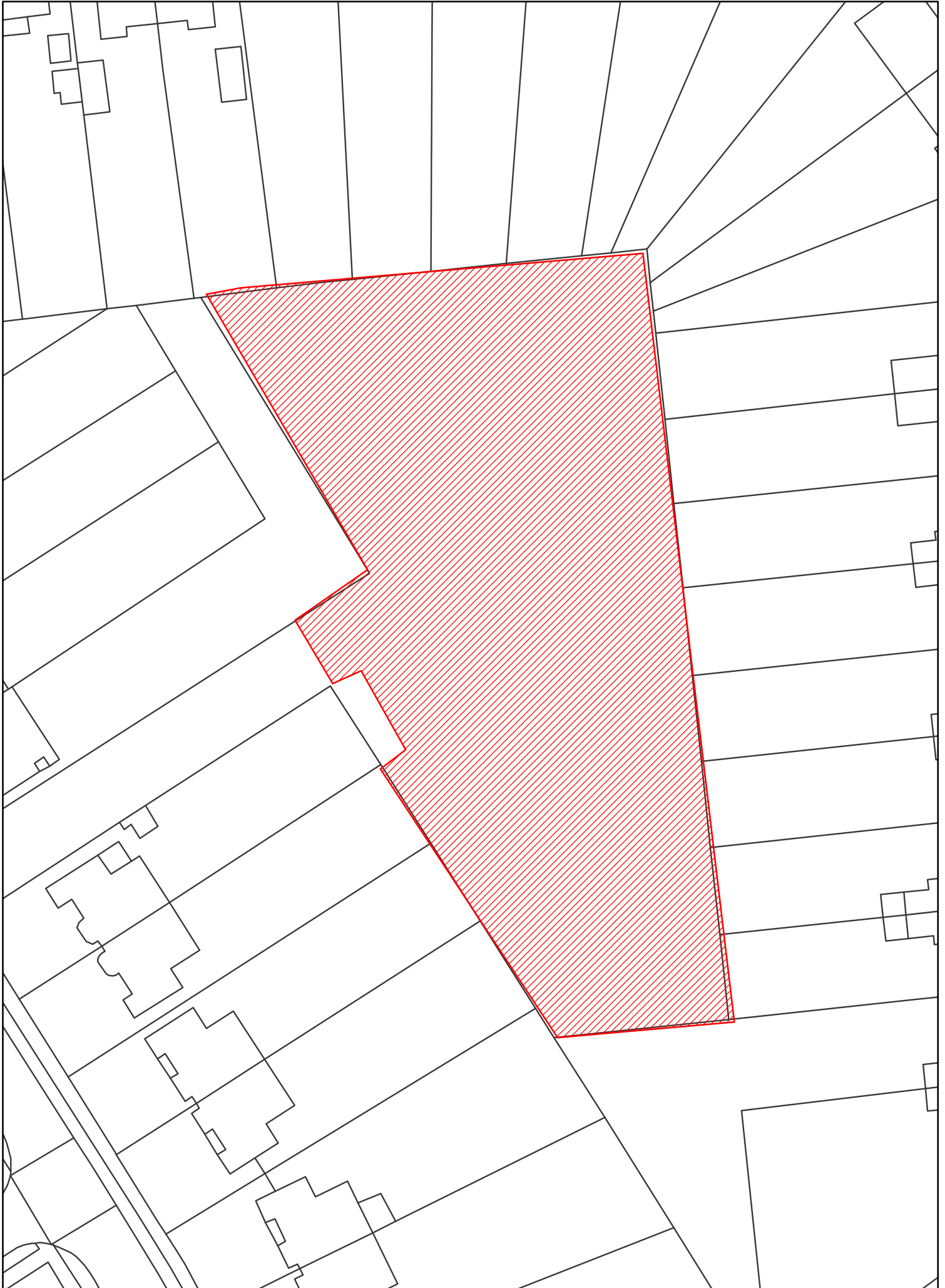


Land at Bridgefield Close, Nork (N01)



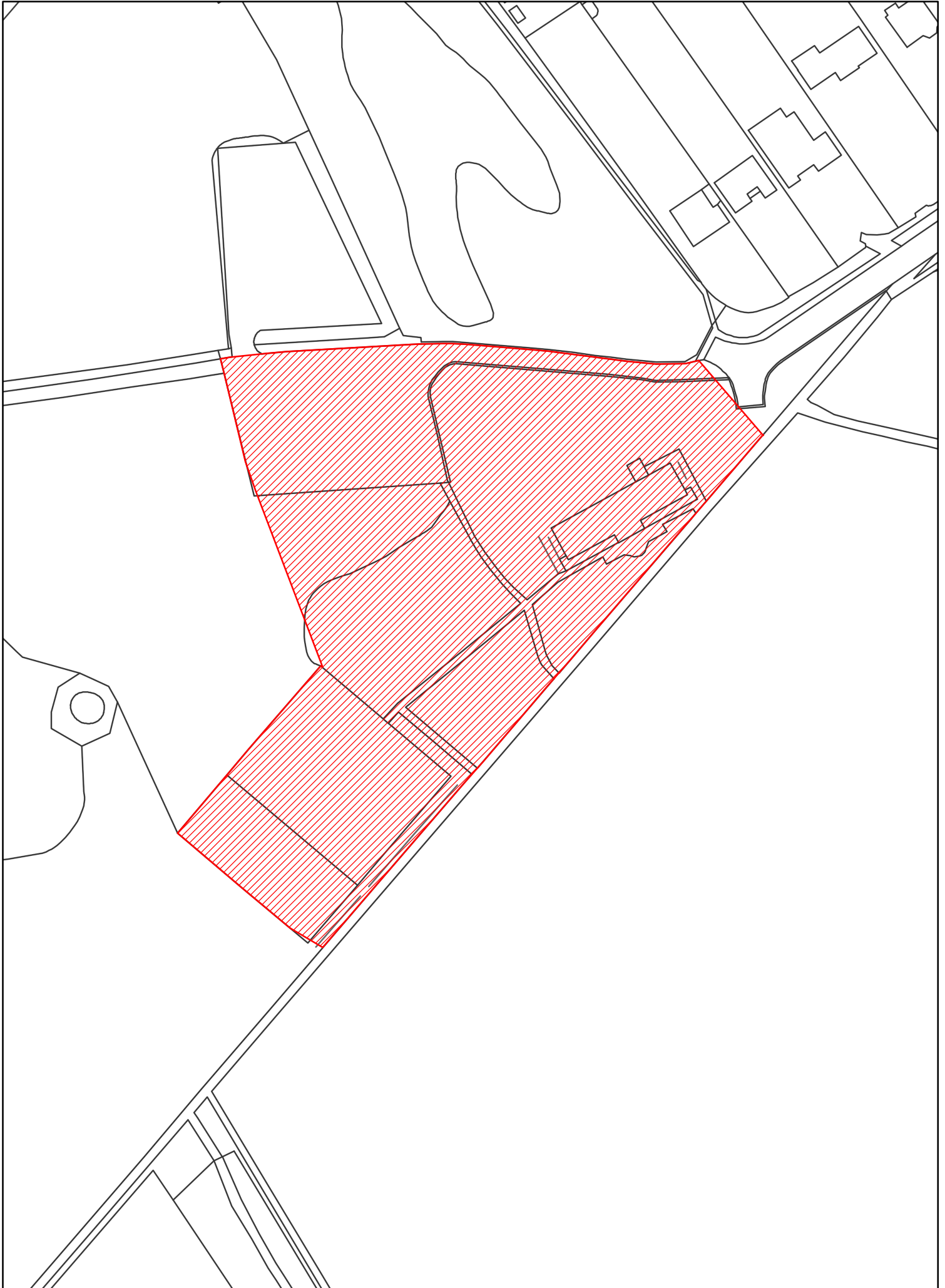
<b>Site details</b>	
SHLAA Reference	N01
Source of site	RBBC Property
Site name	Land at Bridgefield Close, Nork
Existing use	Allotments
<b>Housing potential</b>	
Density	Assumed: 30dph
Capacity	15 units
Total site area (ha)	0.49 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land  The Council's Open Space Assessment identified a quantitative shortfall in allotment space across the borough: further analysis of allotment need/demand would be required to inform suitability.  The site is within the urban area of Banstead and therefore in a location contemplated for housing development in the Core Strategy  Accessibility to many local services and facilities is good and the site has a reasonable level of access to public transport services</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i>  Access to the site is relatively constrained and would require upgrading to support residential development.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the protected trees surrounding the site.  Development would result in the loss of publicly accessible opportunities for food growing.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found or evidence that the plots were surplus to requirements. As this cannot be confirmed at this stage, the site cannot be considered available.</p> <p><b>The site is considered to be not available for development at this point.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for housing development a review of the current restrictive designation. However, availability is subject to allotment needs and potentially the need to find alternative provision, as it is currently uncertain when and whether this could be overcome, the site cannot be considered available at this time.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of Urban Open Land; assessment of allotment needs/alternative options</p>	

Land at Parsonsfield Road, Nork (N02)



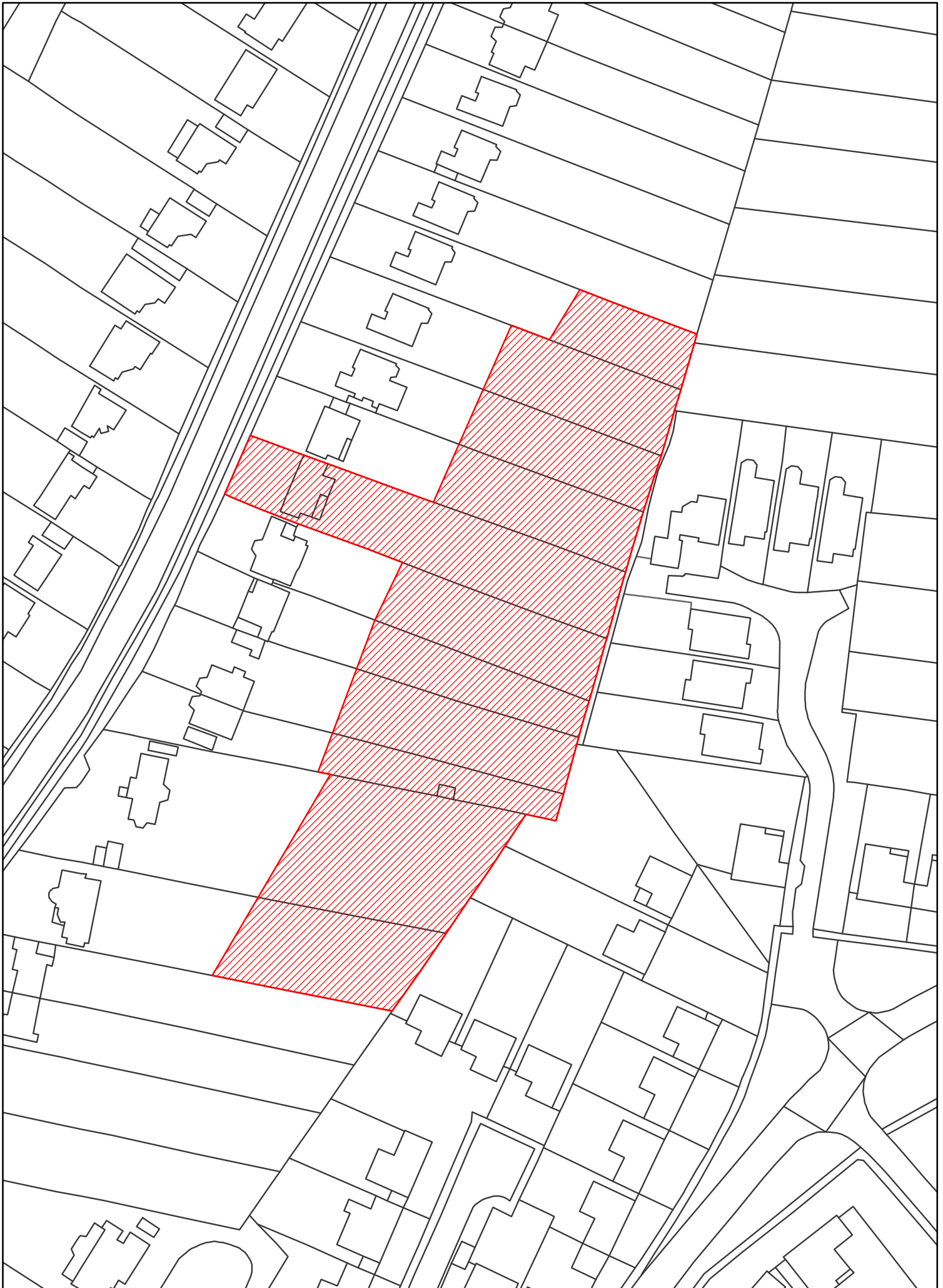
<b>Site details</b>	
SHLAA Reference	N02
Source of site	RBBC Property
Site name	Land at Parsonsfield Road, Nork
Existing use	Allotments
<b>Housing potential</b>	
Density	Assumed: 30dph
Capacity	7 units
Total site area (ha)	0.28 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land  The Council's Open Space Assessment identified a quantitative shortfall in allotment space across the borough: further analysis of allotment need/demand would be required to inform suitability.  The site is within the urban area of Banstead and therefore in a location contemplated for housing development in the Core Strategy  Accessibility to many local services and facilities is good and the site has a reasonable level of access to public transport services</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i>  Access to the site is via a narrow driveway and therefore is highly constrained. Alternative access, potentially via a donor property, may be required.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the protected trees surrounding the site.  Development would result in the loss of publicly accessible opportunities for food growing.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found or evidence that the plots were surplus to requirements. As this cannot be confirmed at this stage, the site cannot be considered available.</p> <p>Other land interests may need to be acquired to enable an appropriate access to the site.</p> <p><b>The site is considered to be not available for development at this point.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for housing development a review of the current restrictive designation. However, availability is subject to allotment needs and potentially the need to find alternative provision, as it is currently uncertain when and whether this could be overcome, the site cannot be considered available at this time.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of Urban Open Land; assessment of allotment needs/alternative options; access</p>	

