Land south of Woodhatch Road, Reigate (EW01)



SHLAA Reference	
	EW01
Source of site	Call for Sites
Site name	Land at Woodhatch Road, Reigate
Existing use	Semi-natural open space/grazing
Housing potential	
Density	Assumed: 25dph
Capacity	0 units
Total site area (ha)	4 (gross)/ 0 (developable)
Suitability Policy Considerations:	
Accessibility to many loc services <i>Market Considerations:</i> The site would likely be towards family homes, t <i>Physical Limitations:</i> The site falls wholly with The site is identified as <i>Potential Impacts:</i> Development could pote Woodland as well as co Proximity to the sewage	 broad location contemplated for housing development through Policy CS4 of the Core Strategy cal services and facilities is reasonable and the site has some limited access to public transport capable of delivering a mix of housing in terms of both types and tenures; most likely geared hus potentially meeting a range of market requirements. hin Flood Zone 3 and is also in an area identified as being at risk from reservoir failure. being potentially contaminated entially impact adversely upon nature conservation value of the adjoining SNCI and Ancient nnectivity between these assets and Earlswood Common. e treatment works could give rise to residential amenity concerns.
	to be suitable for housing development.
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Land to the rear of 1 - 39 Earlsbrook Road, Redhill (EW02)



Site details	
SHLAA Reference	EW02
Source of site	RBBC – Environmental Health
Site name	Land rear of 1-39 Earlsbrook Road, Redhill
Existing use	Infrastructure – railway embankment
Housing potential	
Density	Assumed: 20dph
Capacity	8 units
Total site area (ha)	0.41 ha
Suitability	0.1110
Policy Considerations:	
The site is within the urba	an area and therefore within a location contemplated for housing development through Policy
CS4 of the Core Strategy	
Accessibility to many loca	al services and facilities is reasonable and the site has reasonable to public transport services
Market Considerations:	
I he site would most likely	\prime be suited to delivering higher density residential units (flats or small family homes).
Physical Limitations:	pwards from north to south which is likely to severely impinge upon development potential.
	eing potentially contaminated
The site is identified as be	
Potential Impacts:	
	rectly adjacent to – and level with – the railway line would give rise to significant residential
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Land at Princes Road, Earlswood (EW03)



Site details SHLAA Reference	EW03
Source of site Site name	RBBC Property Land at Princes Road, Earlswood
	,
Existing use Housing potential	Semi-natural open space/allotments
	Assumed: 25 dab
Density	Assumed: 25dph 125 units
Capacity Total site area (ha)	
Suitability	6.6 (gross)/ 5 (developable)
Policy Considerations:	
The site is wholly within the The site is not within a broa Accessibility to many local s services	ad location contemplated for housing development through Policy CS4 of the Core Strategy services and facilities is good and the site has a reasonable level of access to public transport Assessment recommends the retention of existing publicly accessible open space and
Market Considerations:	of delivering a mix of housing in terms of both types and tenures given its size, thus potentially
<i>Physical Limitations:</i> A large area of land in the e Zone 3.	east of the site is within Flood Zone 2 and a reasonable proportion of this is also within Flood
There is an area of dense w centre of the site.	woodland in the south of the site and a number small groups of protected mature trees in the
The site forms part of an op developed areas such as R	In the loss of publicly accessible open space and opportunities for food growing. Deen landscape gap which provides a degree of separation between the main urban area and Royal Earlswood and the hospital – loss of the gap would lead to a perception of coalescence. The may give rise to residential amenity concerns for the westernmost part of the site.
	d to be suitable for housing development.
Availability	te & Banstead Borough Council and has been promoted for housing development. Availability
	t to alternative open space provision being in place.
period.	espect that the site would be made available for residential development during the plan
period. Achievability	spect that the site would be made available for residential development during the plan
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Royal National Institute for the Blind, Philanthropic Road, Redhill (EW07)



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Site details	
SHLAA Reference	EW07
Source of site	Call for Sites
Site name	Royal National Institute for the Blind, Philanthropic Road, Redhill
Existing use	Specialist care facilities and accommodation in large grounds
Housing potential	
Density	Assumed: 20dph
Capacity	100 (70 in Reigate & Banstead)
Total site area (ha)	6.11 ha (of which 3.4 ha is within Reigate & Banstead borough)
Suitability	

Policy Considerations:

The site lies wholly within the Green Belt. There may be some potential for infilling or redevelopment in accordance with paragraph 89 of the NPPF given the site is – in a large part – brownfield.

The site lies within a broad 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

Market Considerations:

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. The site is also proposed to deliver specialist accommodation to serve partial/impaired sight residents.

Physical Limitations:

Access to the site via the local road network would likely need improvement to support large scale residential development.

There are several areas of relatively dense woodland within the site.

There are some localised areas in the site which are identified as being affected by surface water flooding risk.

Potential Impacts:

Development could potentially impact upon the integrity and setting of the statutory listed buildings current within the site. Development could potentially have an adverse visual impact upon the landscape, particularly due to the fact that land levels within the site rises from south to north.

Development could potentially secure the long term viability of specialist care provision and facilities currently provided on the site.

Given the site crosses the borough boundary, there is a need to consider cross-boundary impacts.

The site is considered to be suitable for housing development.

Availability

The site is owned by the Royal National Institute for the Blind. The site has been actively promoted for housing development alongside replacement specialist facilities and accommodation for people with partial/impaired sight. A planning application has been submitted.

There are no other interests in, or legal issues, with the site which would prevent availability.

The site is immediately available for housing development.

Achievability

Delivery and Timing Considerations:

A national house builder, Countryside Homes, has been selected by the landowner as a development partner. They would likely have capacity to deliver the market housing element of the scheme with RNIB delivering the specialist accommodation.

A scheme such as this would be delivered in a single phase and deliver rates of 20-30 units per annum could be achieved, hence development could be completed within 2 to 3 years of commencement.

Market and Economic Viability Considerations:

Given the specialist nature of accommodation to be provided on the site, market housing is required as enabling development. A reduction in affordable housing contributions is likely to be necessary to ensure a viable scheme. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. The site is considered to be immediately available for residential development and evidence indicates that such as scheme would be achievable, including financially viable.

The site is therefore considered to be deliverable.

Hockley Business Centre, Hooley Lane, Redhill (EW08)



Site details	
SHLAA Reference	EW08
Source of site	Call for Sites
Site name	Hockley Business Centre, Hooley Lane, Redhill
Existing use	Mixed industrial units
Housing potential	
Density	Assumed: 60 dph
Capacity	30 units
Total site area (ha)	0.5 ha
Suitability	

Suitability Policy Considerations:

The site lies in close proximity to Redhill town centre and therefore is within a location contemplated for housing development through Policy CS4 of the Core Strategy

The site is not a designated Employment Area but loss of employment uses would run contrary to policy. Accessibility to many local services and facilities is excellent and the site also has good access to public transport services

Market Considerations:

The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards flats and small family homes.

Physical Limitations:

Access to the site from Hooley Lane is slightly constrained and raises up quite steeply from road level. The site is identified as being potentially contaminated due to previous and current industrial operations.

Potential Impacts:

Proximity to the railway line could give rise to residential amenity concerns. Development could potentially impact upon the integrity and setting of the listed building in the southern part of the site.

The site is considered to be suitable for housing development.

Availability

The site is owned by Chartwell Land and New Homes, a residential developer. The landowner has approach the Council regarding residential development of the site.

There are a number of active businesses on the site with occupational leases. These businesses would need to be relocated (and leasehold interests acquired) in order for the site to be available for development.

There is a reasonable prospect that the site would be made available for residential development during the plan period.

Achievability

Delivery and Timing Considerations:

The site is owned by an established regional house builder who is considered to have capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 21% 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.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for residential development. There is considered to be a reasonable prospect that the site would be available for housing development and that such a scheme would be achievable, including economically viable.

The site is therefore considered to be developable.

101-105 Horley Road, Earlswood (EW10)



Site details	
SHLAA Reference	EW10
Source of site	Extant Planning Permission
Site name	101- 105 Horley Road, Redhill
Existing use	Residential
Housing potential	
Density	Proposed: 30 dph
Capacity	9 units / 6 net
Total site area (ha)	0.30ha
Suitability	
CS4 of the Core Strategy. Accessibility to many local site also has good access The site benefits from plan <i>Market Considerations:</i> The site would be most su <i>Physical Limitations:</i> Access would need to be of potentially need to traverse <i>Potential Impacts:</i> There are no specific pote The site is considered to Availability The site is owned by multip progress in assembling the Access arrangements – po	an area and is therefore within a location contemplated for housing development through Policy services and facilities is reasonable, with the site quite close to the Salfords Local Centre. The to public transport (bus) services along the A23. Ining consent for 9 dwellings. ited towards delivering houses, possibly including a mix of smaller family homes. created through the frontage to enable backland development of this nature. This would be an area of Common Land. Initial impacts associated with the site. be suitable for housing development. Dele private residential landowners. Since consent was obtained, there has been no evidence of a site to enable development. Detentially across Common Land – may also introduce additional legal constraint on the
	available for housing development.
Achievability	
A site of this size/characte capacity to deliver. The residential market in the envisaged. A site of this scale would liannum could be achieved Market and Economic Viate TO BE UNDERTAKEN The residential market in the	iny specific developer interest in the site at this point. ristic would likely attract local, regional or national developers who would likely have the ne area would most likely be capable of supporting the type and scale of development kely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per such a site as this; hence the site could be completed within 12 months of commencement.
enable development of the	
assemble the site and th point.	be suitable for housing. However, given the multiple landownership, the need to e lack of any progress in this regard, the site is not considered to be available at this
The site is therefore not	currently developable.

19-23 Woodhatch Road, Earlswood (EW11)



Site details	
SHLAA Reference	EW11
Source of site	Extant Planning Permission
Site name	19-23 Woodhatch Road, Redhill
Existing use	Warehousing/ Commercial and informal open space
Housing potential	
Density	Proposed: 45dph
Capacity	18 units
Total site area (ha)	0.39ha

Suitability

Policy Considerations:

The site lies within the urban area of Redhill and is therefore 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 reasonable good access to public transport services.

The site benefits from planning consent for 18 affordable housing units.

Market Considerations:

The site would likely be capable of delivering a mix of housing in terms of both types and sizes, most likely geared towards smaller family homes and flats.

Physical Limitations:

The northern boundary of the site is within Flood Zones 2 and 3; however, these issues have been adequately addressed through the planning application process.

Localised areas of land in the north of the site are identified as being subject to/ affected by surface water flooding risk.

Potential Impacts:

Development of the site will lead to the loss of a small area of informal amenity open space; however, an obligation to secure replacement play space in in place.

The site is considered to be suitable for housing development.

Availability

The site is owned by Raven Housing Trust, a local registered provider. The site benefits from planning consent and the landowner has expressed intention to bring the site forward in accordance with the existing consent.

The site is currently available for housing development.

Achievability

Delivery and Timing Considerations:

The site is owned by Raven Housing Trust and will be progressed as a scheme of affordable housing. As an established local registered provider, they are considered to have capacity to bring the site forward.

A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this, hence the site could be completed within 12 to 18 months from commencement.

Market and Economic Viability Considerations:

The site will be delivered as a wholly affordable housing site, supported by grant funding obtained by Raven Housing Trust. Viability appraisal indicates that, assuming all relevant costs the scheme would deliver a 4% uplift over and above the assumed existing use value (commercial premises with residential). This would be marginal against commercial benchmarks; however, given the specific circumstances, it is considered to be financially achievable to the developer involved.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. The site is immediately available for housing development, benefits from planning consent and there is a reasonable prospect that such a scheme would be achievable and financially viable.

The site is therefore considered to be deliverable.

Land at Rocky Lane, Reigate (M01)



Source of site R Site name L Existing use S Housing potential Density Density A Capacity 2 Total site area (ha) 1 Suitability Policy Considerations: The site lies wholly within the C The site is located wholly within The site is not within a broad local server Market Considerations: The site would likely be capable	101 IBBC – Environmental Health and north of Rocky Lane, Merstham iemi-natural open space/grazing issumed: 20dph 5 units .4 ha Green Belt n the Area of Outstanding Natural Beauty. ocation contemplated for housing development through Policy CS4 of the Core Strategy vices and facilities is poor and the site has poor access to public transport services
Site name L Existing use S Housing potential Density Density A Capacity 2 Total site area (ha) 1 Suitability Policy Considerations: The site lies wholly within the C The site is located wholly within The site is not within a broad local server Market Considerations: The site would likely be capable	and north of Rocky Lane, Merstham iemi-natural open space/grazing issumed: 20dph 5 units .4 ha Green Belt n the Area of Outstanding Natural Beauty. iocation contemplated for housing development through Policy CS4 of the Core Strategy
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Policy Considerations: The site lies wholly within the C The site is located wholly withi The site is not within a broad lo Accessibility to many local ser Market Considerations: The site would likely be capab	n the Area of Outstanding Natural Beauty. ocation contemplated for housing development through Policy CS4 of the Core Strategy
Development could potentially area. There is an area of archaeolog	le of delivering a mix of housing in terms of both types and tenures; most likely geared tentially meeting a range of market requirements. Dotentially contaminated impact upon the integrity and setting of the numerous listed buildings. have an adverse visual impact upon the landscape given the topographical changes in the gical potential within the site which may be affected by development. Id give rise to residential amenity concerns.
Availability The site is owned a private ind	suitable for housing development.
Availability of the site for de	velopment is uncertain.
Achievability	
Delivery and Timing Considera	ations:
A site of this size/characteristic	specific developer interest in the site at this point. cs would likely attract local, regional or national developers who would likely have the
	be delivered in a single phase and delivery rates of 20 to 30 units per annum could be could be completed within 12 to 18 months of commencement.
borough indicates that develop	Considerations: undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the oment of the site would likely be economically viable. rea would most likely be capable of supporting the type and scale of development
-	ect that development of the site would be achievable.
Summary	
	be suitable for housing development and therefore not currently developable. ategic policy change; contamination; landscape impact

Merstham Baptist Church, Weldon Way, Merstham (M02)



SHLAA Reference	
	M02
Source of site	RBBC – Desktop Review
Site name	Merstham Baptist Church, Weldon Way, Merstham
Existing use	Church and grounds
lousing potential	
Density	Assumed: 40dph
Capacity	3 units
Fotal site area (ha)	0.27 (0.07 outside of FZ3)
Suitability Policy Considerations:	
he Core Strategy. Development could also Accessibility to many loc Market Considerations: The site would be capab smaller family homes. Physical Limitations: The site is almost wholly substantial flooding risk v Potential Impacts: There are no specific imp The site is suitable for Availability	an area and therefore in a location contemplated for housing development through Policy CS4 c contribute to the regeneration in the Merstham area. al services and facilities is good and the site has good access to public transport services le of delivering a mix of housing in terms of both types and tenures, most likely geared towards within Flood Zone 2 and the vast majority falls within Flood Zone 3 – there is therefore which severely limits development potential. pacts associated with development of the site. housing development. Baptist Association. The church remains operational and there are no plans to relocate at this
	e for residential development.
Achievability	
Delivery and Liming (and the set of the set
There is not known to be A site of this size/charact ikely have the capacity to A scheme of this nature	nsiderations: any specific developer involvement in the site at this point teristics would likely attract interest from local, regional and national house builders who would o deliver. would be delivered in a single phase. Delivery rates of 20 to 30 units per annum could be ne could be completed within 12 months of commencement.
There is not known to be A site of this size/charact ikely have the capacity to A scheme of this nature v achieved; hence a schem Economic Viability: Specific viability work wa commercial sites for resid viable. The residential market in	any specific developer involvement in the site at this point teristics would likely attract interest from local, regional and national house builders who would to deliver. would be delivered in a single phase. Delivery rates of 20 to 30 units per annum could be
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There is not known to be A site of this size/charact ikely have the capacity to A scheme of this nature v achieved; hence a schem Economic Viability: Specific viability work wa commercial sites for residential he residential market in envisaged, with particula There is a reasonable p Summary	e any specific developer involvement in the site at this point teristics would likely attract interest from local, regional and national house builders who would to deliver. would be delivered in a single phase. Delivery rates of 20 to 30 units per annum could be ne could be completed within 12 months of commencement. As not undertaken due to the lack of availability. Generic assessment of the redevelopment of dential use in the borough indicates that development of the site would likely be economically in the area would most likely be capable of supporting the type and scale of development arly strong demand for small family homes.
There is not known to be A site of this size/charact ikely have the capacity to A scheme of this nature achieved; hence a schem Economic Viability: Specific viability work wa commercial sites for resider viable. The residential market in envisaged, with particula There is a reasonable p Summary The site is not consider	e any specific developer involvement in the site at this point teristics would likely attract interest from local, regional and national house builders who would to deliver. would be delivered in a single phase. Delivery rates of 20 to 30 units per annum could be ne could be completed within 12 months of commencement. As not undertaken due to the lack of availability. Generic assessment of the redevelopment of dential use in the borough indicates that development of the site would likely be economically in the area would most likely be capable of supporting the type and scale of development arly strong demand for small family homes.
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Land at Albury Road, Merstham (M03)



