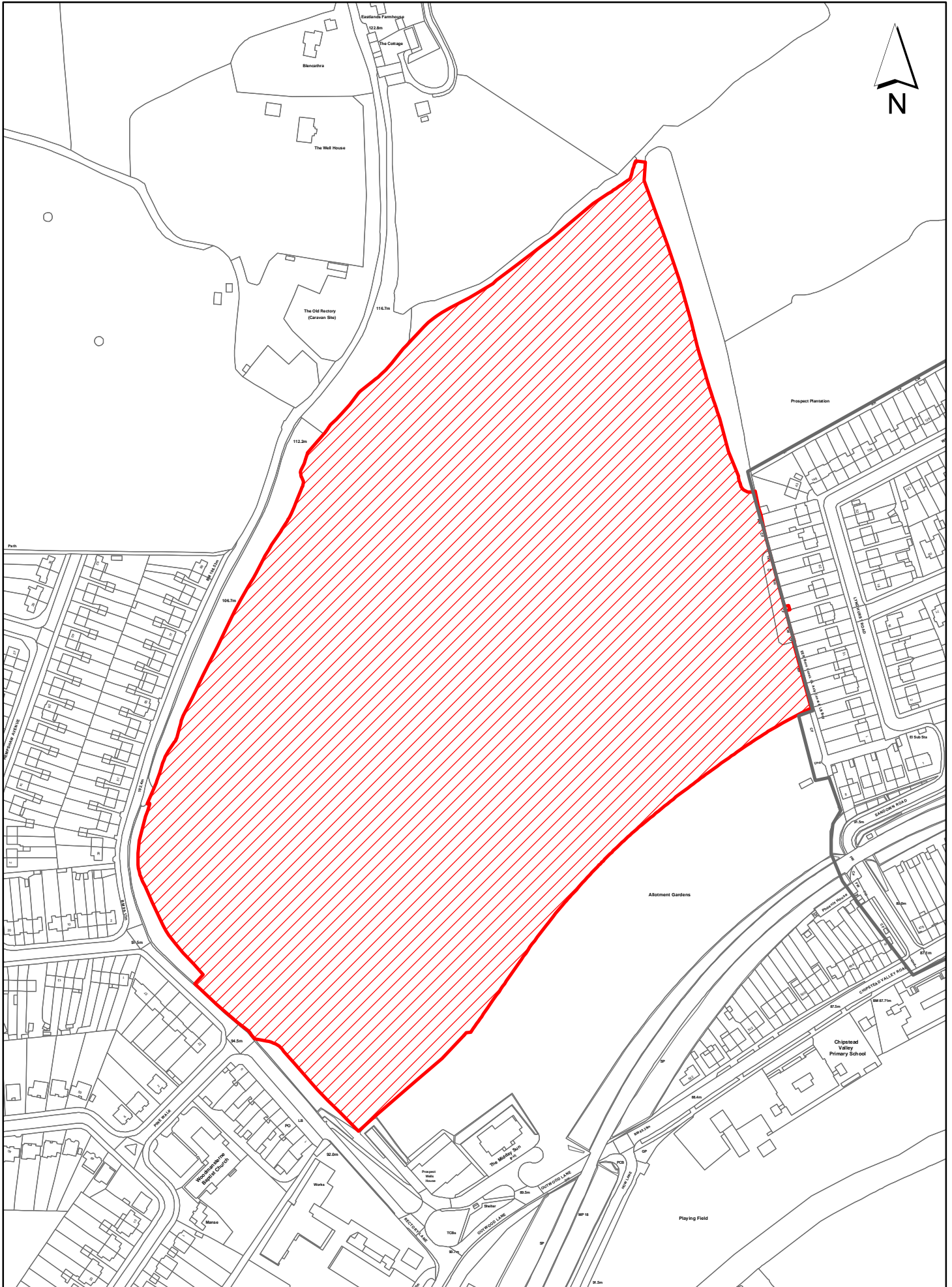


Drakes Field, Rectory Lane, Woodmansterne (S2011CHW06)



Site details	
SHLAA Reference	S2011CHW06
Source of site	Call for Sites
Site name	Drakes Field, Rectory Lane, Woodmansterne
Existing use	Greenfield open space

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	15 (approximately)

Suitability
<p>The site is wholly designated Green Belt and in a location which forms part of the strategic gap between Reigate & Banstead and the London Borough of Croydon. There are no overriding physical constraints to development of the site. In terms of sustainability, there are very limited services and facilities nearby; however, the site is within walking distance to a primary school and rail station.</p> <p>The site is not suitable for housing development.</p>

Availability
<p>The site was submitted as part of the 2011 Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not undertaken due to the site's unsuitability.</p>

Summary
<p>The site is not suitable for development and therefore not deliverable/developable.</p>

Site details	
SHLAA Reference	S2011HW03
Source of site	Call for Sites
Site name	Land at Bonehurst Road, Horley
Existing use	Greenfield – open space