Land at The Drive, Banstead (N07)

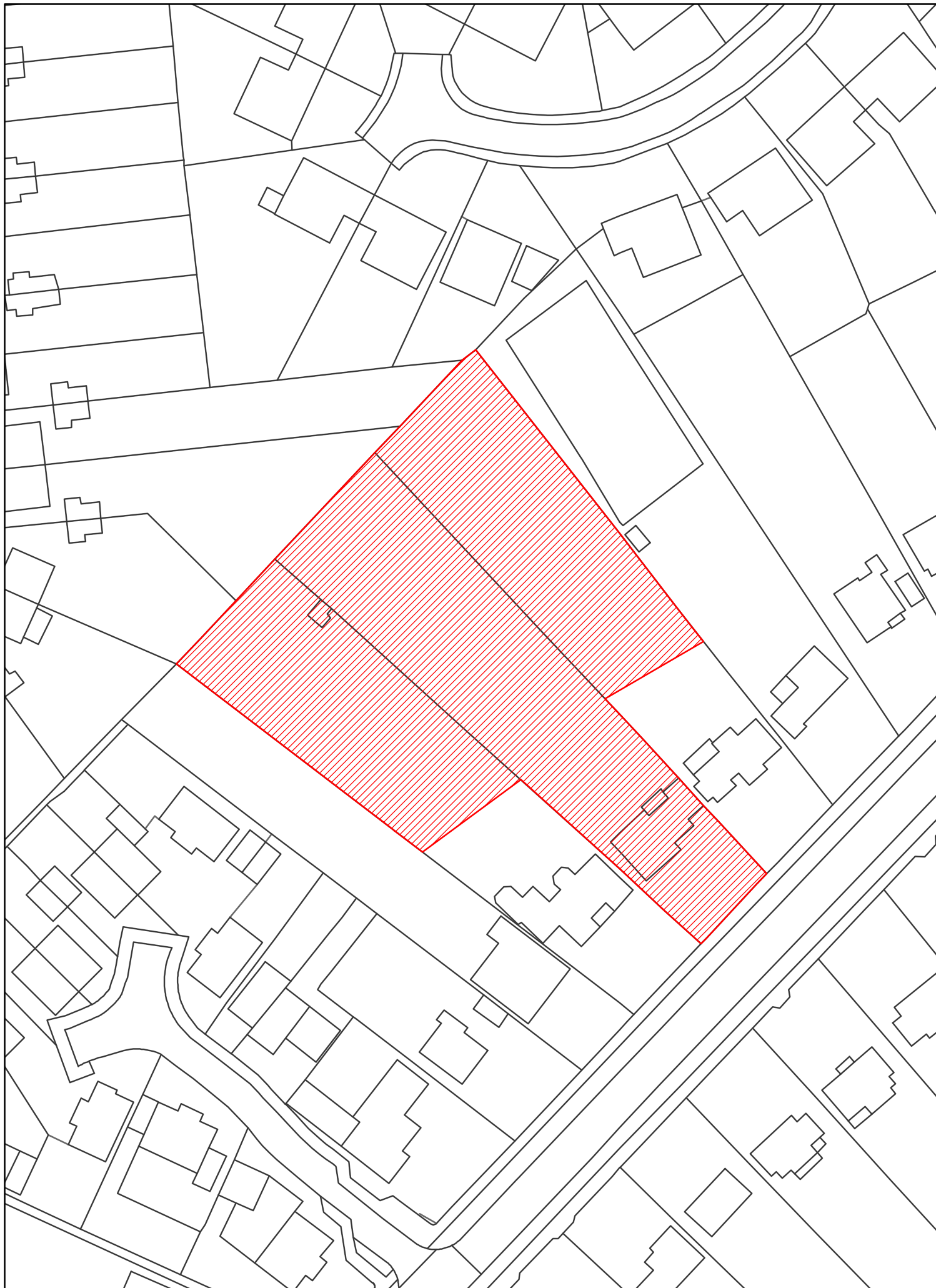




<b>Site details</b>	
SHLAA Reference	N07
Source of site	RBBC Property
Site name	Land at The Drive, Banstead
Existing use	Public open space, pavilion and recreation equipment
<b>Housing potential</b>	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	0.80 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land  The site is within the boundary of a registered Historic Park and Site of Nature Conservation Importance.  The site is within the urban area of Banstead and therefore in a location contemplated for housing development in the Core Strategy  Accessibility to many local services and facilities is reasonable and the site has a reasonable level of access to public transport services</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i>  There are areas of relatively dense woodland within the site.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the integrity of the Historic Park within which it sits  Development could potentially adversely impact upon the Site of Nature Conservation Importance and would bring about the loss of formal recreation facilities.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council and has been promoted for housing development. Availability of the site would be subject to alternative provision being made for the existing recreation facilities on the site.</p> <p><b>There is a reasonable prospect that the site would be made available for development during the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of urban greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development. It is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan); alternative recreation provision</p>	

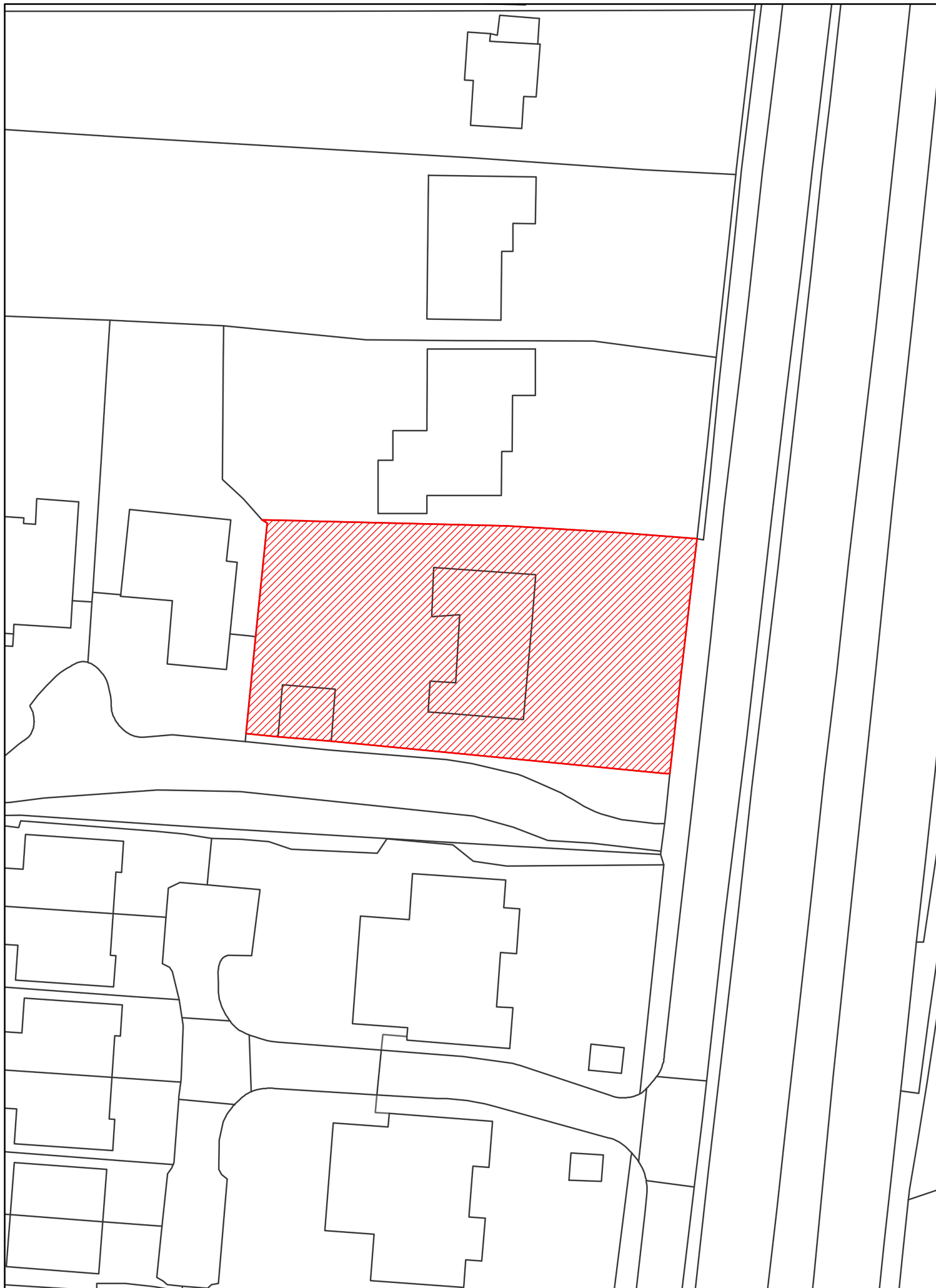


<b>Site details</b>	
SHLAA Reference	N08
Source of site	Extant Planning Consent
Site name	268-288 Fir Tree Road, Epsom Downs
Existing use	Residential (dwellings and garden land)
<b>Housing potential</b>	
Density	Proposed: 20dph
Capacity	13 units (net gain 12)
Total site area (ha)	0.77 hectares (approx.)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the urban area and therefore in a location contemplated for housing development in the Core Strategy.  Back land development is identified as being present within the locality.  Accessibility to local services and facilities (including Drift Bridge Local Centre) is good and the site also has relatively good access to public transport services.  The site has planning consent for 7 dwellings (net gain of 6 units); a planning application is currently being pursued on adjoining land to provide a further 6 additional units.</p> <p><i>Market Considerations:</i>  Given the type of site, its size and location, the site would most likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i>  There are no specific limitations associated with the site.</p> <p><i>Potential Impacts:</i>  There are no potential impacts associated with the site.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a number of private individuals. There is understood to be an agreement in place between the landowners and Denton Homes to purchase the site.</p> <p><b>The site is immediately available for housing development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is an agreement in place for Denton Homes to purchase the site.  A scheme of this size would likely to be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 77% uplift over and above the assumed existing use value (residential dwelling and residential garden land) which is considered to be sufficient to motivate the landowners to release the site.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for residential development. There is an agreement in place with a regional developer to purchase the site and it is therefore considered to be available. Appraisal suggests that the scheme would be achievable including economically viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	