Scale 1:2,000

Site details SHLAA Reference	M03
Source of site	RBBC Property
Site name	Land at Albury Road, Merstham
Existing use	Public recreation ground
Housing potential	r abie redication growth
Density	Assumed: 25dph
Capacity	12 units
Total site area (ha)	3.7 (gross)/0.5 (outside of FZ3)
Suitability	
Policy Considerations: The site is wholly within the site is not within a brocessibility to many located services The Council's Open Space facilities. Market Considerations: The site would most likely Physical Limitations: The site is wholly within F	The Green Belt bad location contemplated for housing development through Policy CS4 of the Core Strategy al services and facilities is good and the site has a reasonable level of access to public transport be Assessment recommends the retention of existing playing pitches and outdoor sports of be suited to delivering a mix of small and large family houses. Flood Zone 2 and the vast majority falls within Flood Zone 3 – there is therefore substantial ely limits development potential unless significant mitigation/attenuation was put in place.
Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t	reatment works could give rise to residential amenity concerns.
Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t The site is not consider	itially impact negatively upon the adjoining Site of Nature Conservation Importance and onnectivity.
Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t The site is not consider Availability	Itially impact negatively upon the adjoining Site of Nature Conservation Importance and onnectivity. reatment works could give rise to residential amenity concerns.
Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t The site is not consider Availability The site is owned by Reig There is a reasonable p	ntially impact negatively upon the adjoining Site of Nature Conservation Importance and onnectivity. reatment works could give rise to residential amenity concerns. ed to be suitable for housing development.
Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t The site is not consider Availability The site is owned by Reig There is a reasonable p period.	tailly impact negatively upon the adjoining Site of Nature Conservation Importance and onnectivity. reatment works could give rise to residential amenity concerns. ed to be suitable for housing development. gate & Banstead Borough Council and has been promoted for housing development.
Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t The site is not consider Availability The site is owned by Reig There is a reasonable p period. Achievability Delivery and Timing Cons	ntially impact negatively upon the adjoining Site of Nature Conservation Importance and connectivity. reatment works could give rise to residential amenity concerns. ed to be suitable for housing development. gate & Banstead Borough Council and has been promoted for housing development. rospect that the site would be made available for residential development during the plan siderations:
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Development would resul Development could poten opportunities for wildlife c Proximity to the sewage t The site is not consider Availability The site is owned by Reig There is a reasonable p period. Achievability Delivery and Timing Cons There is not known to be A site of this size/character likely have the capacity to A scheme of this nature v achieved. Hence a schem Economic Viability: Specific viability work was greenfield development in The residential market in envisaged. There is a reasonable p Summary	titally impact negatively upon the adjoining Site of Nature Conservation Importance and onnectivity. reatment works could give rise to residential amenity concerns. ed to be suitable for housing development. gate & Banstead Borough Council and has been promoted for housing development. rospect that the site would be made available for residential development during the plan siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders who would o deliver. would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be ne could be completed within 12 months of commencement.

Former Iron Horse Public House, Bletchingley Road, Merstham (M04)



Site details	
SHLAA Reference	M04
Source of site	RBBC Property
Site name	Former Iron Horse Public House, Bletchingley Road, Merstham
Existing use	Cleared site
Housing potential	
Density	Proposed: 40 dph
Capacity	10 units
Total site area (ha)	0.25 ha
Suitability	

Policy Considerations:

The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has good access to public transport services.

Planning consent has been granted for 10 residential units with commercial retail premises on the ground floor.

Market Considerations:

The site would most likely deliver higher density residential units (predominantly flats), potentially as part of a mixed use scheme providing ground floor commercial units.

Physical Limitations:

There are no notable physical limitations associated with the site.

Potential Impacts:

Development could potentially contribute to the regeneration of Merstham

The site is considered to be suitable for housing development.

Availability

The site is owned by Reigate & Banstead Borough Council and has been actively promoted for housing/mixed-use development as part of the Merstham regeneration programme.

Agreement is in place with Raven Housing Trust to deliver the residential developments at first floor level.

The site is immediately available for development.

Achievability

Delivery and Timing Considerations:

A procurement process to find a development contractor to build out the site is currently underway.

A site of this size/characteristics would likely attract interest from established contractors who would likely have the capacity to deliver.

It is proposed to commence development in early 2015 and a scheme of this nature could be completed within 12 months of commencement.

Market and Economic Viability Considerations:

The units will be delivered as affordable housing units, cross funded by subsidy and s106 contributions. Agreement is in place between the Council and Registered Provider for this funding. Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 127% uplift over and above the assumed existing use value (cleared commercial premises) which is considered to be sufficient to motivate the landowner to release the site. Pre-letting of the proposed commercial units on the site is positive.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be deliverable.

Land north of Wells Place, Redhill (M05)



Site details	
SHLAA Reference	M05
Source of site	RBBC – Development Management
Site name	Land north of Wells Place, Redhill
Existing use	Semi-natural open space/woodland
Housing potential	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	0.89 ha
Suitability	
Policy Considerations:	
The site is designated L	Jrban Open Land.
The site is within the urb	ban 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 reasonable and the site has good access to public transport services Part of the site has consent to deliver new employment floorspace as an extension to the adjoining Wells Place Employment Area.

Market Considerations:

The site would most likely to be suited to delivering a mix of family houses.

Physical Limitations:

The western half of the site is covered by dense protected woodland, much of which is Ancient Woodland – this severely constrains development potential.

Access to the site via the existing Wells Place estate road would be unsuitable for residential development.

Potential Impacts:

Proximity to industrial uses and the adjoining railway line could give rise to residential amenity concerns.

The site is not considered to be suitable for housing development but is considered to be suitable for employment provision.

Availability

The site is owned by a private organisation, Winterbotham Darby, and has been actively promoted and pursued for employment development.

The site is not available for residential development.

Achievability

Delivery and Timing Considerations:

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.

Economic Viability:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment urban greenfield developments in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is not considered to be suitable for housing development and will not be made available for residential development by the landowner. The site is therefore not currently developable.

Moat House Surgery, Worsted Green, Merstham (M06)



Site details	
SHLAA Reference	M06
Source of site	RBBC Property
Site name	Moat House Surgery, Worsted Green, Merstham
Existing use	Community/Health facilities
Housing potential	
Density	Assumed: 40 dph
Capacity	10 units
Total site area (ha)	0.30 ha
Suitability	
Policy Considerations:	
The site lies within the u	urban area, within the Merstham regeneration area and is therefore a priority location for housing
development through Po	olicy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has good access to public transport services

Market Considerations:

The site would most likely be suited to delivering smaller family homes.

Physical Limitations:

There are no notable physical limitations associated with the site.

Potential Impacts:

Development could potentially contribute to the regeneration of Merstham

The site is considered to be suitable for housing development.

Availability

The site is owned by the Practice operator/clinical commissioning group. Availability of the site would be contingent upon appropriate relocation of the existing surgery for which there is no known prospect.

The site is not available for residential development.

Achievability

Delivery and Timing Considerations:

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 be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved. Hence, a scheme could be completed within 12 months of commencement.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's lack of availability. Generic assessment of the redevelopment of commercial sites to residential in the borough indicates that development of the site would likely be economically viable.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for residential development. However, at this point, there is no intention to release the site for housing due to the current operational use and it is therefore not available.

The site is therefore not currently developable.

Overcoming constraints: Landowner intentions/alternative provision

Land at Bletchingley Road ("The Triangle Site"), Merstham (M07)



Site details	
SHLAA Reference	M07
Source of site	RBBC Property
Site name	Land at Bletchingley Road ("The Triangle Site"), Merstham
Existing use	Informal open space
Housing potential	
Density	Assumed: 40 dph
Capacity	12 units
Total site area (ha)	0.34 ha
Suitability	0.04 na
development through Po Accessibility to many loc services The site is proposed to d other sites to come forwa <i>Market Considerations:</i> The site would be capab smaller family homes. <i>Physical Limitations:</i> There are no notable phy <i>Potential Impacts:</i> Development could poter	rban area, within the Merstham regeneration area and is therefore a priority location for housing blicy CS4 of the Core Strategy cal services and facilities is excellent and the site also has good access to public transport deliver new retail and community facilities to support the regeneration of Merstham and enable ard for development. ble of delivering a mix of housing in terms of both types and tenures, most likely geared towards ysical limitations associated with the site.
	ven Housing Trust and is being brought forward to provide mixed commercial units and a of the regeneration of Merstham.
Agreement is in place to hub.	transfer ownership of the site to the Borough and County Council's to deliver the community
	e for residential development.
Achievability	
	nsiderations: to find a development contractor to build out the site to provide a community hub is currently evelopment is therefore not a realistic prospect.
Market and Economic Via Residential development	iability Considerations: t is therefore not a realistic prospect.
	e for residential use would not be achievable.
community hub and pro	to be suitable for housing development. However, the site is proposed to provide a ogress in being made in bringing this forward. There is no intention to release the site for fore not considered to be available.
J 1 1 1 1 1 1 1 1 1 1	
The site is therefore no	ot currently developable.

Land north of Rockshaw Road, Merstham (M11)



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Site details	
SHLAA Reference	M11
Source of site	Call for Sites
Site name	Land north of Rockshaw Road, Merstham
Existing use	Semi-natural open space/woodland
Housing potential	
Density	Assumed: 15dph
Capacity	90 units
Total site area (ha)	13 (gross)/6 (developable)
Suitability	

Policy Considerations:

The site lies wholly within the Green Belt

The site is located with the Area of Great Landscape Value and half is within the Area of Outstanding Natural Beauty. The site also adjoins a Conservation Area.

The site is not within a broad 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

Market Considerations:

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. The site is also proposed to deliver specialist accommodation for older persons.

Physical Limitations:

Localised areas of land in the north of the site are identified as being subject to surface water flooding risk.

Land within the site rises from north to south which may limit development potential

There are several areas of relatively dense woodland within the site.

There are some localised areas in the site which are identified as being affected by surface water flooding risk.

Potential Impacts:

Development could potentially impact upon the integrity and setting of the numerous listed buildings adjoining the site and the overall Conservation Area.

Development could potentially have an adverse visual impact upon the landscape given the topographical changes in the area.

There is an area of archaeological potential within the site which may be affected by development. Proximity to the motorway could give rise to residential amenity concerns.

The site is not suitable for housing development.

Availability

The site is owned a private individual. The site is being with agreement on their behalf by Retirement Villages Ltd, a specialist retirement housing provider.

There are not understood to be any legal or other restrictions on landownership which would prevent development.

There is a reasonable prospect that the site would be made available for development during the plan period. Achievability

Delivery and Timing Considerations:

There is interest in developing the site from a specialist retirement housing developer, Retirement Villages Ltd. A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum, hence a scheme could be completed within 3 to 4 years of commencement.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. It is considered that there would be sufficient demand for the type of product and scheme being envisaged in this location.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is not considered to be suitable for housing development and therefore not currently developable.

Overcoming constraints: Strategic policy change, conservation area impact, landscape impact

Merstham Library, Weldon Way, Merstham (M12)



SHLAA Reference M12 Source of site Call for Sites Site name Merstham Library, Weldon Way, Merstham Existing use Community facilities Housing potential Density Density Assumed: 25 dph Capacity 6 units Total site area (ha) 0.26ha (0.19ha outside Flood Zone 3) Suitability Policy Considerations: The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CAS of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services Market Considerations: The site would be most suited to delivering small family houses, most likely as part of a mixed use development includin replacement community/faith facilities. Physical Limitations: The south-western corner of the site falls within Flood Zone 2 and partially within Flood Zone 3. Potential Impacts: Development could potentially contribute to the regeneration of Merstham. Development could potentially impact upon the adjoining area of archaeological potential. The site is considered to be suitable for housing development. Availability of the site is dependent u	Site details	
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There is a reasonable prospect that development of the site would be achievable. Summary		ospect that development of the site would be achievable.
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.	The site is considered to would be made available viable.	for housing development and that such a scheme would be achievable and financially
The site is therefore considered to be developable.	The site is therefore cons	sidered to be developable.

The Oakley Centre, Radstock Way, Merstham (M13)



Site details	
SHLAA Reference	M13
Source of site	Call for Sites
Site name	Former Oakley Centre, Radstock Way, Merstham
Existing use	Vacant building in large grounds with semi-natural open space
Housing potential	
Density	Assumed: 15dph (gross)
Capacity	20 units
Total site area (ha)	1.97 (gross)/ 1 (developable)
Suitability	

Suitability Policy Considerations:

The site is partially designated as Urban Open Land (building and grounds) and partially within the Green Belt (seminatural open space/woodland). Development of the Green Belt parts of the site would be subject to the outcome of the

Green Belt Review or very special circumstances being demonstrated. The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has good access to public transport services

Market Considerations:

The site would likely be capable of delivering a mix of housing in terms of both types and tenures (including flats through conversion of the listed building with family houses in the grounds), thus meeting a range of market requirements

Physical Limitations:

The site is identified as being potentially contaminated.

Potential Impacts:

Development could potentially contribute to the regeneration of Merstham, both physically and through financially supporting other projects within the regeneration area.

Development could potentially impact upon the integrity and setting of the listed building currently on the site.

Development could result in the loss of open space.

Proximity to the motorway could give rise to residential amenity concerns.

The site is considered to be suitable for housing development.

Availability

The site is owned by Surrey County Council and has been actively promoted for housing development. Discussions have been held with the Council with respect to development of the site.

The site is currently vacant and there are no other ownership constraints to development.

There is a reasonable prospect that the site would be available for housing during the plan period. Achievability

Delivery and Timing Considerations:

There is not known to be a specific developer interest in the site as this stage.

It is likely that a site of this size/characteristics would attract interest from local, regional and national housebuilders who would have the capacity to deliver given its relatively small size.