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	4.3

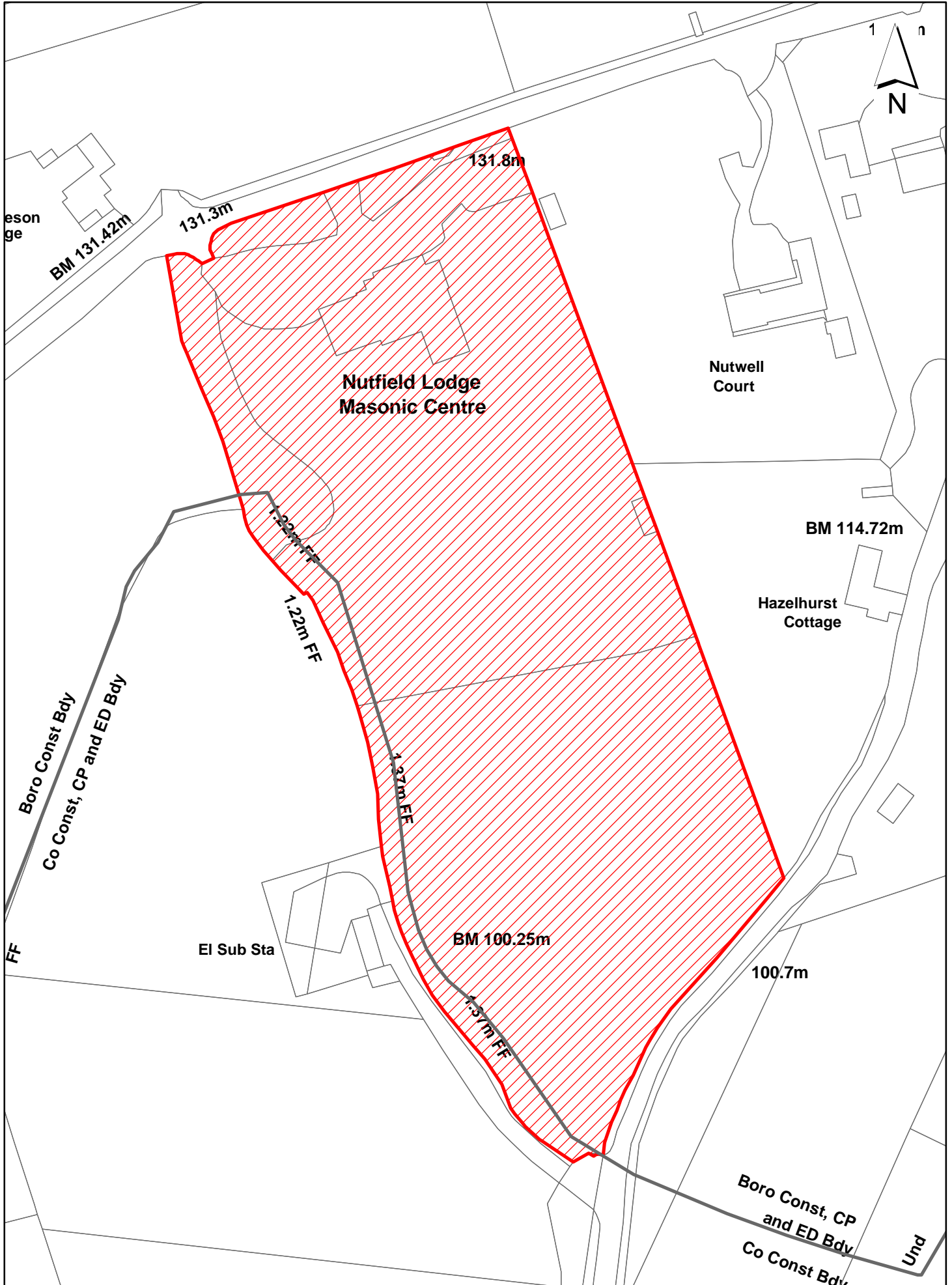
Suitability
<p>The site is designated Rural Surrounds of Horley and part of the site is within the Riverside Green Chain. The site also has several individual TPOs and borders an existing/proposed LNR. In terms of physical issues, the majority of the site is in Flood Zone 2 and the north half of the site is in Flood Zone 3. The site benefits from good road access and bus services along the A23 corridor and is in reasonable proximity to Horley town centre.</p> <p>The site may be potentially suitable subject to a review of the Rural Surrounds of Horley.</p>

Availability
<p>The site was submitted as part of the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's current unsuitability.</p>

Summary
<p>The site is not currently deliverable/developable.</p> <p>However, the site may be considered for development in future subject to a review of the Rural Surrounds of Horley and associated policies.</p>

Nutfield Lodge, Nutfield Road, Redhill (S2011RE19)



Site details	
SHLAA Reference	S2011RE19
Source of site	Call for Sites
Site name	Nutfield Lodge, Nutfield Road, Redhill
Existing use	Large building/car park/open land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	2

Suitability

The site is designated Green Belt and located on the RBBC/Tandridge district border. Given this designation, the site is not suitable for large scale residential redevelopment. The site also borders Ancient Woodland. In terms of sustainability, the site is located in reasonable proximity to Redhill town centre and railway station.