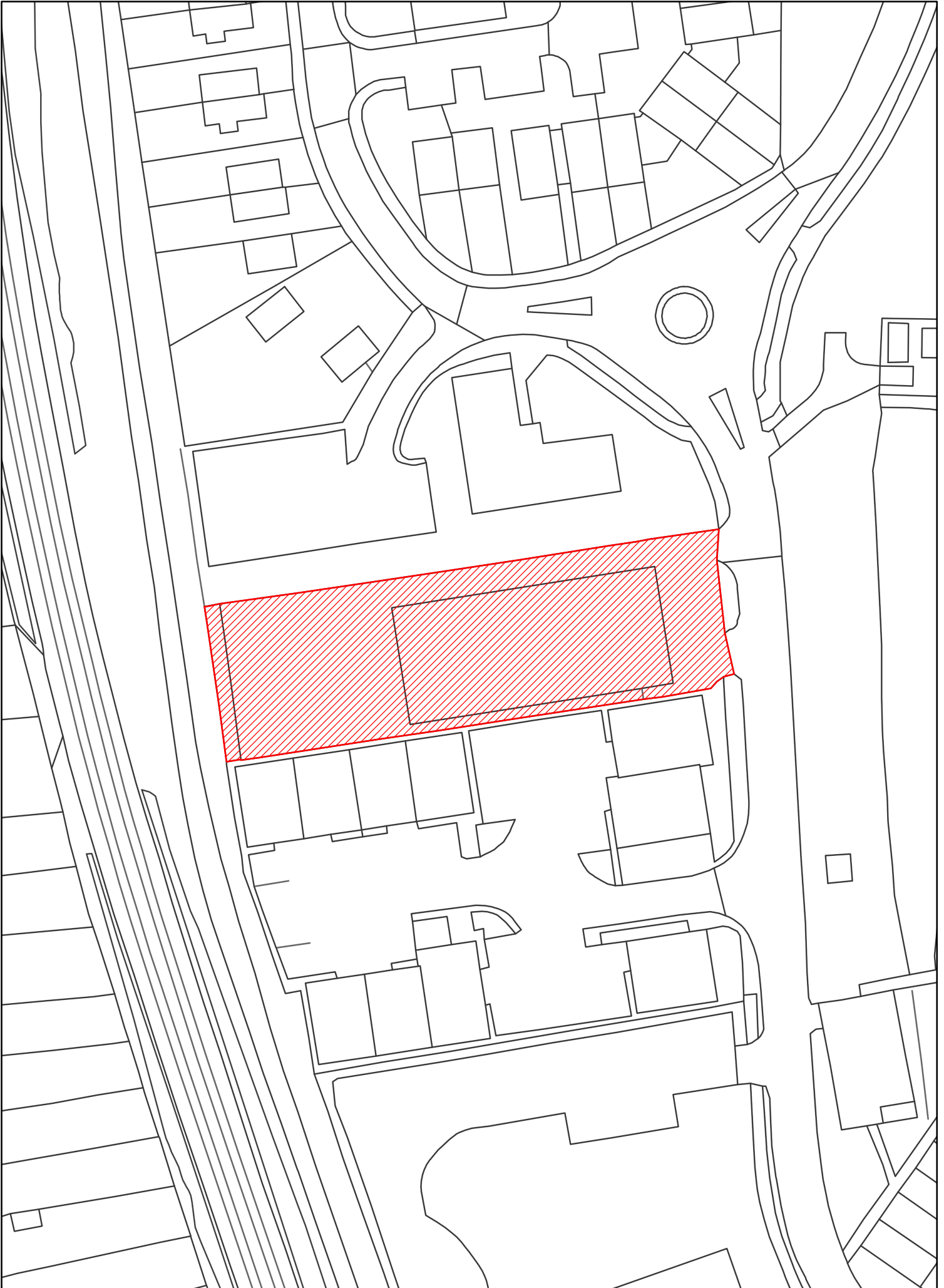
<b>Site details</b>	
SHLAA Reference	N09
Source of site	Extant Planning Consent
Site name	125 - 129 Nork Way
Existing use	Residential (back garden)
<b>Housing potential</b>	
Density	Proposed: 25dph
Capacity	8 units (net 7)
Total site area (ha)	0.35 hectares (approx.)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the urban area and therefore in a location contemplated for housing development in the Core Strategy.  Back land/ infill development is identified as being present within the locality.  Accessibility to local services and facilities (including Nork Way Local Centre) is good and the site also has reasonable access to public transport services.  The site benefits from planning consent for 8 dwellings resulting in a net gain of 7 units</p> <p><i>Market Considerations:</i>  The site is proposed to deliver large family homes.</p> <p><i>Physical Limitations:</i>  There are no specific limitations associated with the site.</p> <p><i>Potential Impacts:</i>  There are no specific impacts associated with the site.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by four private individuals; however, there is understood to be an agreement in place with Devine Homes to purchase and deliver the site.	
<b>The site is immediately available for housing development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is an agreement in place with Devine Homes who will build out the site. The developer has indicated that the units are due for completion in spring 2016. Devine Homes are an established regional developer and are considered to have the capacity to deliver a scheme of this nature.  A scheme of this size/ characteristic would likely to be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 36% uplift over and above the assumed existing use value (residential dwelling and residential garden land) which is considered to be sufficient to motivate the landowner to release the site.  Residential market demand in this area is very strong, particularly for family homes, and is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is considered to be suitable for residential development and evidence suggests that residential development would likely be achievable. It has been confirmed as being available for the use envisaged and development would be economically viable.</b>	
<b>The site is therefore considered to be deliverable.</b>	





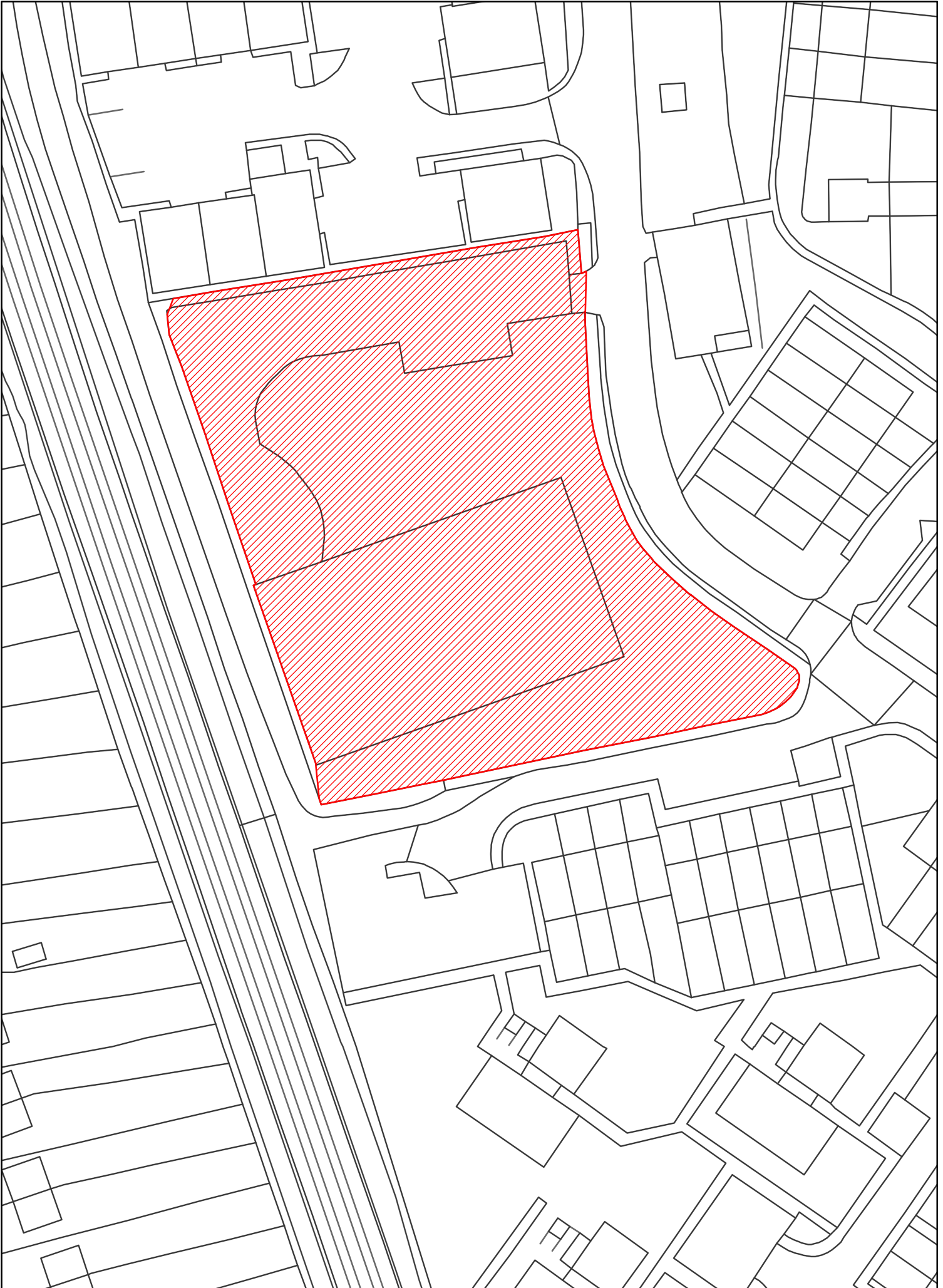
<b>Site details</b>	
SHLAA Reference	N10
Source of site	Extant Planning Consent
Site name	14 Brighton Road, Banstead
Existing use	Residential dwelling
<b>Housing potential</b>	
Density	Proposed: 80dph
Capacity	9 units
Total site area (ha)	0.11 hectares (approx.)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the urban area of Banstead where the principle of such residential development is acceptable in land use terms and in keeping with the surrounding existing land uses.  Back land development is identified as being present within the locality.  Accessibility to many local services and facilities is good and the site also has relatively good access to public transport services.  The site has planning consent for 9 flats.</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would deliver higher density residential development with a mixture of one and two bedroom flats.</p> <p><i>Physical Limitations:</i>  There are no specific limitations associated with the site.</p> <p><i>Potential Impacts:</i>  There are no potential impacts associated with the site.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Lucas Design and benefits from planning consent. The developer is currently discharging conditions with a view to commencing construction in early 2015.</p> <p><b>The site is immediately available for housing development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  The site is owned by a housebuilder, Lucas Design, who is considered to have the capacity to deliver a scheme of this nature.  A scheme of this size would likely to be delivered in a single phase and delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Hence, development could be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 39% uplift over and above the assumed existing use value (residential dwelling) which is considered to be sufficient to motivate the landowner to release the site.  Residential market demand in this area is very strong and is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for residential development and evidence suggests that residential development would likely be achievable. It has been confirmed as being available for the use envisaged and development would be economically viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

Unit 4, Pitwood Park, Waterfield, Tadworth (P01)



<b>Site details</b>	
SHLAA Reference	P01
Source of site	RBBC Property
Site name	Unit 4, Pitwood Park, Waterfield, Tadworth
Existing use	Industrial building
<b>Housing potential</b>	
Density	Assumed: 40dph
Capacity	8 units
Total site area (ha)	0.2 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy. Consent exists for redevelopment of the site to provide a number of small commercial units. The site is within the urban area, close to the Preston regeneration area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would most likely be suited to higher density residential development, either in the form of flats or small family houses.</p> <p><i>Physical Limitations:</i>  The site is identified as being potentially contaminated as a result of previous uses.</p> <p><i>Potential Impacts:</i>  Proximity to remaining industrial uses and adjoining railway line could give rise to residential amenity concerns.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council and there is a long-leasehold interest held by another party (non-occupational).</p> <p>Availability would be contingent upon agreement with, or acquisition of, the third party interest – there is understood to be a reasonable prospect of this.</p> <p><b>There is a reasonable prospect that the site would be made available for development during the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential use in the borough indicates that development of the site would likely be economically viable.  Costs of remediation associated with any land contamination could impact upon financial viability.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of employment land</p>	

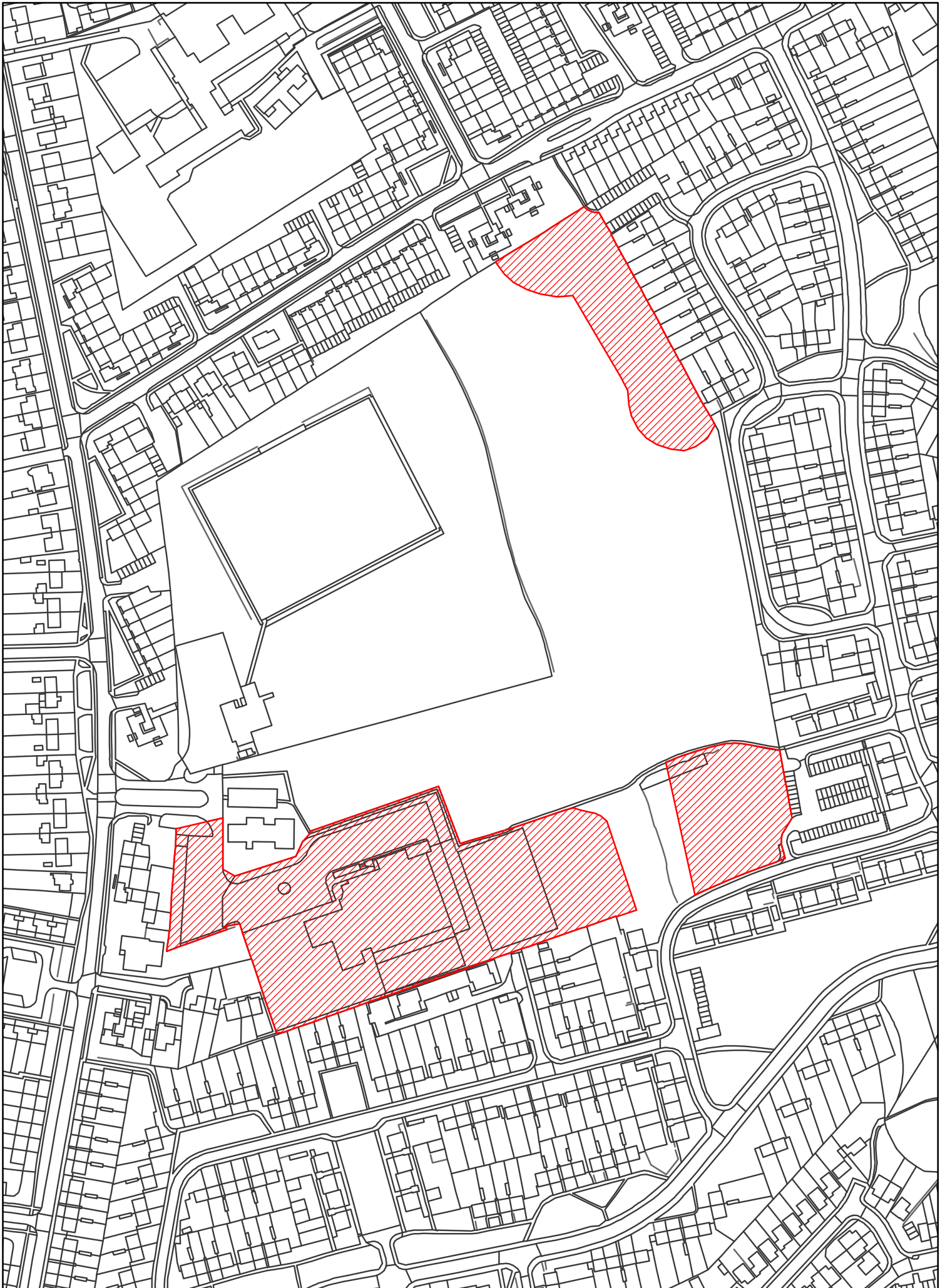
Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth (P02)