A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units could be achieved; hence development could be completed within 12 to 18 months of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 3% uplift over and above the assumed existing use value (community facility with large grounds). Costs associated with conversion and refurbishment of the listed building have been factored into this. This is likely to be marginal in viability terms and some reduction in affordable housing may be required to ensure the scheme is achievable and is able to contribute to the wider regeneration of Merstham.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with particularly strong demand for family homes.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Oakley Farm, 143 Bletchingly Road, Merstham (M14)



Site details	
SHLAA Reference	M14
SHLAA Reference	Call for Sites
Site name	Oakley Farm, Bletchingley Road, Merstham
Existing use	Agricultural fields/grazing
Housing potential	
Density	Accumed: 20 dph
Capacity	Assumed: 20 dph 140 units
Total site area (ha)	8.3 (gross)/ 7 (developable)
Suitability	
Policy Considerations:	
The site lies wholly within the	ne Green Belt and a small part in the north of the site is within the Area of Outstanding Natural
	location contemplated for housing development through Policy CS4 of the Core Strategy services and facilities is good and the site also has good access to public transport services
<i>Market Considerations:</i> The site would likely be cap meeting a range of market	pable of delivering a mix of housing in terms of both types and tenures given its size, thus requirements
	rise quite markedly from south to north.
	ally impact upon the integrity and setting of the listed buildings within and adjoining the site. In site, development could potentially have a visual impact within the landscape, particularly h
Proximity to the motorway r	may give rise to residential amenity conflicts.
	be potentially suitable for housing development.
Availability	
The site is owned by private	e individuals and has been actively promoted to the Council for housing development.
There is a reasonable pro period.	spect that the site would be made available for residential development during the plan
Achievability	
Delivery and Timing Consic It is understood that a natio developer, it is considered A scheme of this nature wo	derations: Inal housebuilder – Taylor Wimpey – have an interest/options on the site. As an established that they would have the capacity to deliver. Ind be delivered in a small number of discrete phases by a single developer. Delivery rates of bould be achieved, hence development could be completed within 4 to 5 years from
borough indicates that deve The residential market in th	ility Considerations: not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the elopment of the site would likely be economically viable. he area would most likely be capable of supporting the type and scale of development lemand for family homes is strong.
_	spect that development of the site would be achievable.
Summary	
sites within the identified	be potentially suitable for residential development subject to further assessment of broad locations and the outcome of the Green Belt Review. The site is considered to be saged and development would be economically viable.
The site is therefore not o	currently developable until further evidence is completed.
	Green Belt Review; sustainability assessment of urban extension options
Overcoming constraints:	
Overcoming constraints:	
Bellway House, Station Road North, Merstham (M15)



Site details			
SHLAA Reference	M15		
Source of site	Call for Sites		
Site name	Bellway House, Station Road North, Merstham		
Existing use	Office block		
Housing potential	Housing potential		
Density	Assumed: 60 dph		
Capacity	12 units		
Total site area (ha)	0.20ha		
Suitability			

Suitability

Policy Considerations:

The site is not located within a designated Employment Area. Loss of employment uses on the site would run contrary to policy – however, there may be potential for residential conversion under permitted development rights.

The site lies within the urban area, close to Merstham Village and is 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 also has excellent access to public transport services

Market Considerations:

The site would most likely deliver higher density residential units (predominantly flats).

Physical Limitations:

There are no significant physical limitations associated with the site.

Potential Impacts:

Proximity to the motorway could give rise to residential amenity concerns.

The site is considered to be suitable for housing development, potentially as part of a mixed use scheme Availability

The site is owned by a property investment company, CBRE Investors, and has been actively promoted to the Council for housing development.

There is understood to be an occupational lease on the site until 2018 – this lease would need to expire or be acquired to enable redevelopment.

There is a reasonable prospect that the site would be made available for development during the plan period. Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.

A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement. Development could also be progressed as conversion of existing office accommodation (i.e. not new build)

Market and Economic Viability Considerations:

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 (commercial offices) which is considered to be sufficient to motivate the landowner to release the site. This assumes demolition and new build rather than conversion. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Telephone Exchange & Depot Site, Station Road North, Merstham (M16)



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Scale 1:1,250

Site details	
SHLAA Reference	M16
Source of site	Call for Sites
Site name	Telephone Exchange & Transport Depot, Station Road North, Merstham
Existing use	Bus depot
Housing potential	
Density	Assumed: 60 dph
Capacity	30 units
Total site area (ha)	0.52ha
Suitability	
housing development th	Irban area, close to Merstham rail station and is therefore within a location contemplated for Irough Policy CS4 of the Core Strategy cal services and facilities is good and the site also has excellent access to public transport
Market Considerations: The site would most like	ely deliver higher density residential units (predominantly flats).
<i>Physical Limitations:</i> A large part of the site far enable the entirety of the	alls within Flood Zone 2 and 3 – on-site attenuation and mitigation works would be required to e site to be developed.

The site is identified as being potentially contaminated due to previous uses.

Access to the site via a private access road is somewhat constrained and may require improvement.

Potential Impacts:

Proximity to the motorway and railway line could give rise to residential amenity concerns. There is an area of archaeological interest within the site which may be adversely affected by development.

The site is considered to be suitable for housing development.

Availability

The site is owned by a property management company, Telereal Trillium, and has been actively promoted to the Council for housing development.

The site is currently operated as a bus depot and an alternative location for this use may be necessary to enable development.

There is a reasonable prospect that the site would be made available for development during the plan period. Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.

A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 25% uplift over and above the assumed existing use value (warehouse/storage land) which is considered to be sufficient to motivate the landowner to release the site. This includes allowances for costs associated with flood risk, noise attenuation and access.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. Proximity to the station would enhance saleability of completed units.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Darby House, Bletchingley Road, Merstham (M17)



Site details			
SHLAA Reference	M17		
Source of site	Call for Sites		
Site name	Darby House, Bletchingley Road, Merstham		
Existing use	Office block		
Housing potential	Housing potential		
Density	Proposed: 30 dph		
Capacity	20 units		
Total site area (ha)	0.7		
Suitability			

Suitability

Policy Considerations:

The site is wholly within the Green Belt but is previously developed. Outline planning consent has been granted for redevelopment to provide 20 homes in accordance with paragraph 89 of the NPPF.

The site lies adjacent to the Merstham regeneration area and within a broad 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

Market Considerations:

The site is capable of delivering a mix of housing in terms of both types and tenures, geared towards family homes. The existing planning consent allows for this.

Physical Limitations:

There are no specific physical limitations associated with the site

Potential Impacts:

The site is adjacent to a Site of Nature Conservation Importance and development could potentially impact upon this asset

Development of the site could support regeneration in Merstham

The site is considered to be suitable for housing development.

Availability

The site is owned by Croudace Homes. It has been confirmed as being immediately available for development. The landowner is currently seeking reserved matters approval for the scheme.

There are no remaining leases for the office block: vacant since April 2014.

The site is immediately available for development.

Achievability

Delivery and Timing Considerations:

The site is owned by a regional housebuilder who is considered to have the capacity to deliver in line with the existing consent.

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 would therefore take approximately 12 to 18 months from commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 29% uplift over and above the assumed existing use value (offices/warehouse) which is considered to be sufficient to motivate the landowner to release the site. It also assumes 25% affordable housing in line with the consent. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for residential development. The site is considered to be available for the use envisaged and development would be economically viable.

The site is therefore considered to be deliverable.

164 Bletchingley Road, Merstham (M18)



Site details	
SHLAA Reference	M18
Source of site	Call for Sites
Site name	
	164 Bletchingley Road, Merstham Residential dwelling in large grounds/former agricultural uses
Existing use Housing potential	ncesidential dwelling in large grounds/lonner agricultural dSeS
. .	Assume to 05 state
Density	Assumed: 25 dph
Capacity	50 units
Total site area (ha)	2.1 ha
Suitability	
development through Policy Accessibility to many local s Market Considerations:	e Merstham regeneration area and within a broad location contemplated for housing y CS4 of the Core Strategy services and facilities is good and the site also has good access to public transport services
meeting a range of market Physical Limitations:	bable of delivering a mix of housing in terms of both types and tenures given its size, thus requirements
Potential Impacts: The site is adjacent to a Sit	te of Nature Conservation Importance and development could potentially impact upon this
asset Development could potentia	ally impact upon the setting and integrity of the listed building within the site uld contribute to regeneration in Merstham
	be potentially suitable for housing development.
Availability	
by H2 Property.	ate individual and has been actively promoted the site to the Council for housing development
There is a reasonable pro Achievability	ospect that the site would be made available for housing development.
Delivery and Timing Consid	derations
There is no known develop It is likely that local, regional small size. A scheme of this size would Delivery rates of around 20	
borough indicates that deve	ility Considerations: not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the elopment of the site would likely be economically viable. ne area would most likely be capable of supporting the type and scale of development
-	ospect that development of the site would be achievable.
sites within the identified	be potentially suitable for residential development subject to further assessment of I broad locations and the outcome of the Green Belt Review. The site is considered to be saged and development would be economically viable. currently developable until further evidence is completed.

Land at Portland Drive, Merstham (M19)



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Site details	
SHLAA Reference	M19
Source of site	Extant Planning Consent
Site name	Land at Portland Drive, Merstham
Existing use	Mixture of residential and retail (to be demolished)
Housing potential	
Density	Proposed site density: 50 dph
Capacity	48 units (gross); 6 (net)
Total site area (ha)	0.95ha
Suitability	
Policy Considerations:	

The site lies within Merstham regeneration area and is currently designated as a Local Centre.

The site is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is excellent and the site also has good access to public transport services.

The Merstham Planning Framework identifies the potential for redevelopment to provide mixed tenure housing as part of the wider regeneration of Merstham.

Market Considerations:

The site would be capable of delivering a mix of dwellings in terms types and sizes, including flats and small family homes.

Physical Limitations:

There are no specific physical limitations associated with the site.

Potential Impacts:

Development could contribute positively towards the regeneration of Merstham.

Replacement shopping facilities would be necessary; however, these will be delivered on adjoining sites which already have planning consent.

The site is considered to be suitable for housing development.

Availability

The site is owned by Raven Housing Trust with a number of private leasehold interests in both the residential and commercial units.

Agreement is in place to acquire the majority of these interests and negotiations are ongoing with he remaining interested parties. The Council has formally agreed to use CPO powers to complete acquisition should this be necessary; however, negotiations are progressing positively. Once fully acquired, the site will be disposed of to a developer to deliver market units. Timing of development would be tied to the completion of replacement retail units on the two adjoining sites which are expected to be ready for occupation within 18 months.

There is a reasonable prospect that the site would be available for residential development.

Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract regional or national developers who would likely have the capacity to deliver

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence it could be completed within 2 to 3 years of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 5% uplift over and above the assumed existing use value (commercial premises and residential). The scheme is progressed as part of a package of regeneration projects in Merstham and for this reason the outline consent requires nil affordable housing. Although marginal in viability terms, the site is considered to be financially achievable as part of the wider package of regeneration.

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.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Land south of Darby House, Bletchingley Road, Merstham (M20)



SHLAA Reference	
	M20
Source of site	Call for Sites
Site name	Land south of Darby House, Bletchingley Road, Merstham
Existing use	Open grounds
Housing potential	
Density	Assumed: 25 dph
Capacity	25 units
Total site area (ha)	0.9 ha
Suitability	0.511a
Policy Considerations: The site is wholly within The site lies adjacent to development through Po Accessibility to many loc Market Considerations: The site would likely be meeting a range of mark Physical Limitations: Access to the site would Potential Impacts: The site is adjacent to a asset Development of the site The site is considered Availability The site is owned by The	the Merstham regeneration area and within a broad location contemplated for housing blicy CS4 of the Core Strategy cal services and facilities is good and the site also has good access to public transport services capable of delivering a mix of housing in terms of both types and tenures given its size, thus
The site is immediately	y available for development.
Achievability	
Achievaphily	
	anidarationa:
Delivery and Timing Cor	
Delivery and Timing Cor There is no known deve	loper interest at this stage
Delivery and Timing Cor There is no known deve It is likely that local, regio	
Delivery and Timing Cor There is no known deve It is likely that local, regions and the size.	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively
Delivery and Timing Cor There is no known deve It is likely that local, regi small size. A scheme of this size wo	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively ould likely be delivered in a single phase.
Delivery and Timing Cor There is no known deve It is likely that local, regi small size. A scheme of this size wo Delivery rates of around	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively ould likely be delivered in a single phase. 20-30 dwellings per developer per annum could be achieved on a site such as this. Developmer
Delivery and Timing Cor There is no known deve It is likely that local, regi small size. A scheme of this size wo Delivery rates of around	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively ould likely be delivered in a single phase.
Delivery and Timing Cor There is no known deve It is likely that local, regis small size. A scheme of this size wo Delivery rates of around would therefore take app Market and Economic V Specific viability work wa borough indicates that d	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively ould likely be delivered in a single phase. 20-30 dwellings per developer per annum could be achieved on a site such as this. Developmer proximately 12 to 18 months from commencement.
Delivery and Timing Cor There is no known deve It is likely that local, regis small size. A scheme of this size wo Delivery rates of around would therefore take app Market and Economic V Specific viability work wa borough indicates that d The residential market ir envisaged.	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively build likely be delivered in a single phase. 20-30 dwellings per developer per annum could be achieved on a site such as this. Developmer proximately 12 to 18 months from commencement. iability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in th levelopment of the site would likely be economically viable. In the area would most likely be capable of supporting the type and scale of development
Delivery and Timing Cor There is no known deve It is likely that local, regis small size. A scheme of this size wo Delivery rates of around would therefore take app Market and Economic V Specific viability work wa borough indicates that d The residential market ir envisaged. There is a reasonable	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively build likely be delivered in a single phase. 20-30 dwellings per developer per annum could be achieved on a site such as this. Developmer proximately 12 to 18 months from commencement. iability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in th levelopment of the site would likely be economically viable.
Delivery and Timing Cor There is no known deve It is likely that local, regis small size. A scheme of this size wo Delivery rates of around would therefore take app Market and Economic V Specific viability work wa borough indicates that d The residential market ir envisaged. There is a reasonable Summary The site is considered sites within the identifi	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively build likely be delivered in a single phase. 20-30 dwellings per developer per annum could be achieved on a site such as this. Developmer proximately 12 to 18 months from commencement. iability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in th levelopment of the site would likely be economically viable. In the area would most likely be capable of supporting the type and scale of development
Delivery and Timing Cor There is no known deve It is likely that local, regis small size. A scheme of this size wo Delivery rates of around would therefore take app Market and Economic V Specific viability work wa borough indicates that d The residential market ir envisaged. There is a reasonable Summary The site is considered sites within the identifi available for the use en	loper interest at this stage onal or national house builders would have the capacity to deliver the site given its relatively build likely be delivered in a single phase. 20-30 dwellings per developer per annum could be achieved on a site such as this. Developmer proximately 12 to 18 months from commencement. iability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in th levelopment of the site would likely be economically viable. In the area would most likely be capable of supporting the type and scale of development prospect that development of the site would be achievable.

Land north of Radstock Way, Merstham (M21)



Site details			
SHLAA Reference	M21		
Source of site	RBBC Property		
Site name	Land north of Radstock Way, Merstham		
Existing use	Public open space/ woodland		
Housing potential	Housing potential		
Density	Assumed: 20dph		
Capacity	60 units		
Total site area (ha)	3.2		
Suitability			

παρπιγ Policy Considerations:

The site lies wholly within the Green Belt and is within an area designated for use as Public Open Space.

The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy

Accessibility to many of the local services and facilities is good and the site also has good access to public transport services.

Market Considerations:

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.

Physical Limitations:

Dense woodland, some of which is designated as Ancient Woodland, surrounds the site on all sides with the exception of the frontage onto Radstock Way.

To the north of the site, land slopes steeply upwards forming the bund to the M25 motorway.

Potential Impacts:

Development could potentially impact upon the large area of Ancient Woodland to the west of the site through recreational pressure.

Proximity to the motorway may give rise to residential amenity conflicts.

Development could result in the loss of open space: alternative provision or improvements elsewhere may be required; however, the site is within an area identified as having a surplus of open space. Development could positively contribute to the regeneration of Merstham.

The site is considered to be potentially suitable for housing development.

Availabilitv

The site is owned by Reigate & Banstead Borough Council and has been promoted for development. There are no identified legal constraints to development of the site.

The site is reasonable prospect that the site would be made available for development during the plan period. Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract regional or national developers who would likely have the capacity to deliver.

A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the site could be delivered within 2 to 3 years of commencement.

Market and Economic Viability Considerations:

TO BE UNDERTAKEN

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable.

The site is therefore not currently developable until further evidence is completed.

Overcoming constraints: Green Belt Review: replacement or alternative improved public open space: sustainability assessment of urban extension options

Church of Epiphany, Mansfield Drive, Merstham (M22)



Site details	
SHLAA Reference	M22
Source of site	Development Management
Site name	Church of Epiphany, Merstham
Existing use	Church and grounds
Housing potential	
Density	Assumed: 30dph
Capacity	10 units
Total site area (ha)	0.32ha
Suitability	

Policy Considerations:

The site lies wholly within the urban area, within the Merstham Regeneration area.

The site is therefore within a priority location for housing development thorough 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. Replacement community facilities would be required to satisfy policy requirements.

Market Considerations:

The site would likely be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards small family homes.

Physical Limitations:

There are no specific limitations associated with the site.

Potential Impacts:

Proximity to neighbouring residential properties would need to be considered.

The site is considered to be suitable for housing development.

Availability

The site is owned by the Diocese of Southwark. The community uses on the site have ceased due to the unsuitability of the building and the landowner has approached the Council regarding intention to bring the site forward for residential development.

Timing of delivery would be contingent upon the delivery of alternative faith facilities. An alternative site (Merstham Library) has been identified and work to progress this is underway.

The site is immediately available for development.

Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristic would likely attract local, regional or national developers who would likely have the capacity to deliver.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

A site of this scale would likely be delivered in a single phase.

Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the site could be completed within 12 months of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates 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 (community facility and residential) which is considered to be sufficient to motivate the landowner to release the site.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be deliverable.

Land at Redhill Station, Princess Way, Redhill (RE01)



Site details	
SHLAA Reference	RE01
Source of site	Call for Sites
Site name	Land at Redhill Station, Princess Way, Redhill
Existing use	Surface car parking and ancillary station facilities
Housing potential	
Density	Assumed: 170 dph
Capacity	150 units
Total site area (ha)	0.90ha
O	

Suitability

Policy Considerations:

The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services

The site benefits from planning consent for a mixed-use development of 150 residential units, foodstore and small retail units with new station facilities.

Market Considerations:

The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail units and station facilities.

Physical Limitations:

An area in the south of the site is affected by Flood Zones 3a and partially 3b – mitigation and attenuation are required to enable development of the full site.

Potential Impacts:

Development could potentially contribute to the regeneration of Redhill town centre.

Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA.

The site is considered to be suitable for housing development.

Availability

The site is owned by Network Rail and has been actively promoted for mixed use development. Planning consent has been granted.

The planning consent provides for replacement commuter car parking to release the lower site for development.

The site is considered to be immediately available for development.

Achievability

Delivery and Timing Considerations:

The development will be implemented by Solum Regeneration, a joint venture between Network Rail and Kier Properties. The JV has delivered similar schemes in London and the South East and is therefore considered to have capacity to deliver.

It is currently proposed to deliver the upper site (replacement car parking) first. This is anticipated to take 12 months, following which development would commence on the lower site and take approximately 24 months. Solum have indicated that they intend to commence development in Spring 2015.

Market and Economic Viability Considerations:

Viability justification was submitted alongside the planning consent demonstrating that a reduction in affordable housing was required to ensure viability. The scheme therefore provides nil affordable housing and a clawback mechanism negotiated. Viability appraisal confirms that, assuming all relevant costs, an acceptable return to the developer and nil affordable housing as agreed, the scheme would deliver a 24% uplift over and above the assumed existing use value (surface car park) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with dealing with flood risk and providing a new station building and facilities are included in this assessment. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development and benefits from planning consent. The site is immediately available for housing development and a joint venture arrangement is in place to deliver the scheme. Evidence indicates that such a scheme would be achievable, including financially viable as per the agreed section 106 obligations, and that, even taking account of proposed phasing, it would be completed within five years.

The site is therefore considered to be deliverable.

Land at Marketfield Way/High Street, Redhill (RE02)



Site details	
SHLAA Reference	RE02
Source of site	RBBC Property
Site name	Land at Marketfield Way/High Street, Redhill
Existing use	Retail and surface car parking
Housing potential	
Density	Assumed: 150 dph
Capacity	90 units
Total site area (ha)	0.65 ha
Suitability	

Suitability Policy Considerations:

The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has good access to public transport services

Market Considerations:

The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and leisure facilities.

Physical Limitations:

The majority of the site is within Flood Zone 3a and partially within Flood Zone 3b – initial scoping carried out with the Environment Agency indicates that adequate mitigation and attenuation could be provided on site to enable development of the full site.

Potential Impacts:

Development could potentially contribute to the regeneration of Redhill town centre. Development could potentially impact upon the integrity and setting of the adjoining listed buildings and Conservation Area.

The site is considered to be suitable for housing development.

Availability

The freehold of the site is owned by Reigate & Banstead Borough Council and has been actively promoted for mixed-use development. An experienced development partner has been selected to take forward the development.

There are two long-leasehold interests in the site and a number of occupation leases which would need to be acquired to enable development. Negotiations are in progress to secure these interests; however, it is possible that a CPO may be required.

There is a reasonable prospect that the site would be made available for residential development within the plan period.

Achievability

Delivery and Timing Considerations:

The Council has resolved to appoint CoPlan, an established mixed-use developer, as development partner. They are considered to have the experience and capacity to deliver and build out a scheme of this nature.

It is intended to progress a planning application during 2015 with a view to commencing development in 2016. A scheme of this nature would then take approximately 24 months to complete.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 24% uplift over and above the assumed existing use value (surface car park, mixed use office/retail) which is considered to be sufficient to enable assembly and motivate the various land interests to release the site. Significant additional cost allowance to deal with flooding is included within this.

Initial market testing indicates strong demand for the commercial elements proposed in the scheme.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Warwick Quadrant North, London Road, Redhill (RE03)



Site details		
SHLAA Reference	RE03	
Source of site	Call for Sites	
Site name	Warwick Quadrant North, London Road, Redhill	
Existing use	Foodstore, office accommodation and car parking	
Housing potential		
Density	Assumed: 150 dph	
Capacity	190 units	
Total site area (ha)	1.27 ha	
Suitability		
Policy Considerations: The site lies within the urban through Policy CS4 of the C Accessibility to many local s services Loss of employment uses at policy. The site benefits from plann hotel. Market Considerations: The site would be most suituretail units at ground floor. Physical Limitations: The northern boundary of the Potential Impacts: Development could potential Proximity to the railway line Redhill AQMA. The site is considered to b	In area, within Redhill town centre and is therefore a priority location for housing development bore Strategy services and facilities is excellent and the site also has excellent access to public transport ssociated within the redevelopment of the existing large office block would be contrary to hing consent for a mixed use development including enlarged foodstore, leisure facilities and a ed to delivering higher density residential units (flats) as part of a mixed use scheme providing he site is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a. Ally contribute to the regeneration of Redhill town centre. could give rise to residential amenity concerns, as could the location of the site within the be suitable for housing development.	
Availability		
The site is owned by Reigat	e & Banstead Borough Council with a long-leasehold interest granted to Aviva Investors. The ainsbury's) are pursuing a retail and leisure development and the site would not be available	
The site is not considered	to be available for housing development.	
Achievability		
Delivery and Timing Consid The landowners are actively development is therefore no	pursuing the mixed use retail/leisure development for which consent exists. Residential	
Specific viability work was n	Market and Economic Viability Considerations: Specific viability work was not undertaken due to the lack of availability.	
	or residential is not achievable.	
Summary		
	be suitable for housing development. However, the site is being pursued by the tail development and would not be made available for residential.	
The site is therefore not c	urrently developable.	
Overcoming constraints:	Not applicable	

Colebrook Day Centre, Noke Drive, Redhill (RE04)



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Scale 1:1,500

Site details			
SHLAA Reference	RE04		
Source of site	Call for Sites		
Site name	Colebrook Centre, Noke Drive, Redhill		
Existing use	Community uses/Garden centre		
Housing potential	Housing potential		
Density	Assumed: 80 dph		
Capacity	80 units		
Total site area (ha)	1.30 (gross)/ 1.0 (developable)		
Suitability			

Suitability Policy Considerations:

The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

The site is directly adjacent to the Primary Shopping Area of Redhill.

Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services

Market Considerations:

The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards smaller family homes and higher density flats. Replacement community uses may also be incorporated into any development.

Physical Limitations:

The southern part of the site is affected by Flood Zone 2 and in part by Flood Zones 3a and 3b which reduces development potential.

There may be a residual need to retain the existing garden centre which could further limit capacity.

There are a number of protected trees in and around the site which would need to be retained.

Potential Impacts:

Development could contribute to the regeneration of Redhill town centre.

The site is considered to be suitable for housing development.

Availability

The site is owned by Surrey County Council and has been actively promoted to the Council for housing development.

A service review and masterplanning process is currently underway with a view to developing proposals by early 2015. A development partner would then need to be procured to carry out the development.

There is a reasonable prospect that the site would be made available for residential development within the plan period.

Achievability

Delivery and Timing Considerations:

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 regional and national house builders or established developers who would likely have the capacity to deliver.

A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved. A scheme of the scale envisaged could therefore be completed within 2 to 3 years of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 22% uplift over and above the assumed existing use value (community facility) which is considered to be sufficient to motivate the landowner to release the site. A nominal commercial value is attached to replacement community facilities and cost allowance is made for dealing with residual flood risk on site. The residential market in the area would most likely be capable of supporting the type and scale of development

envisaged. There is particularly strong demand for family dwellings which would be absorbed rapidly by the market.

There is a reasonable prospect that development of the site would be achievable.

Summarv

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Land at Reading Arch Road, Redhill (RE05)



Site details	
SHLAA Reference	RE05
Source of site	RBBC Desktop Review
Site name	
	Reading Arch Road Industrial Estate, Redhill
Existing use	Industrial/workshops; car sales
Housing potential	
Density	Assumed: 60 dph
Capacity	100 units
Total site area (ha)	1.90 (gross)/ 1.75 (outside of FZ3)
Suitability	
Policy Considerations:	
The site lies within the urba development through Polic	nployment area. Redevelopment would currently be contrary to policy. an area, adjacent Redhill town centre and is therefore a priority location for housing y CS4 of the Core Strategy
Accessibility to many local services	services and facilities is excellent and the site also has excellent access to public transport
Market Considerations: Given the location and cha part of a mixed use redeve	racteristics of the site, it would be most suitable for delivering high density flats, most likely as lopment.
The Redhill Brook is also p Given the current use of th	by Flood Zone 2 and in part by Flood Zones 3a and 3b which reduces development potential. artially culverted under the site. e site, the land is potentially contaminated. 23 would need to be carefully designed.
Proximity to the railway line	ute to the regeneration and future growth of Redhill town centre.
The site is not suitable fo	or housing development.
Availability	
	predominantly owned by Reigate & Banstead Borough Council and two other small private re also a number of occupational leases which would need to be acquired or expire to enable uld require a CPO.
period.	ospect that the site would be made available for residential development within the plan
Achievability	
Delivery and Timing Considered	derations:
There is no specific develo	per involvement in the site at this point
A site of this size/character	istics would likely attract interest from regional and national house builders who would likely
have the capacity to delive	r. Mixed use development may require a commercial developer.
	ould be delivered in a single phase and delivery rates of 30 to 40 units per annum could be could be delivered within 2 to 3 years.
of industrial sites for reside	ility Considerations: has not been carried out due to the suitability of the site. Generic testing of the redevelopment ntial in the borough indicates that there is a reasonable prospect a scheme would be viable. he area would most likely be capable of supporting the type and scale of development
There is a reasonable pro	ospect that development of the site would be achievable.
	or housing development due to conflict with the current employment designation. The
	ed to be not currently developable.
Overcoming constraints:	Review of employment land; assessment of opportunities for town centre growth

Former Liquid & Envy Nightclub, Marketfield Way, Redhill (RE06)



Site details		
SHLAA Reference	RE06	
Source of site	Call for Sites	
Site name	Former Liquid & Envy Nightclub ("Station Corner"), Marketfield Way, Redhill	
Existing use	Vacant nightclub	
Housing potential		
Density	Assumed: 200 dph	
Capacity	76 units	
Total site area (ha)	0.29 ha	
O		

Suitability

Policy Considerations:

The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services

The site benefits from planning consent for a mixed-use development of 76 residential units with ground floor retail units

Market Considerations:

The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail unit at ground floor.

Physical Limitations:

The northern tip of the site is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a. Development of the site will need to retain the locally listed art deco façade which somewhat limits capacity and configuration.

Potential Impacts:

Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA.

The site is considered to be suitable for housing development.

Availability

The site is owned by Mar City, a mixed use developer. Demolition has commenced and discussions indicate an intention to commence development in early 2015.

The site is considered to be immediately available for development.

Achievability

Delivery and Timing Considerations:

The development will be implemented by Mar City, a mixed use developer with experience of similar schemes nationally. They are therefore considered to have capacity to deliver.

A scheme of this nature will be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved; hence the scheme could be completed within 18 to 24 months of commencement.

Market and Economic Viability Considerations:

Viability justification was submitted alongside the planning consent demonstrating that a reduction in affordable housing was required to ensure viability. The scheme therefore provides nil affordable housing and a clawback mechanism negotiated to capture any uplift in sales values. Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 21% uplift over and above the assumed existing use value (leisure facility) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with the retention of the locally listed façade and flood/culvert improvement measures have been factored into this. Upon completion, it is proposed that 30 units will be transferred to Raglan Homes (a registered provider) outside of the planning system.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. The site is immediately available for housing development and evidence indicates that such a scheme would be achievable and financially viable.

The site is therefore considered to be deliverable.

Royal Mail Sorting Office, St Anne's Drive, Redhill (RE07)



Site details	
SHLAA Reference	RE07
Source of site	Call for Sites
Site name	Royal Mail Sorting Office, St Annes Drive, Redhill
Existing use	Postal sorting office
Housing potential	
Density	Assumed: 150 dph
Capacity	80
Total site area (ha)	0.59ha (0.56ha outside of Flood Zone 3)
Suitability	
location for housing deve	ban area, adjacent to Redhill town centre and the railway station and is therefore a priority lopment through Policy CS4 of the Core Strategy al services and facilities is excellent and the site also has excellent access to public transport
	eliver higher density residential units (flats), potentially as part of a mixed use scheme.
Physical Limitations: The southern tip of the si	te is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a.
	ntially contribute to the regeneration of Redhill town centre. ne could give rise to residential amenity concerns, as could the location of the site within the
	otentially as part of a mixed use scheme.
Availability The site is owned by Roy the site is subject to alter There is considered to	native arrangements for existing operations however this is not imminent.
Availability The site is owned by Roy the site is subject to alter There is considered to period.	al Mail and is actively in use as a sorting office. The landowner has indicated that availability of
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent.
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability Delivery and Timing Con- There is not known to be A site of this size/charact would likely have the cap A site of this scale would A site of this scale would A delivery rate of 40-50 u Market and Economic Via Viability appraisal indicate	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent. be a reasonable prospect that the site would be available for development later in the pla siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders all of whom acity to deliver. likely be development in two phases, each of approximately 40-50 units. inits per annum could be achieved. Development could take 2 years following commencement. ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability Delivery and Timing Con- There is not known to be A site of this size/charact would likely have the cap A site of this scale would A delivery rate of 40-50 u Market and Economic Via Viability appraisal indicat would deliver a 10% uplif marginal in viability terms The residential market in	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent. be a reasonable prospect that the site would be available for development later in the pla siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders all of whom acity to deliver. likely be development in two phases, each of approximately 40-50 units. inits per annum could be achieved. Development could take 2 years following commencement. ability Considerations:
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability Delivery and Timing Con- There is not known to be A site of this size/charact would likely have the cap A site of this scale would A delivery rate of 40-50 u Market and Economic Via Viability appraisal indicate would deliver a 10% uplif marginal in viability terms The residential market in envisaged.	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent. be a reasonable prospect that the site would be available for development later in the pla siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders all of whom acity to deliver. likely be development in two phases, each of approximately 40-50 units. inits per annum could be achieved. Development could take 2 years following commencement. ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (postal warehouse/offices). This is likely to be and a reduction in affordable housing may be required to ensure viability.
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability Delivery and Timing Cons There is not known to be A site of this size/charact would likely have the cap A site of this scale would A delivery rate of 40-50 u Market and Economic Via Viability appraisal indicat would deliver a 10% uplif marginal in viability terms The residential market in envisaged. There is a reasonable p	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent. be a reasonable prospect that the site would be available for development later in the pla siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders all of whom acity to deliver. likely be development in two phases, each of approximately 40-50 units. inits per annum could be achieved. Development could take 2 years following commencement. ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (postal warehouse/offices). This is likely to be s and a reduction in affordable housing may be required to ensure viability. the area would most likely be capable of supporting the type and scale of development
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability Delivery and Timing Cons There is not known to be A site of this size/charact would likely have the cap A site of this scale would A delivery rate of 40-50 u Market and Economic Via Viability appraisal indicati would deliver a 10% uplif marginal in viability terms The residential market in envisaged. There is a reasonable p Summary The site is considered to be available for housing	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent. be a reasonable prospect that the site would be available for development later in the pla siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders all of whom acity to deliver. likely be development in two phases, each of approximately 40-50 units. inits per annum could be achieved. Development could take 2 years following commencement. ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (postal warehouse/offices). This is likely to be s and a reduction in affordable housing may be required to ensure viability. the area would most likely be capable of supporting the type and scale of development
Availability The site is owned by Roy the site is subject to alter There is considered to period. Achievability Delivery and Timing Cons There is not known to be A site of this size/charact would likely have the cap A site of this scale would A delivery rate of 40-50 u Market and Economic Via Viability appraisal indicati would deliver a 10% uplif marginal in viability terms The residential market in envisaged. There is a reasonable p Summary The site is considered to be available for housing prospect that such a so	ral Mail and is actively in use as a sorting office. The landowner has indicated that availability of native arrangements for existing operations however this is not imminent. be a reasonable prospect that the site would be available for development later in the pla siderations: any specific developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders all of whom acity to deliver. likely be development in two phases, each of approximately 40-50 units. inits per annum could be achieved. Development could take 2 years following commencement. ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (postal warehouse/offices). This is likely to be and a reduction in affordable housing may be required to ensure viability. the area would most likely be capable of supporting the type and scale of development rospect that development of the site would be achievable. o be suitable for housing development. There is a reasonable prospect that the site will g development during the plan period and evidence indicates that there is a reasonable