<b>Site details</b>	
SHLAA Reference	P02
Source of site	RBBC Property
Site name	Laboratory site, Pitwood Park, Waterfield, Tadworth
Existing use	Laboratory/office complex
<b>Housing potential</b>	
Density	Assumed: 35dph
Capacity	20-25 units
Total site area (ha)	0.53
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site forms part of a designated Employment Area – loss of employment uses on the site would strictly run contrary to policy  The site is within the urban area, close to the Preston regeneration area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i>  Proximity to remaining industrial uses and adjoining railway line could give rise to residential amenity concerns.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council. The unit is currently held by a private organisation on a long-leasehold interest but has been vacant for some time and has been promoted for redevelopment.	
<b>The site is available for housing development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this</p> <p><i>Economic Viability:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential use in the borough indicates that development of the site would likely be economically viable.  Costs of remediation associated with any land contamination could impact upon financial viability.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing and is not available for such development. The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Employment land review	

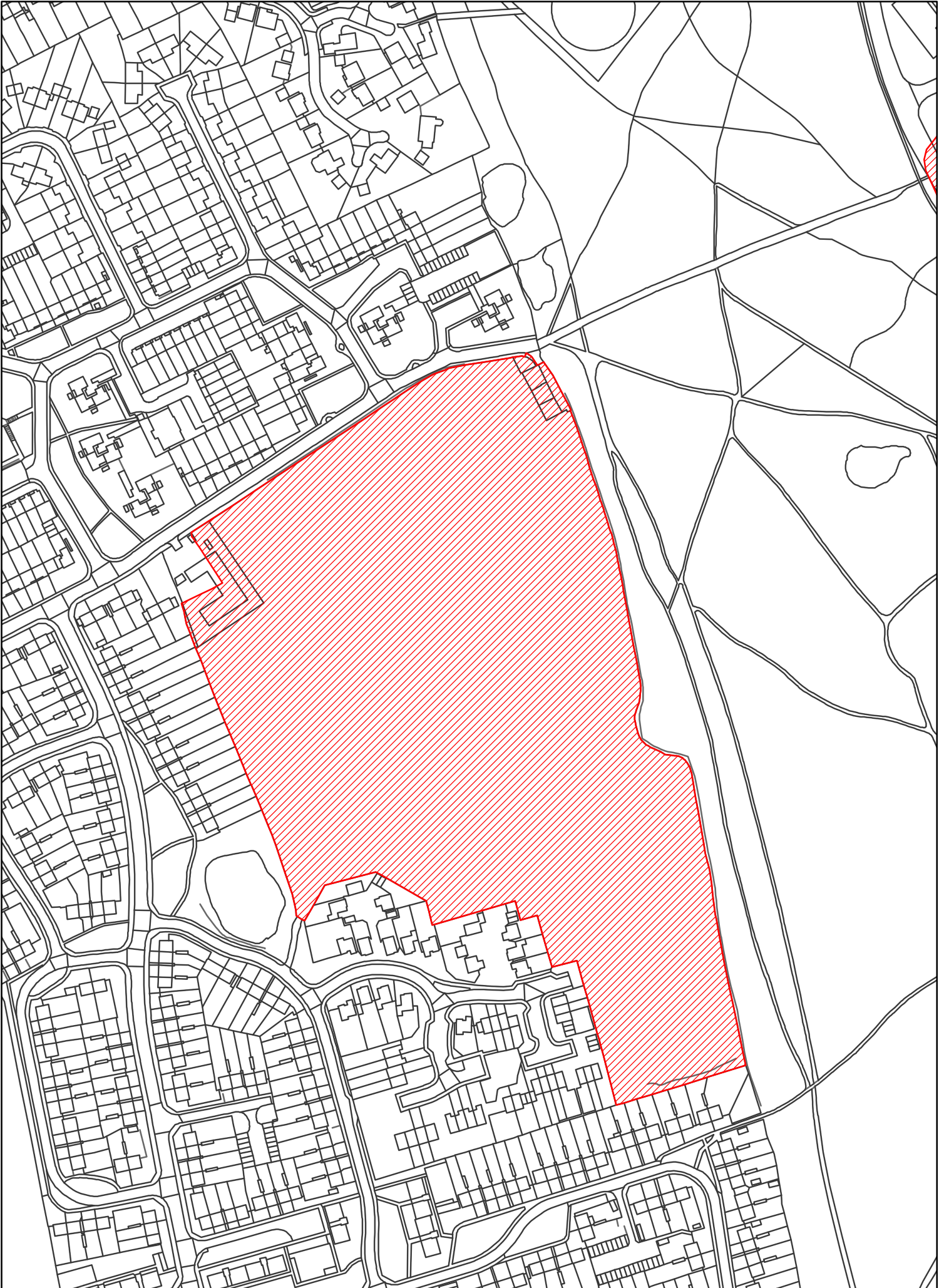
Land at Merland Rise, Preston (P03)



<b>Site details</b>	
SHLAA Reference	P03
Source of site	RBBC Property
Site name	Land at Merland Rise, Preston
Existing use	Leisure Centre and public open space
<b>Housing potential</b>	
Density	Assumed: 40dph
Capacity	130 units
Total site area (ha)	3.2 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land  The site is within the Preston regeneration area and therefore in a priority location for housing development in the Core Strategy  Accessibility to many local services and facilities is good and the site has a good level of access to public transport services  The site benefits from a resolution to grant consent for 130 homes subject to a satisfactory s106 agreement</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  There are localised areas in the southern parts of the site which are identified as being at risk from surface water flooding.</p> <p><i>Potential Impacts:</i>  Development could contribute to the regeneration of Preston and the improvement of public sports and recreation facilities.  Development could impact upon the site of archaeological importance adjoining the site.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Croudace Homes who are actively progressing development.	
<b>The site is immediately available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  A regional housebuilder in involved with experience of development locally and is considered to have the capacity to deliver the scheme proposed.  Development will be completed in several discrete small phases. The timing and phasing of development on the southern part of the site is contingent upon the completion of the new Leisure Centre on the adjoining site (anticipated 2015); however, development on the northern part of the site can proceed ahead of this.  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver 25 times uplift over and above the assumed existing use value (public open space/community facility) which is considered to be sufficient to motivate the landowner to release the site.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is suitable for housing development and is immediately available. The site is also considered to be achievable (with a house builder involved) and would be financially viable.</b>	
<b>The site is therefore considered to be deliverable.</b>	



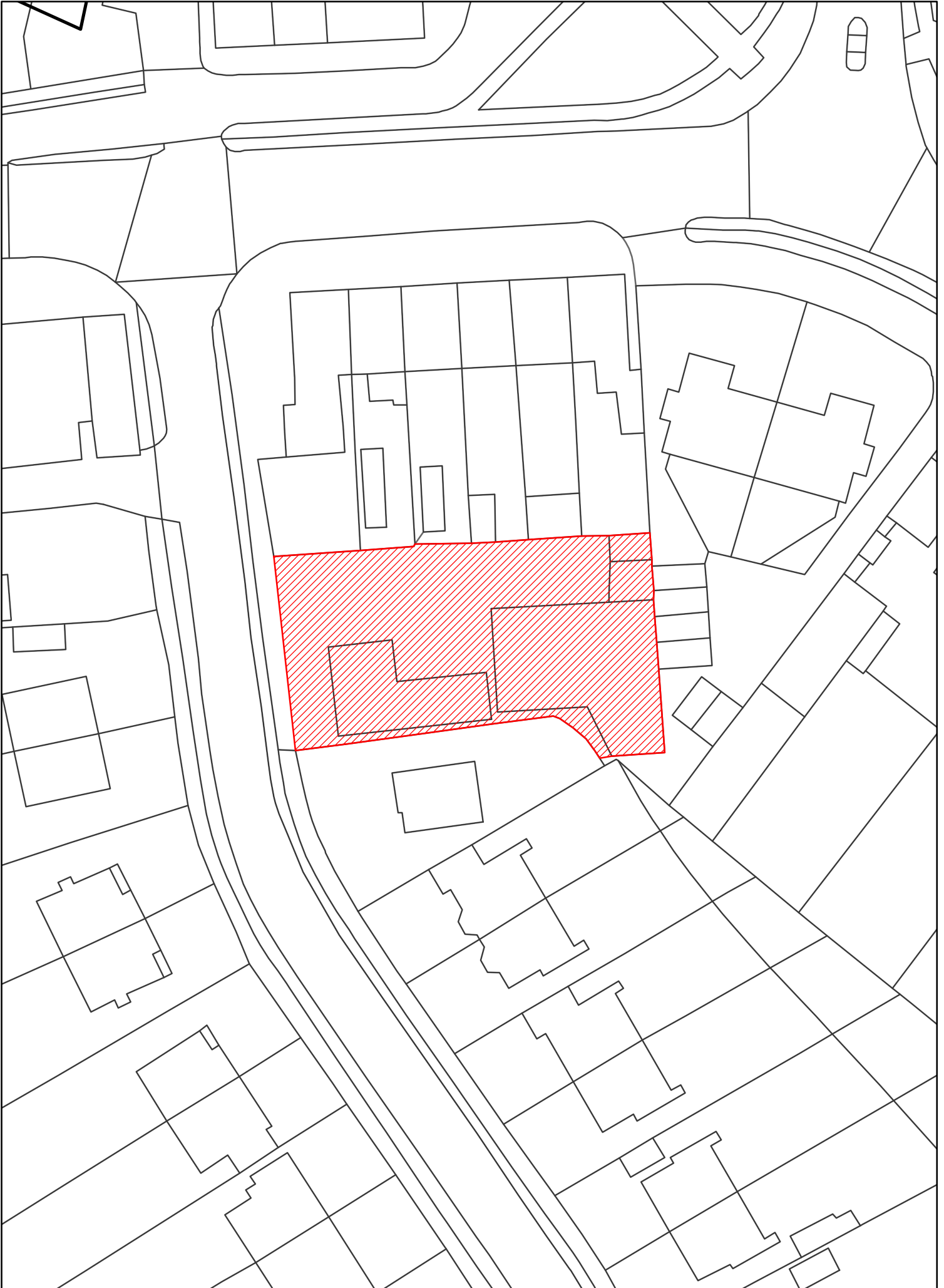
Former De Burgh School, Chetwode Road, Preston (P04)



<b>Site details</b>	
SHLAA Reference	P04
Source of site	Call for Sites – Regeneration
Site name	Former De Burgh School site, Chetwode Road, Preston
Existing use	Informal open space (former school grounds)
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	180 units
Total site area (ha)	5.9
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is safeguarded for housing development within the Borough Local Plan 2005.  The site is within the Preston regeneration area and as such a priority location for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i>  Development could contribute to the regeneration of the Preston area.  Development could potentially impact upon the adjoining Burgh Heath SNCI and the adjoining Marbles Pond</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Surrey County Council and is being actively progressed for housing development as part of the Preston regeneration proposals. An outline application to redevelop the site for housing is currently being progressed by the landowner.</p> <p>The landowner has confirmed the intention to dispose of the site (with planning consent) during 2015.</p> <p><b>The site is immediately available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this magnitude would likely be delivered in a number of discrete phases.  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this; hence a scheme could be delivered within 4 to 5 years</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver 16 to 17 times uplift over and above the assumed existing use value (informal amenity land) which is considered to be sufficient to motivate the landowner to release the site.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and immediately available. There is a realistic prospect that development would be achievable, including financially viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