Battlebridge Recreation Ground, New Battlebridge Lane, Merstham (RE08)



SHLAA Reference	
	RE08
Source of site	RBBC Property
Site name	Battlebridge Recreation Ground, Merstham
Existing use	Public open space/recreation ground
Housing potential	
Density	Assumed: 25dph
Capacity	100 units
Total site area (ha)	4.3 (gross)/ 3.8 (developable)
Suitability	
Accessibility to many loo transport services	the Green Belt. ban area and therefore in a location contemplated for housing development in the Core Strategy cal services and facilities is reasonable and the site has a reasonable level of access to public ace Assessment recommends the retention of existing playing pitches and outdoor sports
meeting a range of mar <i>Physical Limitations:</i> A significant proportion	ble of delivering a mix of housing in terms of both types and tenures given its size, thus potentially
The site is not conside	sult in the loss of publicly accessible sport and recreation facilities.
Availability	
	eigate & Banstead Borough Council; however, there are understood to be legal covenants on the ilability and there is no known prospect of resolution.
The site is not availab	le for residential development.
Achievability	
A site of this size/charac likely have the capacity A scheme of this nature	e any specific developer involvement in the site at this point cteristics would likely attract interest from local, regional and national house builders who would
greenfield development The residential market i	vas not undertaken due to the site's unsuitability and unavailability. Generic assessment of tin the borough indicates that development of the site would likely be economically viable. In the area would most likely be capable of supporting the type and scale of development
envisaged.	
There is a reasonable	prospect that development of the site would be achievable.
There is a reasonable Summary	
There is a reasonable Summary The site is not conside	prospect that development of the site would be achievable. ered to be suitable for housing development and due to legal issues, availability of the site efore not currently developable.

Land south of Wiggie Lane, Redhill (RE09)



Site details	
SHLAA Reference	RE09
Source of site	RBBC Property
Site name	Land south of Wiggie Lane, Redhill
Existing use	Allotments
Housing potential	Allowhorks
Density	Assumed: 30dph
Capacity	40 units
Total site area (ha)	1.27 ha
Suitability	1.27 Ha
Policy Considerations: The site is designated as U The Council's Open Space analysis of allotment need/o The site is within the urban housing development in the Accessibility to many local s services Market Considerations: The site would be capable of meeting a range of market of Physical Limitations: There is no notable physical Potential Impacts:	Assessment identified a quantitative shortfall in allotment space across the borough: further demand would be required to inform suitability. area, reasonably close to Redhill town centre and therefore in a location contemplated for core Strategy services and facilities is good and the site has a good level of access to public transport
Availability The site is owned by Reigat The site is in active use as a this would be subject to alter	be potentially suitable for housing development. te & Banstead Borough Council. allotments. Whilst there is a prospect that the site could be made available for development, ernative allotment provision being found or evidence that the plots were surplus to be confirmed at this stage, the site cannot be considered available.
	be not available for development at this point.
Achievability	
A site of this size/characteri likely have the capacity to d A scheme of this size would Delivery rates of around 20-	ny specific developer involvement in the site at this point stics would likely attract interest from local, regional and national house builders who would
Economic Viability: 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 the area would most likely be capable of supporting the type and scale of development envisaged.	
_	spect that development of the site would be achievable.
designation. However, ava	be potentially suitable for housing development a review of the current restrictive ailability is subject to allotment needs and potentially the need to find alternative y uncertain when and whether this could be overcome, the site cannot be considered
The site is therefore not c	
Overcoming constraints:	Allotment needs/alternative provision; review of Urban Open Land

Gasholder site, Hooley Lane, Redhill (RE10)



Site details	
SHLAA Reference	RE10
Source of site	RBBC – Development Management
Site name	Gasholder site, Hooley Lane, Redhill
Existing use	Utilities and small scale light industrial uses
Housing potential	
Density	Assumed: 30dph
Capacity	25 units
Total site area (ha)	0.93
Suitability	
employment uses on the site The site is within the urban a development through Policy	gnated Employment Area and is reserved for industrial and distribution uses – loss of e would run contrary to policy area, reasonably close to Redhill and therefore a location contemplated for housing CS4 of the Core Strategy ervices and facilities is reasonable and the site also has good access to public transport
The site would be capable of meeting a range of market re	f delivering a mix of housing in terms of both types and tenures given its size, thus potentially equirements
-	te, there may be contamination issues and the need for remediation
Potential Impacts: Proximity to other existing e	mployment uses could give rise to residential amenity conflicts
	to be suitable for housing development.
Availability	
The site is owned by Southe planned de-commissioning of	ern Gas Networks. The utilities function (gasholders) remains operational and there is no or disposal at this stage.
	to be available for development.
Achievability	
It is likely that local, regional small size. A scheme of this size/charac	erations: y specific developer interest in the site at this point or national house builders would have the capacity to deliver the site given its relatively cteristics would be delivered in a single phase by a single developer. Delivery rates of 20 to a achieved, hence the scheme could be built out within 12 to 18 months of commencement.
commercial sites for housing however, any costs associate	e site, specific testing has not been carried out. Generic assessment of the redevelopment of g in the borough indicates that development of the site would likely be economically viable; ted with remediation or contamination could impact upon achievability. The area would most likely be capable of supporting the type and scale of development
	spect that development of the site would be achievable.
Summary	
	to be suitable for housing development and therefore not deliverable or developable.
Overcoming constraints: A	Avanaphily, contamination


Land between Trowers Way and Holmethorpe Avenue, Redhill (RE11)

Site details	
SHLAA Reference	RE11
Source of site	RBBC – Development Management
Site name	Land between Trowers Way and Holmethorpe Avenue, Redhill
Existing use	Cleared land
Housing potential	
Density	Assumed: 40dph
Capacity	20 units
Total site area (ha)	0.57 ha
Suitability	
Policy Considerations:	
	signated Employment Area - loss of employment uses on the site would strictly run contrary to
	a rea and therefore in a location contemplated for housing development through Policy CS4 of
Accessibility to many local	services and facilities is good and the site has good access to public transport services een granted to construct a small estate of modern industrial units on the site.
	of delivering a mix of housing in terms of both types and tenures, most likely geared towards potentially meeting a range of market requirements
Physical Limitations: The site is identified as bein Access to the site directly of the site	ing potentially contaminated. off of the main industrial estate roads is unlikely to be suitable for residential development.
Potential Impacts: Proximity to remaining inde	ustrial uses could give rise to significant residential amenity concerns.
	d to be suitable for housing development but is suitable for employment provision.
Availability	nmercial developer, Praetorian Properties, who are pursuing employment development on the
	y marketed and a number of pre-lets have been achieved.
	for residential development.
Achievability	
Delivery and Timing Consi There is not known to be a A site of this size/characte likely have the capacity to	iny specific developer involvement in the site at this point ristics would likely attract interest from local, regional and national house builders who would
	be delivered in a single phase and delivery rates of 20 to 30 units per annum could be nent could be completed within 12 to 18 months of commencement.
commercial sites for reside	not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of ential use in the borough indicates that development of the site would likely be economically es could increase development costs and the location of the site would likely significantly affect achieved.
-	ospect that development of the site would be achievable.
Summary The site is not considere development.	d to be suitable for housing development and would not be available for residential
The site is therefore not	currently developable.
Overcoming constraints:	: Landowner intentions; residential amenity

Redstone Tennis Club, Redstone Park, Redhill (RE12)



Site details	
SHLAA Reference	RE12
Source of site	RBBC – Development Management
Site name	Redstone Tennis Club, Redstone Park, Redhill
Existing use	Disused Sports Club
Housing potential	
Density	Assumed: 25dph
Capacity	12 units
Total site area (ha)	0.50 ha
Suitability	
contemplated for housing Accessibility to many local Market Considerations: The site would most likely Physical Limitations: Physical access to the site access arrangements wou Potential Impacts:	an area, in reasonable proximity to Redhill town centre and is therefore within a location development through Policy CS4 of the Core Strategy I services and facilities is good and the site also has good access to public transport services deliver larger family houses. e is severely constrained and only possible via a public right of way - appropriate vehicular ild need to be created to enable development. ntial impacts associated with development of the site.
Availability	be suitable for housing development.
Availability of the site fo	r development is uncertain.
Achievability	
A site of this size/characte capacity to deliver.	iderations: any specific developer interest in the site at this point. ristics would likely attract local, regional or national developers who would likely have the he area would most likely be capable of supporting the type and scale of development
envisaged.	
envisaged. Market and Economic Vial Specific viability work was	bility Considerations: not undertaken due to the site's uncertain availability. Generic assessment of urban greenfield ndicates that development of the site would likely be economically viable.
envisaged. Market and Economic Vial Specific viability work was schemes in the borough ir There is a reasonable pr	not undertaken due to the site's uncertain availability. Generic assessment of urban greenfield
envisaged. Market and Economic Vial Specific viability work was schemes in the borough ir There is a reasonable pr Summary	not undertaken due to the site's uncertain availability. Generic assessment of urban greenfield indicates that development of the site would likely be economically viable.
envisaged. Market and Economic Vial Specific viability work was schemes in the borough ir There is a reasonable pr Summary The site is considered to	not undertaken due to the site's uncertain availability. Generic assessment of urban greenfield ndicates that development of the site would likely be economically viable.

Land near Wordsworth Mead, Redhill (RE13)



SHLAA Reference	RE13
Source of site	RBBC – Development Management
Site name	Land at Wordsworth Mead, Redhill
Existing use	Informal public open space
Housing potential	
Density	Assumed: 30dph
Capacity	10 units
Total site area (ha)	0.31 ha
Suitability	0.01 hd
Policy Considerations:	
The site is designated Un The site lies within the un contemplated for housing Accessibility to many loc The Open Space Assess homes. <i>Market Considerations:</i> The site would most likel <i>Physical Limitations:</i> There is a group of listed The northern part of the <i>Potential Impacts:</i>	rban Open Land rban area, in reasonable proximity to Redhill town centre and is therefore within a location g development through Policy CS4 of the Core Strategy ral services and facilities is good and the site also has good access to public transport services sment identifies the Redhill area as being deficient in amenity green space close to residents' ly be suited to delivering smaller family homes. d trees in the southern part of the site. site is identified as being affected by surface water flooding risk. ult in the loss of publicly accessible open space.
The site is not conside	rod to be suitable for bousing development
	red to be suitable for housing development.
Availability	
Availability	red to be suitable for housing development. igate & Banstead Borough Council and has been promoted for housing development.
Availability The site is owned by Rei	igate & Banstead Borough Council and has been promoted for housing development.
Availability The site is owned by Rei There is a reasonable p	
Availability The site is owned by Rei There is a reasonable p Achievability	igate & Banstead Borough Council and has been promoted for housing development.
Availability The site is owned by Rei There is a reasonable p Achievability Delivery and Timing Con There is not known to be A site of this size/charac	igate & Banstead Borough Council and has been promoted for housing development.
Availability The site is owned by Rei There is a reasonable p Achievability Delivery and Timing Con There is not known to be A site of this size/charac capacity to deliver.	igate & Banstead Borough Council and has been promoted for housing development. prospect that the site would be made available for housing during the plan period. Insiderations: any specific developer interest in the site at this point.
Availability The site is owned by Rei There is a reasonable p Achievability Delivery and Timing Con There is not known to be A site of this size/charac capacity to deliver. The residential market in envisaged. Market and Economic Vi Specific viability work wa	igate & Banstead Borough Council and has been promoted for housing development. prospect that the site would be made available for housing during the plan period. Insiderations: a any specific developer interest in the site at this point. teristics would likely attract local, regional or national developers who would likely have the the area would most likely be capable of supporting the type and scale of development
Availability The site is owned by Rei There is a reasonable p Achievability Delivery and Timing Con There is not known to be A site of this size/charac capacity to deliver. The residential market in envisaged. Market and Economic Vi Specific viability work wa schemes in the borough	igate & Banstead Borough Council and has been promoted for housing development. prospect that the site would be made available for housing during the plan period. Insiderations: any specific developer interest in the site at this point. teristics would likely attract local, regional or national developers who would likely have the the area would most likely be capable of supporting the type and scale of development ability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of urban greenfield
Availability The site is owned by Rei There is a reasonable g Achievability Delivery and Timing Con There is not known to be A site of this size/charac capacity to deliver. The residential market in envisaged. Market and Economic Vi Specific viability work wa schemes in the borough There is a reasonable g Summary	igate & Banstead Borough Council and has been promoted for housing development. prospect that the site would be made available for housing during the plan period. Insiderations: a any specific developer interest in the site at this point. teristics would likely attract local, regional or national developers who would likely have the a the area would most likely be capable of supporting the type and scale of development ability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of urban greenfield indicates that development of the site would likely be economically viable. prospect that development of the site would be achievable.
Availability The site is owned by Rei There is a reasonable g Achievability Delivery and Timing Con There is not known to be A site of this size/charac capacity to deliver. The residential market in envisaged. Market and Economic Vi Specific viability work wa schemes in the borough There is a reasonable g Summary	igate & Banstead Borough Council and has been promoted for housing development. prospect that the site would be made available for housing during the plan period. Insiderations: a any specific developer interest in the site at this point. teristics would likely attract local, regional or national developers who would likely have the a the area would most likely be capable of supporting the type and scale of development ability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of urban greenfield indicates that development of the site would likely be economically viable.

Redstone Hall, 10 Redstone Hill, Redhill (RE14)



Site details	
SHLAA Reference	RE14
Source of site	Extant Planning Consent
Site name	Redstone Hall, 10 Redstone Hill, Redhill
Existing use	Care home (now vacant/ disused)
Housing potential	
Density	Proposed: 55 dph
Capacity	11 units
Total site area (ha)	0.20ha
Suitability	

Suitability Policy Considerations:

The site lies within the urban area, close to Redhill town centre.

The site is therefore within a priority location for housing development through Policy CS4 of the Core Strategy

The site is within Redstone Hill Conservation Area.

Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services.

The site has an outstanding planning consent to existing building to provide 11 flats.

Market Considerations:

The site is proposed to deliver higher density residential units (predominantly flats).

Physical Limitations:

There is significant variation in land levels on and adjacent to the site with land levels falling steeply away from the south east to the north west corner of the site.

Potential Impacts:

The development would result in the loss of a historic building within a Conservation Area; however, the replacement has been judged to be acceptable in light of the outstanding permission.

The site is considered to be suitable for housing development.

Availability

The site is owned by HPH developments and has the benefit of an existing planning consent. No progress has been made in bringing the site forward since the planning consent was granted and the landowners have not provided any indication of their continued intention to develop the site.

Availability of the site for residential development is therefore uncertain.

Achievability

Delivery and Timing Considerations:

The site is owned by HPH developments, a local developer. Although of small scale, there is no evidence of their capacity or experience in bringing similar sites forward. There is also a history of unimplemented consents on the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

A site of this scale would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a such as this; hence the site could be completed within 12 months of commencement.

Market and Economic Viability Considerations:

TO BE UNDERTAKEN...

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. It has not been possible to confirm the landowners intentions to implement the existing consent. It is considered that development of this scale/nature would be achievable and financially viable.

The site is concluded to be not currently developable.

The Sea Cadet Association, 2 Hooley Lane, Redhill (RE15)



Site details	
SHLAA Reference	RE15
Source of site	Extant Planning Consent
Site name	Land at Sea Cadet Association, Hooley Lane, Redhill
Existing use	Community use/warehouse
Housing potential	
Density	Proposed: 170dph
Capacity	11 units
Total site area (ha)	0.06ha
Suitability	
development through Pol Accessibility to many loca access to public transpor <i>Market Considerations:</i> The site is proposed to d <i>Physical Limitations:</i> There are no specific phy <i>Potential Impacts:</i> There are no specific pot The site is considered t Availability The site is owned by priv	eliver higher density residential units in the form of flats. vsical limitations associated with the site. ential impacts associated with the site. o be suitable for housing development. ate landowner and development is being actively pursued. A recent extant planning permission
application during 2015.	landowner has indicated their intention to bring the site forward in accordance with the o be immediately available for housing development.
Delivery and Timing Con	siderations
The site sis owned by a l	ocal developer who intends to bring forward the site. the area would most likely be capable of supporting the type and scale of development
A site of this scale would	likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer pe d such a site as this; hence the site could be completed within 12 months of commencement.
Market and Economic Via Viability appraisal indicat would deliver a 90% uplif to be sufficient to motivat The residential market in	
Market and Economic Via Viability appraisal indicat would deliver a 90% uplif to be sufficient to motivat The residential market in envisaged. Costs of addr There is a reasonable p	ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (storage yard/warehouse) which is considered e the landowner to release the site. the area would most likely be capable of supporting the type and scale of development
Market and Economic Via Viability appraisal indicat would deliver a 90% uplif to be sufficient to motivat The residential market in envisaged. Costs of addr There is a reasonable p Summary	ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (storage yard/warehouse) which is considered e the landowner to release the site. the area would most likely be capable of supporting the type and scale of development essing contamination/remediation may impact upon financial viability. rospect that development of the site would be achievable.
Market and Economic Via Viability appraisal indicat would deliver a 90% uplif to be sufficient to motivat The residential market in envisaged. Costs of addr There is a reasonable p Summary The site is considered t	ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (storage yard/warehouse) which is considered e the landowner to release the site. the area would most likely be capable of supporting the type and scale of development essing contamination/remediation may impact upon financial viability.
Market and Economic Via Viability appraisal indicat would deliver a 90% uplif to be sufficient to motivat The residential market in envisaged. Costs of addr There is a reasonable p <u>Summary</u> The site is considered t development and evide	ability Considerations: es that, assuming all relevant costs and an acceptable return to the developer, the scheme t over and above the assumed existing use value (storage yard/warehouse) which is considered e the landowner to release the site. the area would most likely be capable of supporting the type and scale of development essing contamination/remediation may impact upon financial viability. rospect that development of the site would be achievable.

Nutfield Lodge, Nutfield Road, Redhill (RE19)



Site details	
SHLAA Reference	RE19
Source of site	Call for Sites
Site name	Nutfield Lodge, Nutfield Road, Redhill
Existing use	Community building in large grounds
Housing potential	
Density	Assumed: 20 dph
Capacity	40 units
Total site area (ha)	2.0
Suitability	

Suitability Policy Considerations:

The site is wholly within the Green Belt. Existing buildings could be redeveloped in line with paragraph 89 of the NPPF but full redevelopment would be subject to the outcome of the Green Belt Review.

The site lies within a broad 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

Market Considerations:

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. Replacement community provision may also be pursued.

Physical Limitations:

Land levels across the site fall away steeply from north to south across the site which may limit development potential.

Potential Impacts:

Development could result in the loss of community facilities.

Development could potentially impact upon the large area of Ancient Woodland to the west of the site as well as protected trees to the east (and connectivity between the two).

Due to the topography of the site, development could be potentially have a marked visual impact within the landscape. Given proximity to the borough boundary, it will be necessary to consider cross-boundary impacts as part of the DtC.

The site is considered to be potentially suitable for housing development. Availability

The site is owned by Reigate Redhill & District Masonic Hall and has been actively promoted to the Council for housing development.

There is a reasonable prospect that the site would be made available for residential development during the plan period.

Achievability

Delivery and Timing Considerations:

There is no known developer interest at this stage. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. This may need to be in conjunction with the current landowner to reprovide community facilities.

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 would therefore take approximately 12 to 18 months from commencement.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable.

The site is therefore not currently developable until further evidence is completed.

Overcoming constraints: Green Belt Review; assessment of urban extension options (Development Management Plan).

Former Copyhold Works, Nutfield Road, Redhill (RE20)



Site details	
SHLAA Reference	RE20
Source of site	Call for Sites
Site name	Former Copyhold works, Nutfield Road, Redhill
Existing use	Derelict industrial buildings and woodland
Housing potential	
Density	Assumed: 20 dph
Capacity	130 units
Total site area (ha)	9.8 (gross)/ 6.5 (developable)
Suitability	

Suitability Policy Considerations:

The site lies wholly within the Green Belt. There may be some potential for infilling or development of existing brownfield parts in accordance with paragraph 89 of the NPPF; however suitability for full redevelopment would be subject to the Green Belt Review.

The site is designated in the County Waste and Minerals Plans for waste treatment facilities and/or aggregates recycling. The site lies within a broad 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

Market Considerations:

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

Physical Limitations:

A substantial proportion of the site, particularly in the south, is covered by dense woodland.

Land levels rise quite steeply across the northern part of the site, with flatter land in the centre before falling away to the south. There is also likely to be a need for re-grading of land as there are a number of pits remaining within the site. This topography may reduce development potential.

The site is potentially contaminated owing to both adjoining landfill activity and previous heavy industrial uses on the site. It is likely to be necessary to restrict development in those areas in close proximity to the operational landfill, thus reducing development potential and capacity.

Potential Impacts:

Development could potentially impact upon the surrounding Site of Nature Conservation Importance. Development could have a visual impact within the landscape due to the topography of the site. Proximity to the railway line and operational landfill may give rise to residential amenity conflicts. Development could potentially secure the restoration and remediation of a long term derelict site.

The site is considered to be potentially suitable for housing development.

Availability

The site is owned by a strategic land developer – Gallagher Estates – who have actively promoted the site for housing development.

There is a reasonable prospect that the site would be made available for residential development during the plan period.

Achievability

Delivery and Timing Considerations:

The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder.

A scheme of this nature would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 to 40 units per developer per annum could be achieved, hence could be delivered within 4 to 5 years of commencement.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Costs of addressing contamination/remediation may impact upon viability.

The residential market in this area would likely be strong enough to support a scheme of this nature (as evidenced by recent major developments such as Park 25 and Watercolour) providing appropriate phasing.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable.

The site is therefore not currently developable until further evidence is completed.

Overcoming constraints: Green Belt Review; waste development needs; sustainability assessment of urban extension options

Quarryside Business Park, Thornton Side, Redhill (RE21)



Scale 1:1,000

Site details SHLAA Reference	RE21
Source of site	Call for Sites
Site name	Quarryside Business Park, Redhill
Existing use	Mixed industrial units
Housing potential	
Density	Assumed: 50 dph
Capacity	60 units
Total site area (ha)	1.2
Suitability	
Policy Considerations: The site forms part of an Ei Holmethorpe Development The site lies adjacent to the development through Polic Accessibility to many local <i>Market Considerations:</i> The site would likely be cap meeting a range of market <i>Physical Limitations:</i> The site is identified as beil Land banks up steeply in th <i>Potential Impacts:</i> Proximity to the railway line The site is considered to Availability The site is owned by a priv	e Merstham regeneration area and within a broad location contemplated for housing y CS4 of the Core Strategy services and facilities is good and the site also has good access to public transport services pable of delivering a mix of housing in terms of both types and tenures given its size, thus
There is a reasonable pro period.	ospect that the site would be made available for residential development during the plar
Achievability	
interest from a regional dev It is likely that a site of this capacity to deliver. A scheme of this nature wo per annum could be achiev Market and Economic Viab Viability appraisal indicates would deliver a 23% uplift of be sufficient to motivate the	ny specific developer interest in the site at this point; however, there has previously been veloper. size/characteristics would attract interest from established housebuilders who would have the buld be delivered in a single phase by a single developer and delivery rates of 30 to 40 units ved. Development could therefore be completed within 2 years of commencement.
Summary The site is considered to	ospect that development of the site would be achievable. be suitable for residential development. There is considered to be a reasonable uld be available for housing development and that such a scheme would be achievable, iable.

Land at Hillsbrow, Nutfield Road, Redhill (RE22)



Site details	
SHLAA Reference	RE22
Source of site	Call for Sites
Site name	Land at Hillsbrow, Nutfield Road, Redhill
Existing use	Semi-natural open space/woodland
Housing potential	
Density	Assumed: 20 dph
Capacity	120 units
Total site area (ha)	16.9 (gross)/ 6 (developable)
Suitability	

Policy Considerations:

The site lies wholly within the Green Belt.

The site lies within a broad 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

Market Considerations:

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

Physical Limitations:

Land levels change quite markedly across the site, rising slightly from north to south, plateauing in the centre of the site and then falling away dramatically from north to south across the remainder of the site – topography of the site is likely to impinge severely upon development potential.

Large parts of the site are very densely wooded, a proportion of which is Ancient Woodland – the extent of woodland on the site is likely to affect development capacity.

The site is identified as being potentially contaminated owing to previous quarrying/landfilling activities.

Potential Impacts:

Due to the topography of the site, development could potentially have a marked visual impact within the landscape, particularly the southern "scarp" of the site when viewed from the south.

Given the proximity to the borough boundary, cross-boundary impacts need to be considered through the DtC. Development could potentially impact upon the woodland on the site and could adversely affect nature conservation if connectivity of the Ancient Woodland is eroded.

The site is considered to be potentially suitable for housing development.

Availability

The site is owned by a private individual. It is understood that a strategic land developer – Berkeley Strategic – has an option agreement on the site and they have been actively promoting the site for residential development.

There is a reasonable prospect that the site would be made available for residential development during the plan period.

Achievability

Delivery and Timing Considerations:

The site is optioned to a national strategic land developer. As an established developer, it is considered that they would have the capacity to deliver a scheme of this scale.

A scheme of this nature would be delivered in a small number of phases by a single developer. Delivery rates of 30 to 40 units per annum could be achieved, hence development could be completed within 3 to 4 years from commencement.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable.

The site is therefore not currently developable until further evidence is completed.

Overcoming constraints: Green Belt Review; sustainability assessment of urban extension options; landscape impact

Victoria House, Brighton Road, Redhill (RE23)



Site details	
SHLAA Reference	RE23
Source of site	Call for Sites
Site name	Victoria House, Brighton Road, Redhill
Existing use	Office block
Housing potential	
Density	Assumed: 80 dph
Capacity	15 units
Total site area (ha)	0.19ha
N N	0.1311a
Suitability	
however, there may be pote redevelopment. The site lies within the urba for housing development th	on Centre Business Area - loss of employment uses on the site would run contrary to policy – ential for residential conversion under permitted development rights or as part of a mixed use in area adjacent to Redhill town centre and is therefore within a priority location contemplated rough Policy CS4 of the Core Strategy services and facilities is excellent and the site also has excellent access to public transport
<i>Market Considerations:</i> The site would most likely d	eliver higher density residential units (predominantly flats).
<i>Physical Limitations:</i> The vast majority of the site	is within Flood Zone 2 and the eastern half is within Flood Zone 3.
	trial uses could give rise to residential amenity conflicts. ally compromise the longer-term comprehensive redevelopment and town centre envisaged
The site is considered to Availability	be suitable for housing development.
The site is owned by a prop Council for residential and r	erty company, Property Investment Holdings Ltd, and has been actively promoted to the etail/leisure development.
There are understood to be	a number of short term leases on the site which expired in 2014.
The site is considered to Achievability	be available for development.
Delivery and Timing Consid There is not known to be an A site of this size/characteri	erations: by specific developer interest in the site at this point. stics would likely attract local, regional or national developers who would likely have the -use scheme may attract more specialist developers.
would deliver a 6% uplift ov marginal in viability terms a	lity Considerations: that, assuming all relevant costs and an acceptable return to the developer, the scheme er and above the assumed existing use value (commercial offices). This is considered to be nd a reduction in affordable housing may be required to ensure viability. e area would most likely be capable of supporting the type and scale of development
There is a reasonable pro	spect that development of the site would be achievable.
Summary	
The site is considered to	be suitable for housing development. There is a reasonable prospect that the site for housing development and that such a scheme would be achievable and financially
The site is therefore cons	idered to be developable.
Summary The site is considered to would be made available viable.	be suitable for housing development. There is a reasonable prospect that the site for housing development and that such a scheme would be achievable and financially

Land north of Nutfield Road ("The Paddock"), Redhill (RE24)