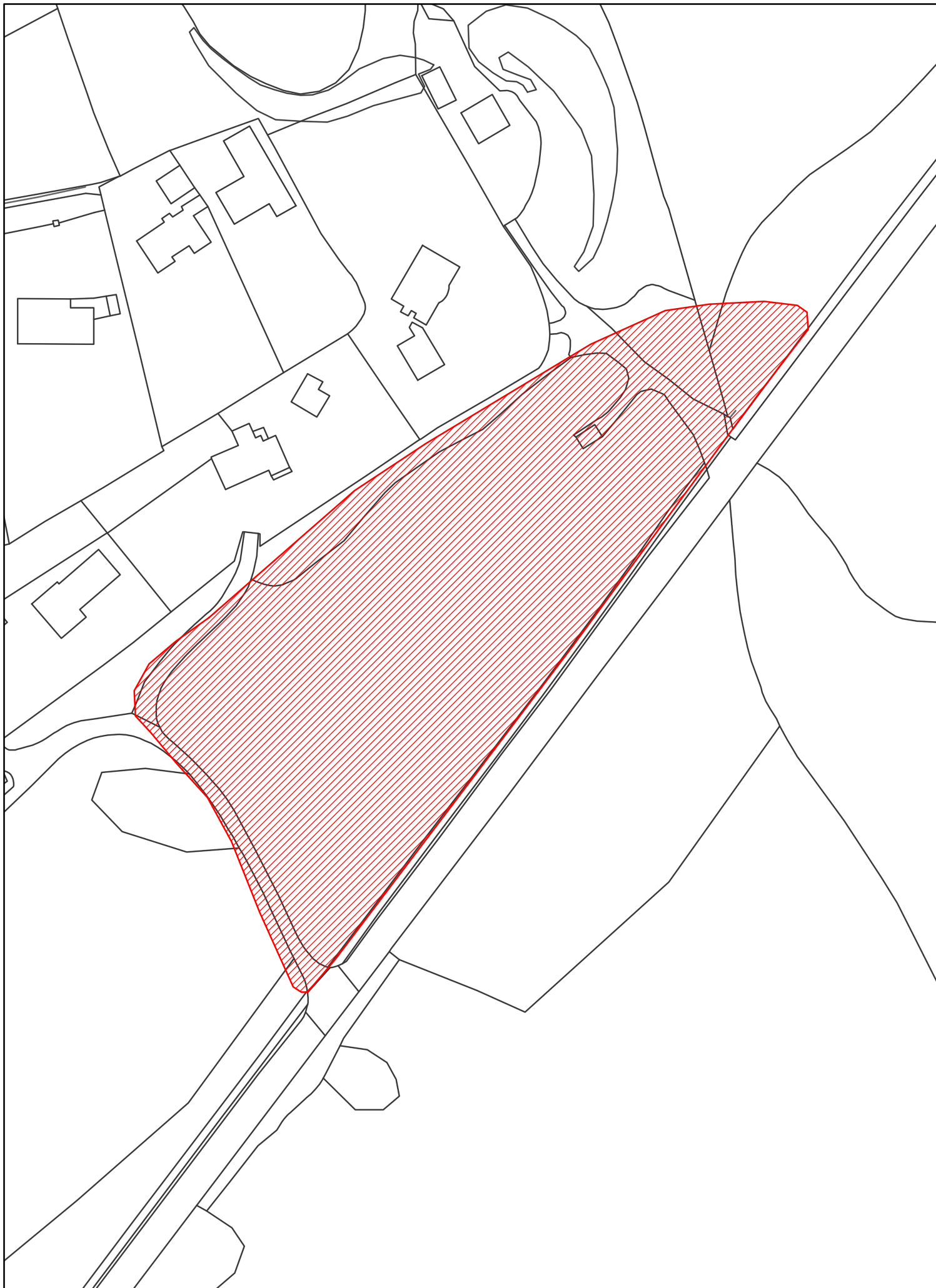


Downs Mower Services, Tattenham Crescent, Epsom Downs (TAT04)



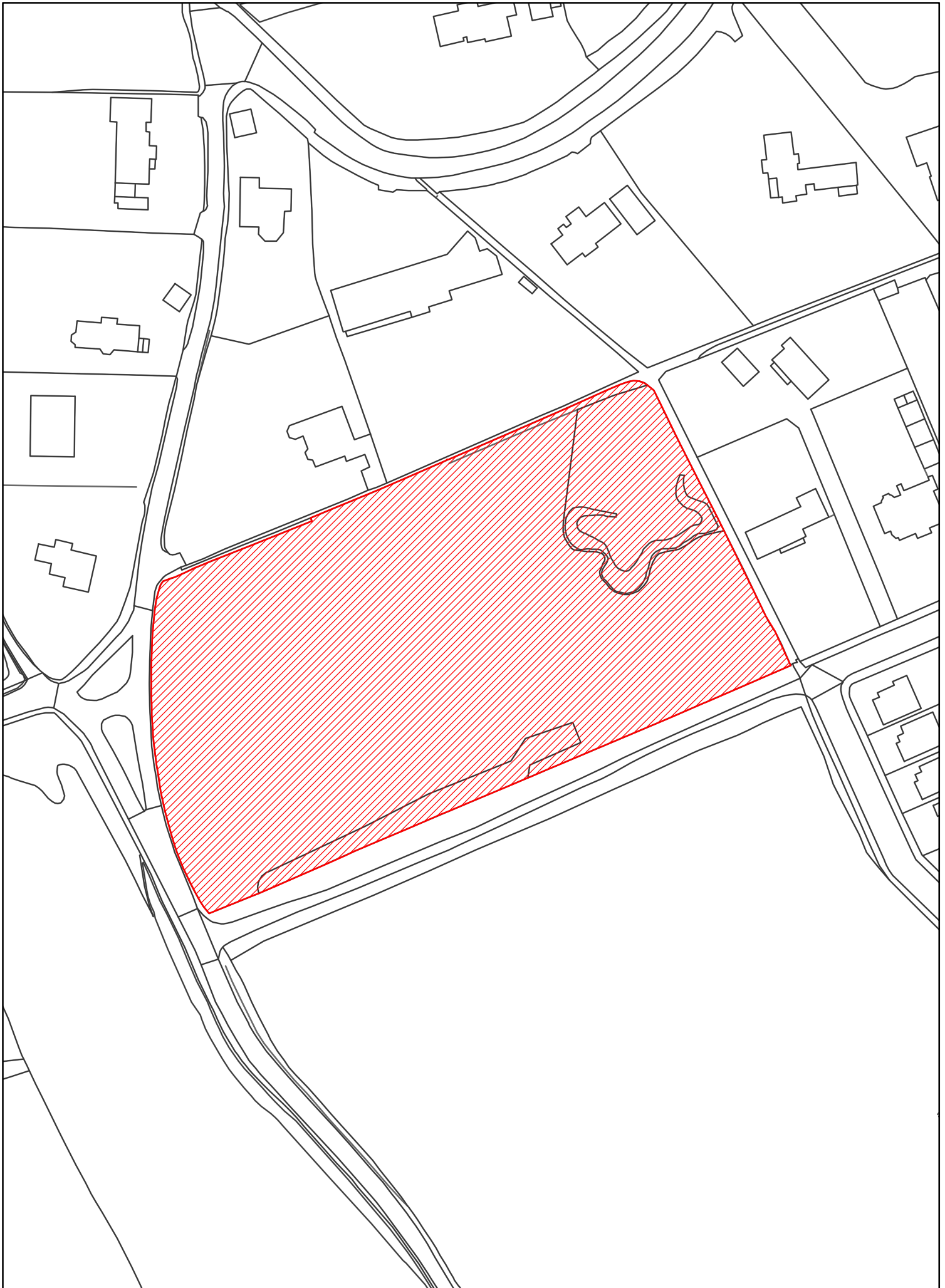
<b>Site details</b>	
SHLAA Reference	TAT04
Source of site	Extant Planning Consent
Site name	Downs Mower Services, Tattenham Crescent
Existing use	Commercial workshop
<b>Housing potential</b>	
Density	Proposed: 250 dph
Capacity	5 units
Total site area (ha)	0.02 hectares
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is within the urban area and adjoins Tattenham Crescent Local Centre.  The site is within the urban area and therefore in a location contemplated for housing development in the Core Strategy  Accessibility to many local services and facilities is good given its close proximity to Tattenham Crescent Local Centre  and the site also has good access to public transport services.  The site benefits from planning consent for 5 flats.</p> <p><i>Market Considerations:</i>  Given the type of site and location, the site would be capable of delivering high density residential development in the  form of flats, as per the planning consent.</p> <p><i>Physical Limitations:</i>  There are no specific physical limitations associated with the site.  There is the potential risk of land contamination on site due to its current and previous uses: a condition requiring  investigation has been imposed on the consent.</p> <p><i>Potential Impacts:</i>  A condition has been imposed requiring further investigation to establish the extent of contamination to demonstrate the  site is suitable for residential use.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual, who has indicated that they intend to bring the site forward in accordance with  the existing planning consent within the next 12 months.</p> <p><b>The site is therefore immediately available for housing development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer; however, the landowner has indicated that they intend to carry out the  development.  Given the small scale nature of the development, it is considered realistic that a private individual could progress  development through a contractor.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development  could therefore be completed within 6 to 9 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme  would deliver a 38% uplift over and above the assumed existing use value (commercial workshop) which is considered to  be sufficient to motivate the landowner to release the site.  Viability testing of the site indicates that development would be financially viable.  The residential market demand in this area is considered to be sufficient to support development of this scale and nature.</p> <p><b>There is a reasonable prospect that development of the site would be achievable over the planned period.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and immediately available. There is a realistic prospect that  development would be achievable, including financially viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

Land at Dorking Road, Walton on the Hill (TW01)



<b>Site details</b>	
SHLAA Reference	TW01
Source of site	RBBC – Environmental Health
Site name	Land at Dorking Road, Walton on the Hill
Existing use	Semi-natural open space and woodland
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	15 units
Total site area (ha)	0.82
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is poor and public transport services around the site are also very limited</p> <p><i>Market Considerations:</i>  The site would most likely deliver larger family homes.</p> <p><i>Physical Limitations:</i>  The north-eastern part of the site is identified as being at risk from surface water flooding.  The site is densely wooded which severely impinges upon development potential.  Access to the site from Dorking Road would need to be carefully considered</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.  Development of the site could potentially impact upon the setting of the nearby Conservation Area.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council. The site is legally protected as Common Land and Secretary of State approval would be required for de-registration: this is therefore a significant legal constraint and there is no prospect of this being overcome.</p> <p><b>The site is not available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and, being protected as Common Land, is not available for development. It is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; Secretary of State approval for common de-registration.; access</p>	

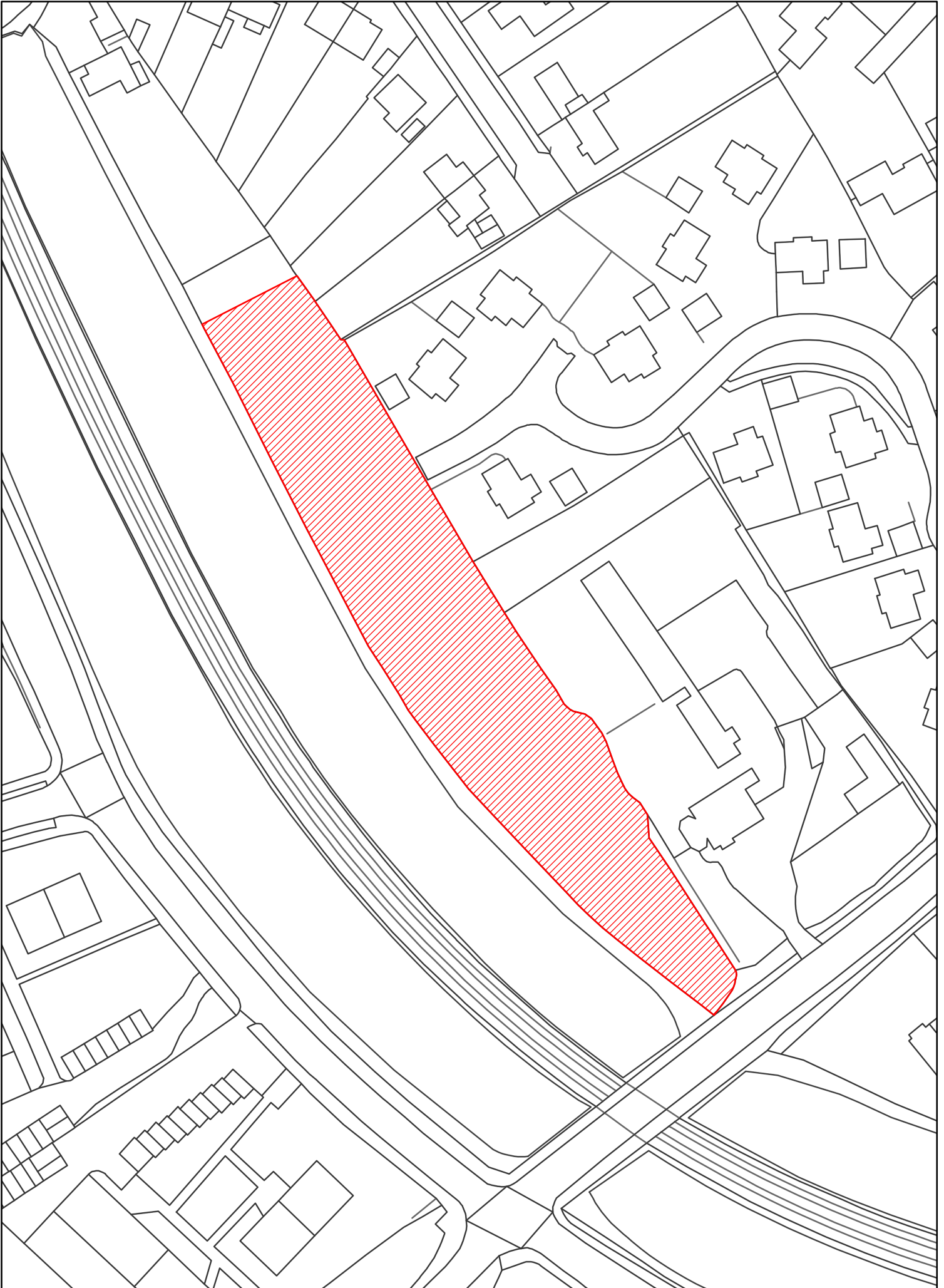
Land to the east of Ebbisham Lane, Walton on the Hill (TW02)