Site details	
SHLAA Reference	RE24
Source of site	Call for Sites
Site name	Land north of Nutfield Road ("The Paddock"), Redhill
Existing use	Agricultural/grazing
Housing potential	
Density	Assumed: 25 dph
Capacity	125 units
Total site area (ha)	7.6 (gross) / 5 (developable)
Suitability	
The site lies within a bro Accessibility to many loc Market Considerations: The site would likely be meeting a range of mark Physical Limitations: Land levels across the s The site is potentially co It is likely to be necessal reducing development p There are belts of substa	s part of a Site of Nature Conservation Importance. ad location contemplated for housing development through Policy CS4 of the Core Strategy al services and facilities is good and the site also has good access to public transport services capable of delivering a mix of housing in terms of both types and tenures given its size, thus et requirements ite rise quite steeply from north to south across the site which may limit development potential. ntaminated owing to adjoining landfill activities. y to restrict development in those areas in close proximity to the operational landfill, thus
Development could pote Due to the topography o Proximity to the railway	ntially impact upon the value of the wider Site of Nature Conservation Importance. f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development.
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a s development.	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a s development. There is a reasonable p period.	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development.
Due to the topography o Proximity to the railway The site is considered Availability The site is owned by a s development. There is a reasonable p period. Achievability	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing prospect that the site would be made available for residential development during the plar
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a s development. There is a reasonable p period. Achievability Delivery and Timing Cor The site is owned by a s site in conjunction with a A scheme of this nature to 40 units per develope	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing brospect that the site would be made available for residential development during the plar usiderations: trategic land developer – Gallagher Estates. It is likely that they would look to bring forward the
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a s development. There is a reasonable p period. Achievability Delivery and Timing Cor The site is owned by a s site in conjunction with a A scheme of this nature to 40 units per develope commencement. Market and Economic V Specific viability work wa borough indicates that d contamination/remediati The residential market ir	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing prospect that the site would be made available for residential development during the plan isiderations: trategic land developer – Gallagher Estates. It is likely that they would look to bring forward the housebuilder. would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 r per annum could be achieved, hence the site could be delivered within 4 to 5 years of ability Considerations:
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a s development. There is a reasonable period. Achievability Delivery and Timing Cor The site is owned by a s site in conjunction with a A scheme of this nature to 40 units per develope commencement. Market and Economic V Specific viability work wa borough indicates that d contamination/remediati The residential market ir recent major developme There is a reasonable J Summary	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing prospect that the site would be made available for residential development during the plan isiderations: trategic land developer – Gallagher Estates. It is likely that they would look to bring forward the housebuilder. would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 r per annum could be achieved, hence the site could be delivered within 4 to 5 years of ability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the evelopment of the site would likely be economically viable. Costs of addressing on may impact upon viability. this area would likely be strong enough to support a scheme of this nature (as evidenced by nts such as Park 25 and Watercolour) providing appropriate phasing. prospect that development of the site would be achievable.
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a s development. There is a reasonable period. Achievability Delivery and Timing Cor The site is owned by a s site in conjunction with a A scheme of this nature to 40 units per develope commencement. Market and Economic V Specific viability work wa borough indicates that d contamination/remediati The residential market ir recent major developme There is a reasonable period Summary The site is considered sites within the identifi	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing prospect that the site would be made available for residential development during the plan isiderations: trategic land developer – Gallagher Estates. It is likely that they would look to bring forward the housebuilder. would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 r per annum could be achieved, hence the site could be delivered within 4 to 5 years of ability Considerations: as not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the evelopment of the site would likely be economically viable. Costs of addressing on may impact upon viability. a this area would likely be strong enough to support a scheme of this nature (as evidenced by nts such as Park 25 and Watercolour) providing appropriate phasing. brospect that development of the site would be achievable. to be potentially suitable for residential development subject to further assessment of
Development could pote Due to the topography o Proximity to the railway I The site is considered Availability The site is owned by a sidevelopment. There is a reasonable period. Achievability Delivery and Timing Cor The site is owned by a side in conjunction with a A scheme of this nature to 40 units per develope commencement. Market and Economic V Specific viability work was borough indicates that d contamination/remediati The residential market in recent major developme There is a reasonable per Summary The site is considered sites within the identific available for the use en	f the site, development could be potentially have a visual impact within the landscape. ine and operational landfill may give rise to residential amenity conflicts. to be potentially suitable for housing development. trategic land developer – Gallagher Estates – who have actively promoted the site for housing prospect that the site would be made available for residential development during the plan isiderations: trategic land developer – Gallagher Estates. It is likely that they would look to bring forward the housebuilder. would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 r per annum could be achieved, hence the site could be delivered within 4 to 5 years of ability Considerations: is not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the evelopment of the site would likely be strong enough to support a scheme of this nature (as evidenced by nt is area would likely be strong enough to support a scheme of this nature (as evidenced by nts such as Park 25 and Watercolour) providing appropriate phasing. prospect that development of the site would be achievable. to be potentially suitable for residential development subject to further assessment of ed broad locations and the outcome of the Green Belt Review. The site is considered to b

Land south of Nutfield Road, Redhill (RE25)



RE25 Call for Sites Land south of Nutfield Road, Redhill Allotments
Call for Sites Land south of Nutfield Road, Redhill
Land south of Nutfield Road, Redhill
Allotments
Assumed: 25 dph
15 units
0.63 ha
Green Belt. ousing would result in the loss of allotment space. Incation contemplated for housing development through Policy CS4 of the Core Strategy prvices and facilities is good and the site also has good access to public transport services
ble of delivering a mix of housing in terms of both types and tenures given its size, thus f market requirements
arkedly across the site from north to south. 23 is highly constrained and would make development difficult to achieve. he site on all sides with the exception of the frontage onto Nutfield Road.
the loss of allotment space and opportunities for food growing
to be suitable for housing.
gic land developer – Gallagher Estates – who have actively promoted the site for housing sed by Reigate & Banstead Borough Council to provide allotments: as such any release of greement to surrender this lease and alternative provision being made for allotments. pect that the site would be made available for residential development during the plan
rations: gic land developer – Gallagher Estates. It is likely that they would look to bring forward the sebuilder. d likely be delivered by a single developer in a single phase, most likely as part of a wider in the locality. Delivery rates of 30 to 40 units per developer per annum could be achieved, ered within 4 to 5 years of commencement.
y Considerations: It undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the opment of the site would likely be economically viable area would likely be strong enough to support a scheme of this nature.
pect that development of the site would be achievable.
to be suitable for housing owing to topographical and access issues. The site is for the use envisaged and development would be economically viable. rrently developable.

26-28 Station Road, Redhill (RE26)



Site details	
SHLAA Reference	RE26
Source of site	Extant Planning Consent
Site name	26-28 Station Road, Redhill
Existing use	Mixed use (ground floor retail/upper floor offices)
Housing potential	
Density	Proposed: 500dph
Capacity	14 units
Total site area (ha)	0.26ha
Suitability	
Policy Considerations:	
The site lies within Redh	ill town centre and is therefore a priority location for housing development through Policy CS4 of
the Core Strategy	
Accessibility to many loc	al services and facilities is excellent and the site also has excellent access to public transport
services	
Whilst loss of employme	nt is strictly contrary to policy, permitted development rights mean that the principle is

Whilst loss of employment is strictly contrary to policy, permitted development rights mean that the principle is established in this instance.

Planning consent exists for a scheme of 14 residential units.

Market Considerations:

The site is proposed to deliver higher density residential units in the form of flats through conversion and extension of the existing offices.

Physical Limitations:

The rear of the site falls partially within Flood Zones 2 and 3. A site-specific FRA was submitted to accompany the application and measures to address risk have been secured through condition.

Vehicular access to the site is limited and no on-site provision can be made for parking due to the constrained nature.

Potential Impacts:

There are no specific potential impacts associated with the development.

The site is considered to be suitable for housing development.

Availability

The site is owned by London & Continental Securities Ltd and benefits from a recent planning consent.

The site is available for housing development. Achievability

Delivery and Timing Considerations:

The site is owned by a development organisation which is considered to have capacity to deliver the site. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the development could be completed within 12 to 18 months of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 34% uplift over and above the assumed existing use value (commercial offices) which is considered to be sufficient to motivate the landowner to release the site.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. The site is immediately available for housing development and evidence indicates that such a scheme would be achievable and financially viable.

The site is therefore considered to be deliverable.

Land at Cromwell Road/Sincotts Road, Redhill (RW01)





Site details			
SHLAA Reference	RW01		
SHLAA Reference Source of site			
Source of site Site name	RBBC Property Land at Cromwell Road/Sincotts Road, Redhill		
Existing use	Mixed retail with vacant residential above; residential flats		
Housing potential	Accurace de 000 de la		
Density	Assumed: 200 dph		
Capacity	20 units		
Total site area (ha)	0.11 ha		
Suitability			
through Policy CS4 of the C The site is directly adjacent	n area, within Redhill town centre and is therefore a priority location for housing development fore Strategy to the Primary Shopping Area of Redhill. services and facilities is excellent and the site also has excellent access to public transport		
Market Considerations: The site would most likely b providing retail and other co	e suited to deliver higher density residential units (flats) as part of a mixed use scheme mmercial facilities.		
	as being affected by surface water flooding risk. in depth which may affect the type and nature of development which can be achieved.		
Potential Impacts: Development could potentia	Potential Impacts: Development could potentially contribute to the regeneration of Redhill town centre.		
The site is considered to I	be suitable for housing development.		
Availability			
floor retail units, most of wh	be contingent upon acquisition or expiration of existing occupational leases on the ground ich are currently vacant. spect that the site would be made available for residential development within the plan		
Achievability			
A site of this size/character have the capacity to deliver. A scheme of this nature cou Market and Economic Viabil Viability appraisal indicates would deliver a 25% uplift of considered to be sufficient to	per involvement in the site at this point stics would likely attract interest from regional and national house builders who would likely . Mixed use development may require a commercial developer. Id be completed within 18 months of commencement.		
	spect that development of the site would be achievable.		
	be suitable for housing development. There is a reasonable prospect that the site for housing development and that such a scheme would be achievable and financially		
The site is therefore consi	idered to be developable.		
	·		

Land at Gloucester Road, Redhill (RW02)



Site details		
SHLAA Reference	RW02	
Source of site	RBBC Property	
Site name	Car Park, Gloucester Road, Redhill	
Existing use	Public surface car park	
Housing potential		
Density	Assumed: 120 dph	
Capacity	65 units	
Total site area (ha)	0.76 (gross)/ 0.54 (outside Flood Zone 3)	
Suitability		

Suitability Policy Considerations:

The site lies within the urban area, adjacent Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services

Market Considerations:

Given the location and characteristics of the site, it would be most suitable for delivering high density flats, potentially as part of a mixed use redevelopment.

Physical Limitations:

The northern part of the site falls within Flood Zones 3a and 3b which reduces development potential.

Potential Impacts:

Development could contribute to the regeneration of Redhill town centre.

Redevelopment of the site could have an impact on the availability of parking for town centre users however capacity is expected to increase as a result of other proposals in the town centre

Given the location of the site, residential amenity and overlooking issues would need to be carefully considered.

The site is considered to be suitable for housing development. The site may also be suitable for employment (office) development.

Availability

The freehold of the site is owned by Reigate & Banstead Borough Council. The site has been promoted for housing development.

There is a reasonable prospect that the site would be made available for residential development within the plan period.

Achievability

Delivery and Timing Considerations:

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 regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer.

A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved. Hence a scheme could be completed within 2 years of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 65% 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. An allowance for costs associated with flood mitigation or attenuation is factored into this appraisal.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.

Former Longmead Adult Education Centre, Redhill (RW03)



Site details SHLAA Reference	
	RW03
Source of site	Call for Sites
Site name	Former Longmead Adult Education Centre, Holland Close, Redhill
Existing use	Vacant former adult services centre
lousing potential	
Density	Assumed: 120 dph
Capacity	20 units
otal site area (ha)	0.22 (gross)/ 0.16 (outside Flood Zone 3)
Suitability	
development through Polic Accessibility to many local services The existing building is loca Market Considerations: Given the location and cha bart of a mixed use redevel Physical Limitations: The northern part of the site Potential Impacts: Development could contrib The site is considered to Availability	e falls within Flood Zones 3a and 3b which reduces development potential. ute to the regeneration of Redhill town centre. be suitable for housing development.
ite and it has been promot	wheed by Surrey County Council. There are no existing users or services operating from the ted for housing development.
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site and it has been promot There is a reasonable pro- beriod. Achievability Delivery and Timing Consid There is not known to be and A site of this size/character would likely have the capac A scheme of this nature wo Hence, a scheme could be Market and Economic Viab Viability appraisal indicates would deliver a 44% uplift of sufficient to motivate the la The residential market in the envisaged. There is a reasonable pro- Summary The site is considered to	ted for housing development. Despect that the site would be made available for residential development within the plan derations: ny specific developer involvement in the site at this point ristics would likely attract interest from local, regional and national house builders all of whom city to deliver. build be delivered in a single phase and could achieve delivery rates of 20-30 units per annum delivered within 12 to 18 months of commencement. ility Considerations: a that, assuming all relevant costs and an acceptable return to the developer, the scheme bover and above the assumed existing use value (community facility) which is considered to be ndowner to release the site. the area would most likely be capable of supporting the type and scale of development

Land at Colesmead Road, Redhill (RW04)



Site details	
SHLAA Reference	RW04
Source of site	RBBC Property
Site name	Land at Colesmead Road, Redhill
Existing use	Recreation ground with equipped play
Housing potential	
Density	Assumed: 30ph
Capacity	60 units
Total site area (ha)	2.0
Suitability	
Accessibility to many loca services The Council's Open Spac space as well as children' <i>Market Considerations:</i> The site would be capable meeting a range of marke <i>Physical Limitations:</i>	In area and therefore in a location contemplated for housing development in the Core Strategy al services and facilities is good and the site has a good level of access to public transport are Assessment recommends the retention of existing playing pitches and informal amenity green is plays facilities.
Availability The site is owned by Reig	ed to be suitable for housing development. gate & Banstead Borough Council and has been promoted for housing development. rospect that the site would be made available for development during the plan period.
Achievability	
Delivery and Timing Cons	siderations:
There is not any specific of A site of this size/characte likely have the capacity to A scheme such as this wo	developer involvement in the site at this point eristics would likely attract interest from local, regional and national house builders who would
Specific viability work was greenfield development in The residential market in	s not undertaken due to the site's unsuitability and unavailability. Generic assessment of the borough indicates that development of the site would likely be economically viable. the area would most likely be capable of supporting the type and scale of development
Specific viability work was greenfield development in The residential market in envisaged.	the borough indicates that development of the site would likely be economically viable.
Specific viability work was greenfield development in The residential market in envisaged. There is a reasonable pr	the borough indicates that development of the site would likely be economically viable. the area would most likely be capable of supporting the type and scale of development
greenfield development in The residential market in envisaged. There is a reasonable pr Summary	the borough indicates that development of the site would likely be economically viable. the area would most likely be capable of supporting the type and scale of development

Land south of Gatton Park Road, Redhill (RW05)



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Scale 1:1,000

Site details	
SHLAA Reference	RW05
Source of site	RBBC Property
Site name	Land south of Gatton Park Road, Redhill
Existing use	Allotments
Housing potential	
Density	Assumed: 30dph
Capacity	20 units
Total site area (ha)	0.66 ha
Suitability	0.00 Ha
Policy Considerations:	
The site is designated as U The Council's Open Space analysis of allotment need/o The site is within the urban	rban Open Land Assessment identified a quantitative shortfall in allotment space across the borough: further lemand would be required to inform suitability. area and therefore in a location contemplated for housing development in the Core Strategy services and facilities is good and the site has a good level of access to public transport
	of delivering a mix of housing in terms of both types and tenures, most likely geared towards Ily meeting a range of market requirements
	oad would need to be carefully considered so as not to generate highway safety issues.
Potential Impacts: Development would result in	n the loss of publicly accessible opportunities for food growing.
The site is not considered	to be suitable for housing development.
Availability	
	e & Banstead Borough Council.
this would be subject to alte	allotments. Whilst there is a prospect that the site could be made available for development, rnative allotment provision being found or evidence that the plots were surplus to of be confirmed at this stage, the site cannot be considered available.
	be not available for development at this point.
Achievability	
A site of this size/characteri likely have the capacity to d	y specific developer involvement in the site at this point stics would likely attract interest from local, regional and national house builders who would
	not undertaken due to the site's unsuitability and unavailability. Generic assessment of the borough indicates that development of the site would likely be economically viable.
	spect that development of the site would be achievable.
designation. However, ava	be potentially suitable for housing development a review of the current restrictive ailability is subject to allotment needs and potentially the need to find alternative y uncertain when and whether this could be overcome, the site cannot be considered
The site is therefore not c	urrently developable.
Overcoming constraints:	Allotment needs/alternative provision; review of Urban Open Land
Land at Green Way, Redhill (RW06)



Site details	
SHLAA Reference	RW06
Source of site	RBBC – Development Management
Site name	Land at Green Way, Redhill
Existing use	Informal public open space/equipped play
Housing potential	
Density	Assumed: 30dph
Capacity	8 units
Total site area (ha)	0.28 ha
Suitability	

The site lies within the urban area, in reasonable proximity to Redhill town centre and is 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 also has good access to public transport services The Open Space Assessment identifies the Redhill area as being deficient in amenity green space and formal play space and recommends the protection of such assets

Market Considerations:

The site would most likely be suited to delivering smaller family homes.

Physical Limitations:

There are no notable physical limitations associated with the site

Potential Impacts:

There are no notable potential impacts associated with development of the site.

The site is not considered to be suitable for housing development.

Availability

The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.

There is a reasonable prospect that the site would be made available for housing during the plan period. Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban greenfield schemes in the borough indicates that development of the site would likely be economically viable.

There is a reasonable prospect that development of the site would be achievable.

Summarv

The site is not considered to be suitable for housing development and therefore not currently developable.

Overcoming constraints: Review of Urban Open Land (Development Management Plan); alternative open space provision.

Land at Dennis Close, Redhill (RW07)



Site details	
SHLAA Reference	RW07
Source of site	RBBC – Development Management
Site name	Land at Dennis Close, Redhill
Existing use	Informal public open space and woodland
Housing potential	
Density	Assumed: 30dph
Capacity	5 units
Total site area (ha)	0.18 ha
Suitability	

The site lies within the urban area, in reasonable proximity to Redhill town centre and is 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 also has good access to public transport services The Open Space Assessment identifies the Redhill area as being deficient in amenity green space and recommends the protection of such assets

Market Considerations:

The site would most likely be suited to delivering smaller family homes.

Physical Limitations:

There are no notable physical limitations associated with the site

Potential Impacts:

There are no notable potential impacts associated with development of the site.

The site is not considered to be suitable for housing development.

Availability

The site is owned by Raven Housing Trust and has been promoted for housing development.

There is a reasonable prospect that the site would be made available for housing during the plan period. Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

Market and Economic Viability Considerations:

Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban greenfield schemes in the borough indicates that development of the site would likely be economically viable.

There is a reasonable prospect that development of the site would be achievable.

Summarv

The site is not considered to be suitable for housing development and therefore not currently developable.

Overcoming constraints: Review of Urban Open Land (Development Management Plan); alternative open space provision.

Land rear of 42-46 Carlton Road, Redhill (RW08)



Site details	
SHLAA Reference	RW08
Source of site	RBBC – Development Management
Site name	Land rear of 42-62 Carlton Road
Existing use	Residential gardens
Housing potential	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	0.78
Suitability	

The site lies within the urban area, in reasonable proximity to Redhill town centre and is 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 also has good access to public transport services

Market Considerations:

The site would most likely be suited to delivering larger family homes.

Physical Limitations:

There is current no direct access to the site – this would need to be created between properties or potentially by use of a donor property.

Potential Impacts:

There are no notable potential impacts associated with development of the site.

The site is considered to be suitable for housing development.

Availability

The site is owned by ten separate private landowners. It has not been possible to ascertain availability or the likelihood of assembling the site in its entirety.

The site is not considered to be available for development.

Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.

Market and Economic Viability Considerations:

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. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summarv

The site is considered to be suitable for housing and development would likely be achievable. However, landownership is complicated and it has not been possible to ascertain availability – there would seem to be limited prospect of assembling the site.

The site is therefore not currently developable.

Overcoming constraints: Land assembly; access

Former Crown Buildings, London Road, Redhill (RW10)



Site details SHLAA Reference Source of site	
	RW10
	Call for Sites
Site name	Former Crown Buildings, London Road, Redhill
Existing use	Cleared site
Housing potential	
Density	Assumed: 120 dph
Capacity	40 units
Total site area (ha)	0.34 ha
Suitability	
Policy Considerations:	
	signated Town Centre Business – loss of employment uses on the site would run contrary to in a location contemplated for residential development through Policy CS4 of the Core
	services and facilities is excellent and the site also has excellent access to public transport
Extant permission exists fo	r a large commercial office scheme on the site.
Market Considerations: The site would most likely of scheme.	deliver higher density residential units (predominantly flats), potentially as part of a mixed use
<i>Physical Limitations:</i> Part of the site is identified	as being at risk from surface water flooding.
Potential Impacts: Development could potentia	ally impact upon road safety and parking provision on adjoining residential streets.
The site is not suitable fo	r housing development.
Availability	
	y Securities, a commercial property investor/developer. The site is vacant and as such free arty leases which could restrict availability.
	ent for office development and the landowner is actively marketing this to secure pre-lettings. hat there is no intention to release the site for housing development at this stage.
The site is not available for	or development.
	or development.
Achievability	
Achievability Delivery and Timing Consid The site is owned by a deve	
Achievability Delivery and Timing Consid The site is owned by a deve capacity to deliver.	derations: elopment company. It is likely that they, in conjunction with a house builder, would have
capacity to deliver. A development such as this	derations:
Achievability Delivery and Timing Consid The site is owned by a deve capacity to deliver. A development such as this per annum could be achiev Market and Economic Viab Specific viability work was n commercial sites to residen The residential market in th	derations: elopment company. It is likely that they, in conjunction with a house builder, would have s would be carried out in a single phase by a single developer. Delivery rates of 30-40 units red, hence development could be completed within 18 to 24 months of commencement.
Achievability Delivery and Timing Consid The site is owned by a deve capacity to deliver. A development such as this per annum could be achiev Market and Economic Viab Specific viability work was n commercial sites to residen The residential market in th envisaged.	derations: elopment company. It is likely that they, in conjunction with a house builder, would have is would be carried out in a single phase by a single developer. Delivery rates of 30-40 units red, hence development could be completed within 18 to 24 months of commencement. ility Considerations: not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of itial in the borough indicates that development of the site would likely be economically viable. The area would most likely be capable of supporting the type and scale of development
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Achievability Delivery and Timing Consid The site is owned by a deve capacity to deliver. A development such as this per annum could be achiev Market and Economic Viab Specific viability work was r commercial sites to resider The residential market in th envisaged. There is a reasonable pro Summary	derations: elopment company. It is likely that they, in conjunction with a house builder, would have is would be carried out in a single phase by a single developer. Delivery rates of 30-40 units red, hence development could be completed within 18 to 24 months of commencement. ility Considerations: not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of itial in the borough indicates that development of the site would likely be economically viable. The area would most likely be capable of supporting the type and scale of development

Land at The Frenches, Redhill (RW11)



SHLAA Reference	
	RW11
Source of site	Call for Sites
Site name	Land at The Frenches, Redhill
Existing use	Vacant clubhouse and informal open space
Housing potential	
Density	Assumed: 30dph
Capacity	11 units
Fotal site area (ha)	0.47 ha
Suitability	
contemplated for housin Accessibility to many loc The site benefits from p Market Considerations: The site would most like Physical Limitations: There are a number of in Potential Impacts: Development could pote Development would rest The site is considered Availability The site is owned by Su	ban area, in reasonable proximity to Redhill town centre, and therefore within a location ng development through Policy CS4 of the Core Strategy. cal services and facilities is good and the site has good access to public transport services lanning consent for 11 residential units. ely be suited to delivering family homes. Individual and groups of protected trees within the site, particularly the western part. entially impact upon the setting of the adjoining listed building. ult in the loss of private informal recreation space. to be suitable for housing development.
here are no other inter	
	ests in, or legal issues, with the site which would prevent availability.
The site is immediately Achievability	y available for housing development.
The site is immediately Achievability Delivery and Timing Con There is not known to be A site of this size/charad likely have the capacity A scheme of this nature Hence, the site could be The residential market in	y available for housing development. Insiderations: e any specific developer involvement in the site at this point cteristics would likely attract interest from local, regional and national house builders who would
The site is immediately Achievability Delivery and Timing Con There is not known to be A site of this size/charad likely have the capacity A scheme of this nature Hence, the site could be The residential market in envisaged. Market and Economic V Viability appraisal indica would deliver a 148% up sufficient to motivate the The residential market in	y available for housing development. nsiderations: e any specific developer involvement in the site at this point cteristics would likely attract interest from local, regional and national house builders who would to deliver. would be delivered in a single phase with delivery rates of 20-30 units per annum achievable. e completed within 12 months of commencement. In the area would most likely be capable of supporting the type and scale of development
The site is immediately Achievability Delivery and Timing Con There is not known to be A site of this size/charac likely have the capacity A scheme of this nature Hence, the site could be The residential market in envisaged. Market and Economic V Viability appraisal indica would deliver a 148% up sufficient to motivate the The residential market in envisaged. There is a reasonable	y available for housing development. nsiderations: e any specific developer involvement in the site at this point cteristics would likely attract interest from local, regional and national house builders who would to deliver. would be delivered in a single phase with delivery rates of 20-30 units per annum achievable. e completed within 12 months of commencement. In the area would most likely be capable of supporting the type and scale of development fiability Considerations: attes that, assuming all relevant costs and an acceptable return to the developer, the scheme polifit over and above the assumed existing use value (amenity land) which is considered to be a landowner to release the site.
The site is immediately Achievability Delivery and Timing Con There is not known to be A site of this size/charace likely have the capacity A scheme of this nature Hence, the site could be The residential market in envisaged. Market and Economic V Viability appraisal indica would deliver a 148% up sufficient to motivate the The residential market in envisaged. There is a reasonable Summary The site is considered	y available for housing development. Insiderations: e any specific developer involvement in the site at this point cteristics would likely attract interest from local, regional and national house builders who would to deliver. would be delivered in a single phase with delivery rates of 20-30 units per annum achievable. e completed within 12 months of commencement. In the area would most likely be capable of supporting the type and scale of development fiability Considerations: ates that, assuming all relevant costs and an acceptable return to the developer, the scheme polifit over and above the assumed existing use value (amenity land) which is considered to be a landowner to release the site. In the area would most likely be capable of supporting the type and scale of development

The Bridge Family Centre, Station Road, Redhill (RW12)



Site details	
SHLAA Reference	RW12
Source of site	Call for Sites
Site name	The Bridge Family Centre, Station Road, Redhill
Existing use	Community facilities
Housing potential	
Density	Assumed: 80dph
Capacity	10 units
Total site area (ha)	0.14 ha
Suitability	
Policy Considerations: The site is within the urban area, in reasonable proximity to Redhill town 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 excellent and the site has excellent access to public transport service	
Market Considerations: The site would most likely be suited to higher density housing development (flats) Physical Limitations:	

There are no notable physical limitations associated with the site.

Potential Impacts:

There are no significant potential impacts associated with development of the site.

The site is considered to be suitable for housing development.

Availability

The site is owned by Surrey County Council and has been promoted to the Council for housing development.

Availability of the site would be dependent upon satisfactory relocation of existing services operating from the site.

There is a reasonable prospect that the site would be made available for development during the plan period. Achievability

Delivery and Timing Considerations:

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 be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 32% uplift over and above the assumed existing use value (community facility) which is considered to be sufficient to motivate the landowner to release the site.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with strong demand for flats.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for development in the future and that residential development would be achievable (including financially viable).

The site is therefore considered to be developable.

21 Clarendon Road, Redhill (RW14)



Site details	
SHLAA Reference	RW14
Source of site	Extant Planning Consent
Site name	21 Clarendon Road, Redhill
Existing use	Residential (first floor) and restaurant (ground floor – to be retained)
Housing potential	
Density	Proposed site density: 60 dph
Capacity	14 units
Total site area (ha)	0.26ha
Suitability	

The site is within the Redhill Town Centre Business Area, directly adjacent to the Town Centre.

The site lies within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

Accessibility to many local services and facilities is excellent given proximity to the town centre and the site also has excellent access to public transport services, both bus and rail.

Market Considerations:

The site is proposed to deliver higher density residential units in the form of flats through conversion of upper floors.

Physical Limitations:

There are no specific physical limitations associated with the site.

Potential Impacts:

Development could impact upon the listed building.

The site is considered to be potentially suitable for housing development.

Availability

The site is owned by a private organisation. Further contact with the landowner indicates that they are no longer pursuing residential development on the site at present.

The site is currently not available for housing development.

Achievability

Delivery and Timing Considerations:

There is not known to be any specific developer interest in the site at this point.

A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

A site of this scale would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved such a site as this.

Market and Economic Viability Considerations:

Specific viability appraisal has not been undertaken due to the lack of availability.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is not considered to be suitable for housing development. The site is currently not available for housing development.

The site is therefore not considered to be deliverable.

Land adjacent to former Crown Buildings, Nash Drive, Redhill (RW15)



SHLAA Reference RW15 Source of site Call for Sites Source of site Cleared site Housing potential Density Density Assumed: 150 dph Capacity 14 units Total site area (na) 0.11 ha Suitability Policy Considerations: The site forms part of a designated Town Centre Business Area. The site forms part of a designated Town Centre Business Area. The site forms part of a designated Town Centre Business Area. The site forms part of a designated Town Centre Business Area. The site lise within the urban area close to Redhill town centre and is therefore within a location contemplated for hous development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services Planning consent exists for a scheme of 14 residential units. Market Considerations: The proposed development would deliver high density (flats). Physical Limitations: Part of the site is dentified as being at risk from surface water flooding. Availability The site is owned by Riverdale Developments. Avalability Delivery a	Site details	
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		spect that development of the site would be achievable.
The site is suitable for housing development (benefiting from an existing consent) and is immediately available		
for development, owned by a housebuilder. Evidence also indicates that development would be achievable, including financially viable.	for development, owned b	by a housebuilder. Evidence also indicates that development would be achievable,
The site is therefore concluded to be deliverable.	The site is therefore conc	luded to be deliverable.

Knowles House, Cromwell Road/High Street, Redhill (RW16)



Site details	
SHLAA Reference	RW16
Source of site	Call for Sites
Site name	Knowles House, High Street/Cromwell Road, Redhill
Existing use	Mixed retail with vacant office at upper floors
Housing potential	
Density	Proposed: 280 dph
Capacity	64 units
Total site area (ha)	0.23ha
Suitability	
Policy Considerations: The site lies within the urba through Policy CS4 of the C The site is directly adjacent Accessibility to many local s services The site benefits from outlin <i>Market Considerations:</i> The site would most likely b providing retail and other co <i>Physical Limitations:</i> The site is relatively limited <i>Potential Impacts:</i> Development could potentia The site is considered to I Availability The freehold of the site is of ground floor retail units are	to the Primary Shopping Area of Redhill. services and facilities is excellent and the site also has excellent access to public transport ne planning consent for conversion and extension to provide 64 flats. be suited to deliver higher density residential units (flats) as part of a mixed use scheme
Development in the form of The site is immediately av	conversion/extension of the upper floors could be progressed with tenants in situ.
Achievability	
A site of this size/characteri have the capacity to deliver Development of this nature months post commencemen Market and Economic Viabi Viability appraisal was subm subject to a removal of affor appropriate costs (including acceptable return to the dev value (commercial offices/re	ny specific developer involvement in the site at this point istics would likely attract interest from regional and national house builders who would likely : could achieve delivery rates of 40-50 per annum. Development could therefore take 12-15 nt.
There is a reasonable pro	spect that development of the site would be achievable.
with the landowner intend	be suitable for housing development. The site is immediately available for development ding to dispose during 2015. Evidence indicates that the scheme would be achievable bject to no affordable housing).
The site is therefore cons	idered to be deliverable.

Berkeley House, High Street, Redhill (RW17)



Site details	
SHLAA Reference	RW17
Source of site	Call for Sites
Site name	Berkeley House, High Street/Chapel Road, Redhill
Existing use	Mixed retail with vacant office at upper floors
Housing potential	
Density	Assumed: 250 dph
Capacity	25 units
Total site area (ha)	0.13 ha
Suitability	

Suitability Policy Considerations:

The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy

The site is directly adjacent to the Primary Shopping Area of Redhill.

Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services

Market Considerations:

The site would most likely be suited to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and other commercial floorspace.

Physical Limitations:

The site is relatively limited in depth which may limit the form and nature of development which can be achieved on the site.

Potential Impacts:

Development could potentially contribute to the regeneration of Redhill town centre.

The site is considered to be suitable for housing development.

Availability

The freehold of the site is owned by Peer Real Estate, part of the Peer Group Plc. The offices are currently vacant but the ground floor retail units are occupied. The landowner has promoted the site for redevelopment however no progress has yet been made in bringing this forward.

Full redevelopment would be contingent upon achieving vacant possession of the retail units; however, development in the form of conversion/extension of the upper floors could be progressed with tenants in situ.

There is a reasonable prospect that the site would be made available for residential development within the plan period.

Achievability

Delivery and Timing Considerations:

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 regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer.

A full redevelopment scheme could be completed within 18 to 24 months of commencement. Conversion of existing offices to residential use could be progressed more rapidly.

Market and Economic Viability Considerations:

Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 2% uplift over and above the assumed existing use value (offices and retail). This would be marginal in terms of viability and a reduction (or removal) of

affordable housing provision may be necessary to ensure viability.

The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.

The site is therefore considered to be developable.