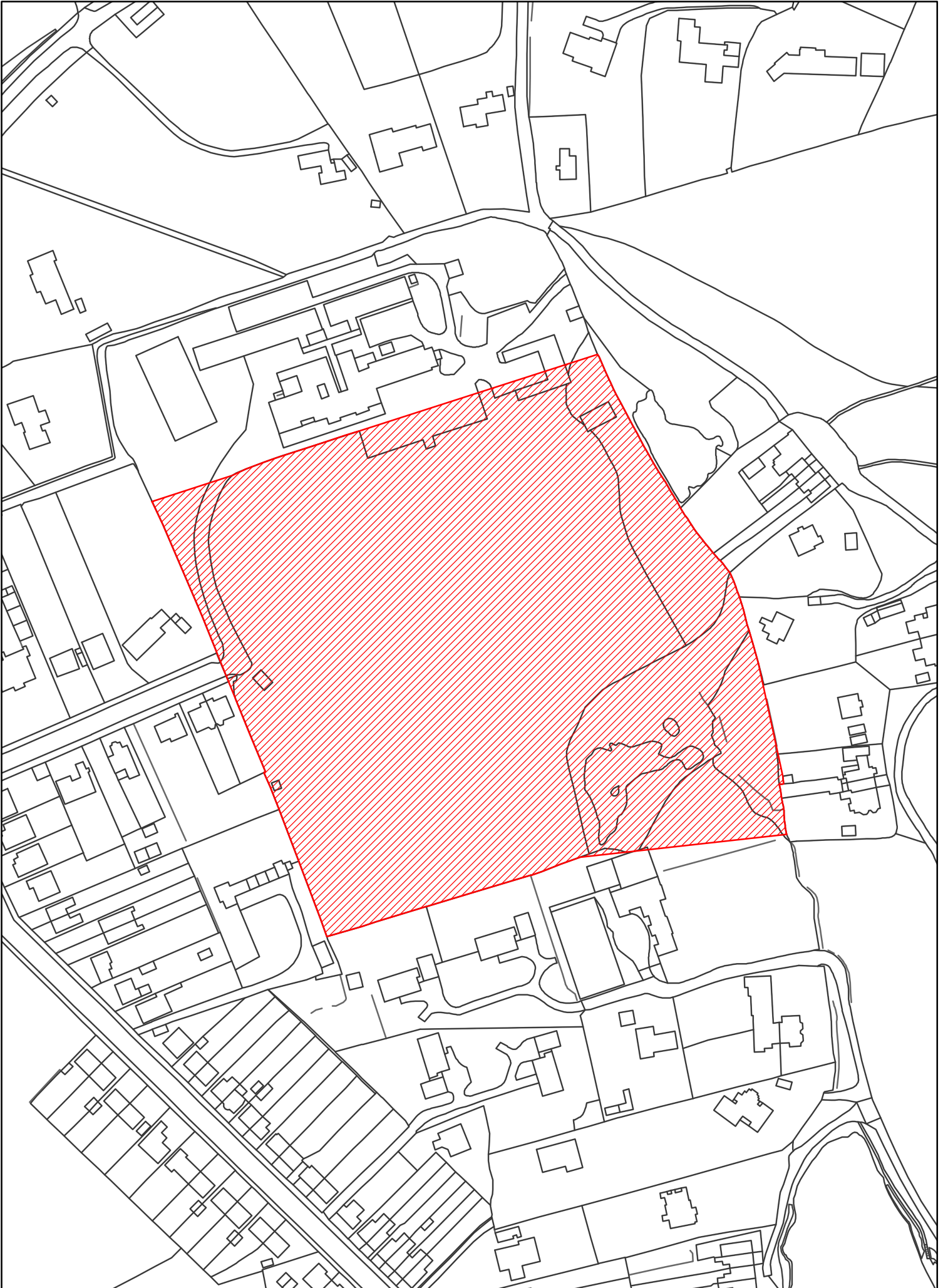
<b>Site details</b>	
SHLAA Reference	TW02
Source of site	RBBC – Environmental Health
Site name	Land east of Ebbisham Lane, Walton on the Hill
Existing use	Semi-natural open space with woodland/grazing
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	30 units
Total site area (ha)	1.4
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is poor and public transport services around the site are also very limited</p> <p><i>Market Considerations:</i>  The site would most likely deliver larger family homes.</p> <p><i>Physical Limitations:</i>  Land levels across the site fall quite sharply from east to west which would likely impact upon development potential  Parts of the site are densely wooded which would reduce development potential.  The site is identified as being potentially contaminated.  Access to the site via Ebbisham Lane and Sandlands Road is constrained and would be unlikely to support residential development</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual. It has not been possible to ascertain whether the site is available for development.	
<b>Availability of the site for development, including housing, is uncertain.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Costs of remediation associated with any land contamination could impact upon financial viability.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and availability of the site is also uncertain. The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change, contamination investigation; availability; access	

Land at Tadworth Street, Tadworth (TW03)



<b>Site details</b>	
SHLAA Reference	TW03
Source of site	RBBC Property
Site name	Land at Tadworth Street, Tadworth
Existing use	Public open space/woodland
<b>Housing potential</b>	
Density	Assumed: 25dph
Capacity	10 units
Total site area (ha)	0.42 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land.  The site does is within the urban area close to Tadworth local centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would most likely deliver larger family homes.</p> <p><i>Physical Limitations:</i>  The site is densely wooded, part of which is protected by TPOs, which impinges upon development potential  The form of the site (long and narrow) means it is likely to be physically difficult to accommodate development and supporting infrastructure.  Access to the site is currently quite constrained via an existing residential cul-de-sac</p> <p><i>Potential Impacts:</i>  Development would lead to a loss of accessible open space and could impact upon nature conservation of the woodland area.  Proximity to the railway line would likely give rise to residential amenity issues.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The site was promoted for housing development but has since undergone improvements to provide public open space. It is therefore no longer being pursued for residential development.</p> <p><b>The site is not available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Economic Viability:</i>  Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and is not available. It is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> None</p>	

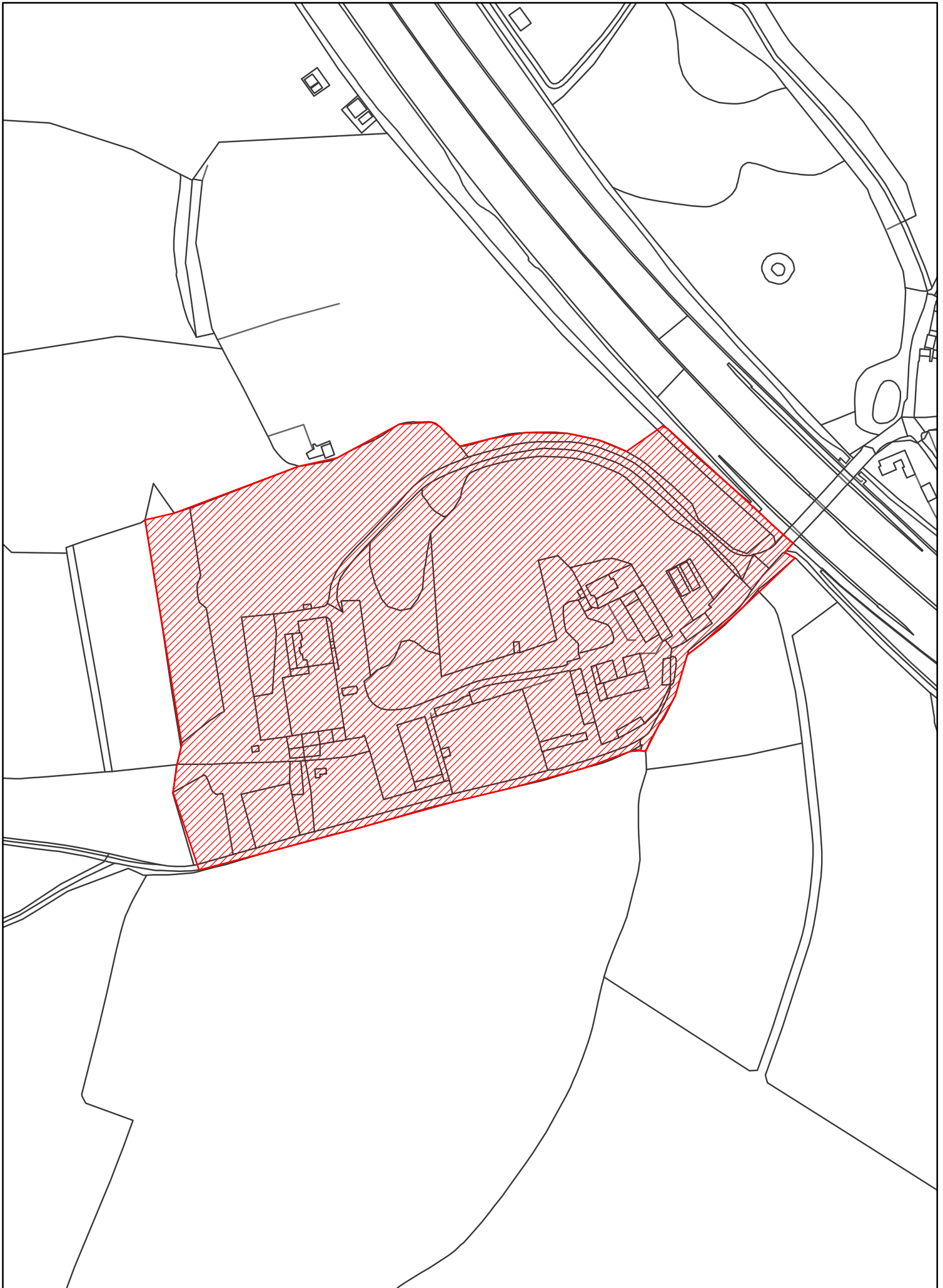
British Transport Police Training Centre, Sandlands Grove, Tadworth (TW04)



<b>Site details</b>	
SHLAA Reference	TW04
Source of site	Call for Sites
Site name	Former British Transport Police centre, Sandlands Grove, Walton on the Hill
Existing use	Informal open space
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	20 units
Total site area (ha)	3.2 (gross)/1.0 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and the Area of Great Landscape Value  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is reasonable but the site has relatively limited access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  There are localised areas in the southern parts of the site which are identified as being at risk from surface water flooding.  There are two large groups of TPO trees within the site.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value  Development could potentially impact upon the setting and integrity of the adjoining Conservation Area.  Development could impact upon the adjoining Site of Nature Conservation Importance.  Redevelopment of the site could create public access to any remaining open space.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Berkeley Homes, a national house builder, who have promoted the site for housing development.	
<b>The site is immediately available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  A national house builder owns the site and has already completed development on the northern (previously developed) part of the site. It is considered that they would have capacity to deliver.  A scheme of this size/characteristic would likely be delivered by a single house builder.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Economic Viability:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development. It is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

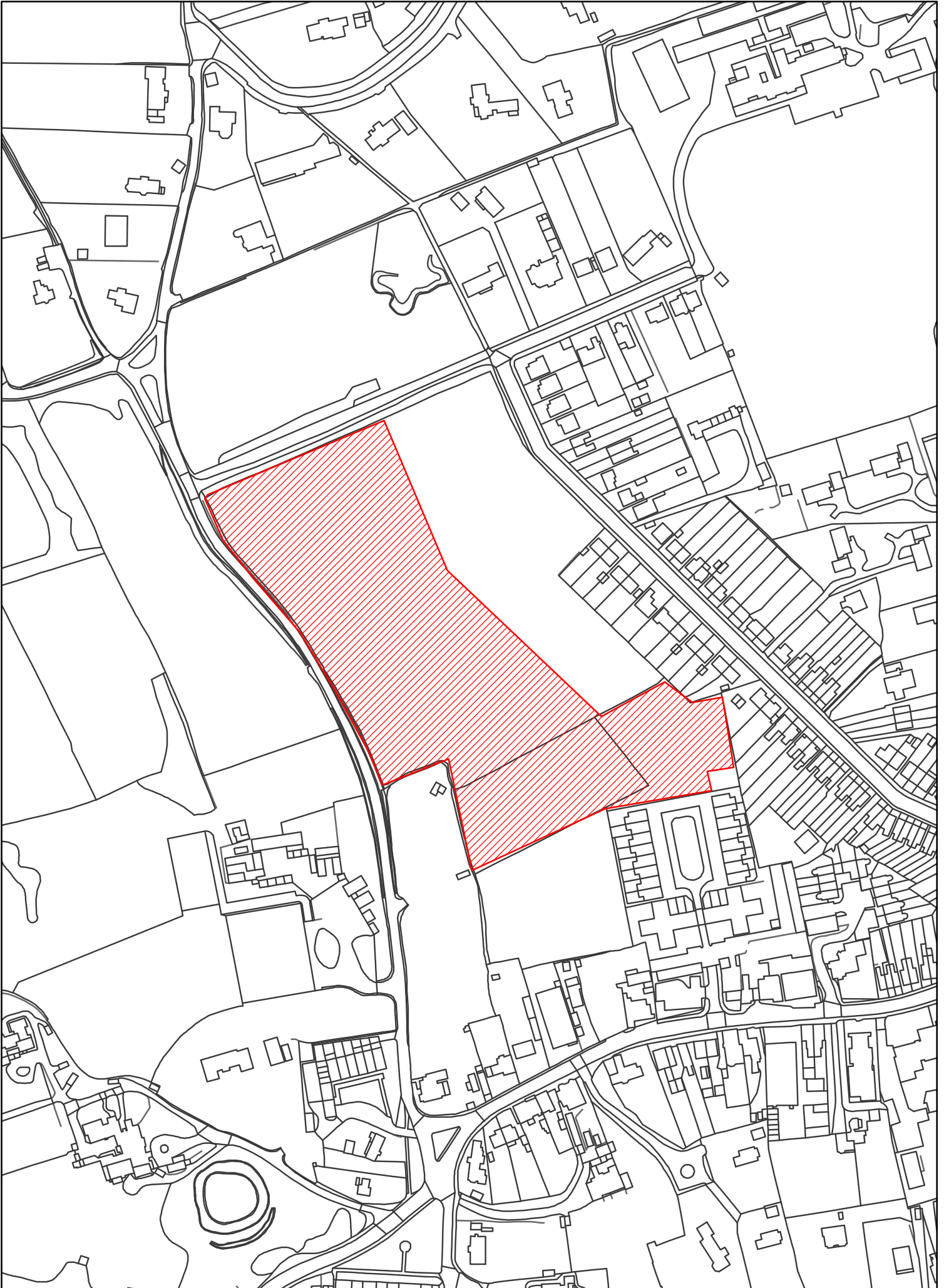


Frith Park Mansion and grounds, Sturts Lane, Walton-on-the-Hill (TW05)

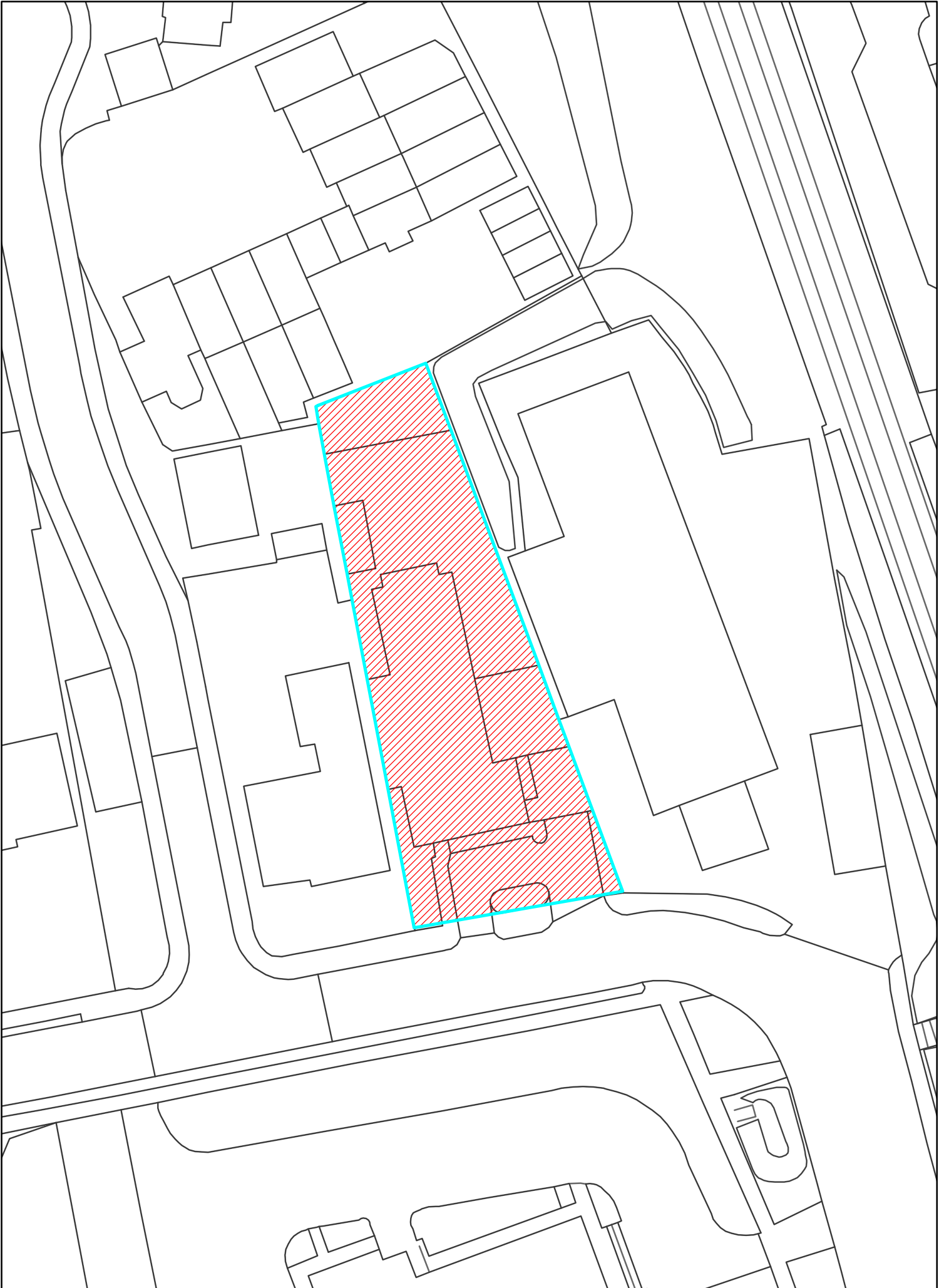


<b>Site details</b>	
SHLAA Reference	TW05
Source of site	Call for Sites
Site name	Frith Park Mansion, Sturts Lane, Walton on the Hill
Existing use	Mansion and derelict ancillary buildings
<b>Housing potential</b>	
Density	Assumed: 15dph
Capacity	35 units
Total site area (ha)	5.4 (gross)/ 2.5 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and within the Area of Great Landscape Value.  The site is designated as a Historic Garden.  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is poor and the site has relatively limited access to transport services. The site was historically granted planning permission for conversion and restoration to provide a number of residential dwellings: a new application along a similar line has been submitted.</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and sizes given its size and nature thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  There are a number of listed buildings on the site including the locally listed Frith Park Mansion and a number of Grade II listed farmhouses and structures within the grounds. These dictate the layout and form of development. There are a number of areas of ancient woodland within the site and other areas of dense woodland. Access to the site is via a narrow private bridge over the M25 and is quite constrained.</p> <p><i>Potential Impacts:</i>  Development could positively support the restoration of listed buildings and the Historic Gardens within the site.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a private organisation, Frith Park Farm Ltd. However, it is understood that there is an agreement in place with a regional housebuilder – Reside Developments – to purchase the site subject to planning.</p> <p>The site is largely vacant with the exception of a small number of ancillary buildings in the east of the site.</p>	
<b>The site is immediately available for housing development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is understood to be an agreement in place with a developer – Reside Developments. They are an established developer with experience of schemes involving restoration of listed buildings and it is considered they would have the capacity to deliver.  A scheme of this nature would likely be delivered in a single phase. Given the complex nature of the site, delivery rates of around 10-20 dwellings per developer per annum could be achieved on a site such as this. Hence, development could be completed within 24 to 30 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal has been submitted to accompany the current application which indicates that the proposed scheme was viable subject to a reduction in affordable housing. Appraisal carried out for the SHLAA confirms that assuming all appropriate costs associated with the development and an acceptable return to the developer, the scheme would deliver an 17% uplift over and above the assumed existing use value (urban fringe amenity land) if full affordable housing provision is required. This would be marginal in terms of viability and a reduction in affordable housing provision may be necessary to ensure viability. Costs associated with the need to restore listed buildings and the gardens on the site, provide access improvements and attenuate noise from the M25 impact upon the viability.  The residential market in this area is very strong and demand for high quality product such as that proposed is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and immediately available, with agreement in place with an established developer to carry out development. There is a realistic prospect that development would be achievable, including financially viable; however, a reduction in affordable housing requirements is likely to be necessary.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

Land at Sandlands Road, Walton on the Hill (TW06)



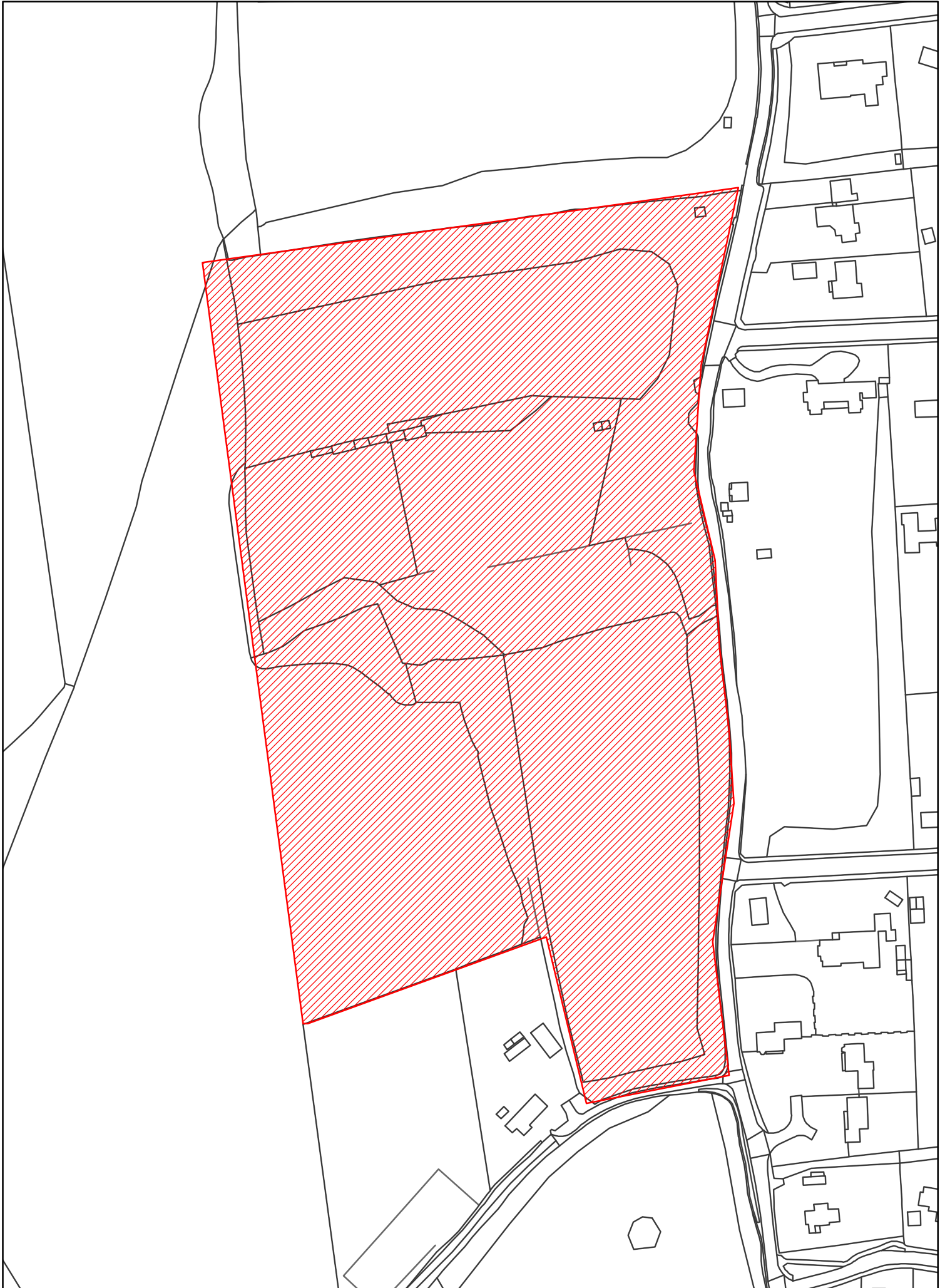
<b>Site details</b>	
SHLAA Reference	TW06
Source of site	Call for Sites
Site name	Land at Sandlands Road, Walton on the Hill
Existing use	Semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	50 units
Total site area (ha)	2.51 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt and within the Area of Great Landscape Value.  The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is reasonable but the site has somewhat limited access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size (although most likely geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Land within the site falls away sharply from east to west – the topography is such that it would potentially affect development potential/capacity  Road access to the site is quite constrained and improvements may be necessary to support larger scale residential development  There are two groups of protected trees within the site in addition to a number of individual protected trees</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the Area of Great Landscape Value, particularly given its prominence and topography  Development could potentially be visible from and impact upon the nearby conservation area</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site could be made available for development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential in the borough indicates that development of the site would likely be economically viable.  Costs of providing new road access/infrastructure could impact upon financial viability.  Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	





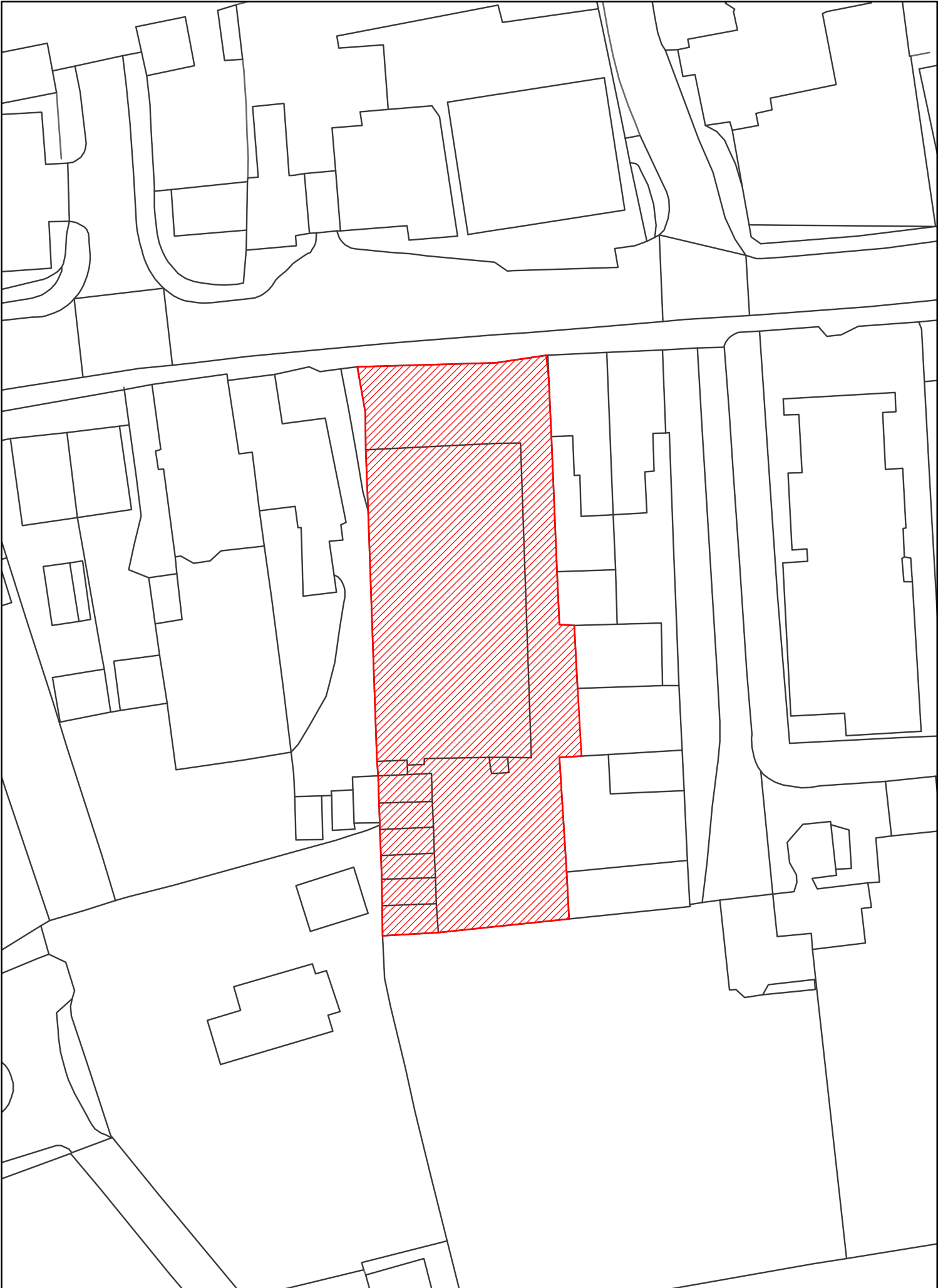
<b>Site details</b>	
SHLAA Reference	TW07
Source of site	Call for Sites
Site name	Tadworth Delivery Office, The Avenue, Tadworth
Existing use	Postal delivery office
<b>Housing potential</b>	
Density	Assumed: 80dph
Capacity	8 units
Total site area (ha)	0.1
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is in close proximity to Tadworth Local Centre, close to Tadworth rail station  The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to many local services and facilities is good and the site has good access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely deliver higher density housing (flats) given its size and location</p> <p><i>Physical Limitations:</i>  There are no notable physical limitations associated with the site</p> <p><i>Potential Impacts:</i>  Proximity to adjoining buildings, including the neighbouring car sales garage, may give rise to residential amenity and overlooking issues</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Royal Mail and has been promoted to the Council for development.</p> <p>Availability is subject to satisfactory alternative operational arrangements and could be released as part of service review.</p> <p><b>There is a reasonable prospect that the site would be made available for development within the plan period.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 26% uplift over and above the assumed existing use value (commercial premises) which is considered to be sufficient to motivate the landowner to release the site.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and there is a reasonable prospect of the site being made available for development by the landowner over the plan period. The site is also considered to be achievable, including financially viable.</b></p>	

Land at Frith Park, Walton on the Hill (TW08)



<b>Site details</b>	
SHLAA Reference	TW08
Source of site	Call for Sites
Site name	Land at Frith Park, Walton on the Hill
Existing use	Agricultural/semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	130 units
Total site area (ha)	6.6 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt and within the Area of Great Landscape Value. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is reasonable but the site has access to only limited public transport services.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There is a group of protected trees along the northern boundary of the site and a number of other blocks of woodland within the site The southern part of the site is identified as being at risk from surface water flooding, as are some localised areas in the north of the site. Access to the site via Chequers Lane is quite constrained and visibility along the road is poor in places</p> <p><i>Potential Impacts:</i> Development could potentially have an adverse visual impact upon the Area of Great Landscape Value Development could potentially be visible from and impact upon the setting of the nearby conservation area and several listed buildings</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by a private individual and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

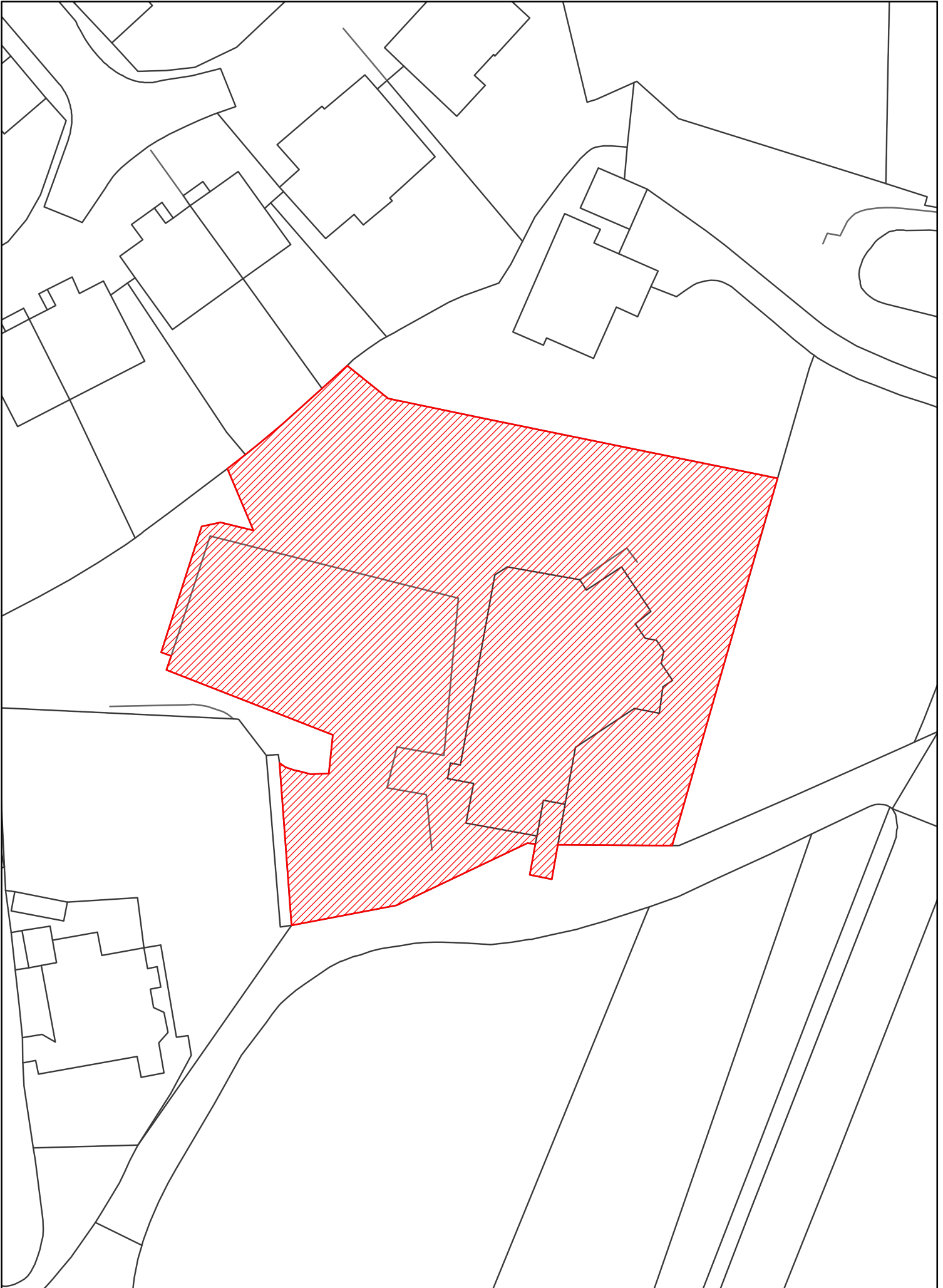
Traffic Garages, 41 Walton Street, Walton on the Hill (TW09)



<b>Site details</b>	
SHLAA Reference	TW09
Source of site	Extant Planning Consent
Site name	Former Traffic Garages, Walton Street, Walton on the Hill
Existing use	Convenience retail store
<b>Housing potential</b>	
Density	Assumed: 100 dph
Capacity	10 units
Total site area (ha)	0.1ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is within Walton on the Hill Local Centre  The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy  Accessibility to many local services and facilities is good and the site also has good access to public transport services  The site benefits from planning consent for 10 flats</p> <p><i>Market Considerations:</i>  The site would deliver high density residential development in the form of flats.</p> <p><i>Physical Limitations:</i>  There are no specific physical limitations associated with the site</p> <p><i>Potential Impacts:</i>  The site adjoins a locally listed building and development could potentially impact its setting</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by private individuals who have previously pursued residential development on the site. However, the site has recently been occupied by a national retail operator for a convenience store. There is no known prospect of this occupier vacating the site to enable development.</p> <p><b>The site is not available for housing development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder/developer and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's lack of availability. Generic assessment of the redevelopment of commercial sites for residential use in the borough indicates that development of the site would likely be economically viable.  Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for residential development and evidence indicates that residential development would likely be achievable. However, the site has recently been occupied by a national retail operator and there is no known prospect of this use ceasing, thus it is not available.</b></p> <p><b>The site is therefore not currently developable.</b></p>	



Former Royal Phoenix, Dorking Road, Tadworth (TW11)



<b>Site details</b>	
SHLAA Reference	TW11
Source of site	RBBC Property
Site name	Former Royal Phoenix, Dorking Road, Walton on the Hill
Existing use	Disused restaurant
<b>Housing potential</b>	
Density	Proposed: 40 dph
Capacity	11 units
Total site area (ha)	0.27 hectares (approx.)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is within the urban area, on the edge of the Tadworth settlement and adjoining areas of Green Belt and AGLV. The site is in the urban area and is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Accessibility to local services and facilities is more limited; however the site has good access to bus routes to Tadworth Local Centre and rail station.  The site benefits from planning consent for 11 flats.</p> <p><i>Market Considerations:</i>  The site would deliver higher density residential development in the form flats.</p> <p><i>Physical Limitations:</i>  There is a group of protected trees to the rear of the site which would need to be retained and protected as part of development.</p> <p><i>Potential Impacts:</i>  There are no potential impacts associated with the site.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual who has recently marketed the site for disposal. It is understood that agreement has been reached with a regional house builder, Jones Homes, to purchase the site.</p> <p><b>The site is therefore immediately available for housing development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  Jones Homes, a regional housebuilder, is understood to have an agreement in place to purchase the site. It is considered that this developer would have capacity to deliver a site of this scale/nature.  A scheme of this size would likely be delivered in a single phase.  Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. The site could therefore be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal indicates that, assuming all appropriate costs associated with the conversion and an acceptable return to the developer, the scheme would deliver an 29% uplift over and above the assumed existing use value (pub/restaurant) which would be sufficient to motivate the landowner to release the site.  The residential market in this area for all types of housing is very strong and considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and immediately available. There is a realistic prospect that development would be achievable, including financially viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	