The site may be potentially suitable subject to a review of the Green Belt.

Availability

The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.

Achievability

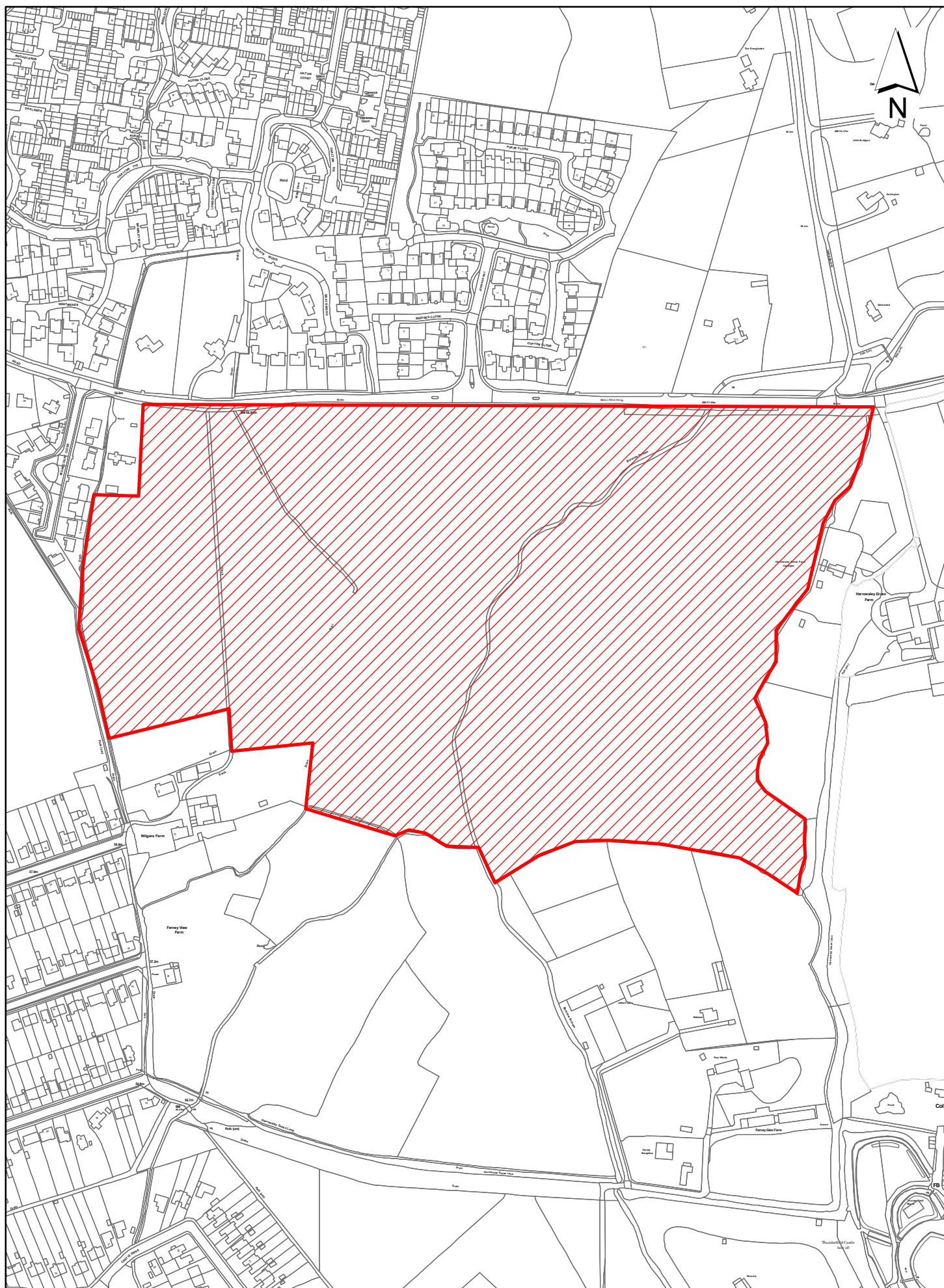
Viability work was not done due to the site's current unsuitability.

Summary

The site is not currently deliverable or developable.

However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.

Land at Wilgers Farm, Smallfield Road, Horley (S2011HE04)



Site details	
SHLAA Reference	S2011HE04
Source of site	Call for Sites
Site name	Land at Wilgers Farm, Smallfield Road, Horley
Existing use	Greenfield - agricultural

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	19.4 (approximately)

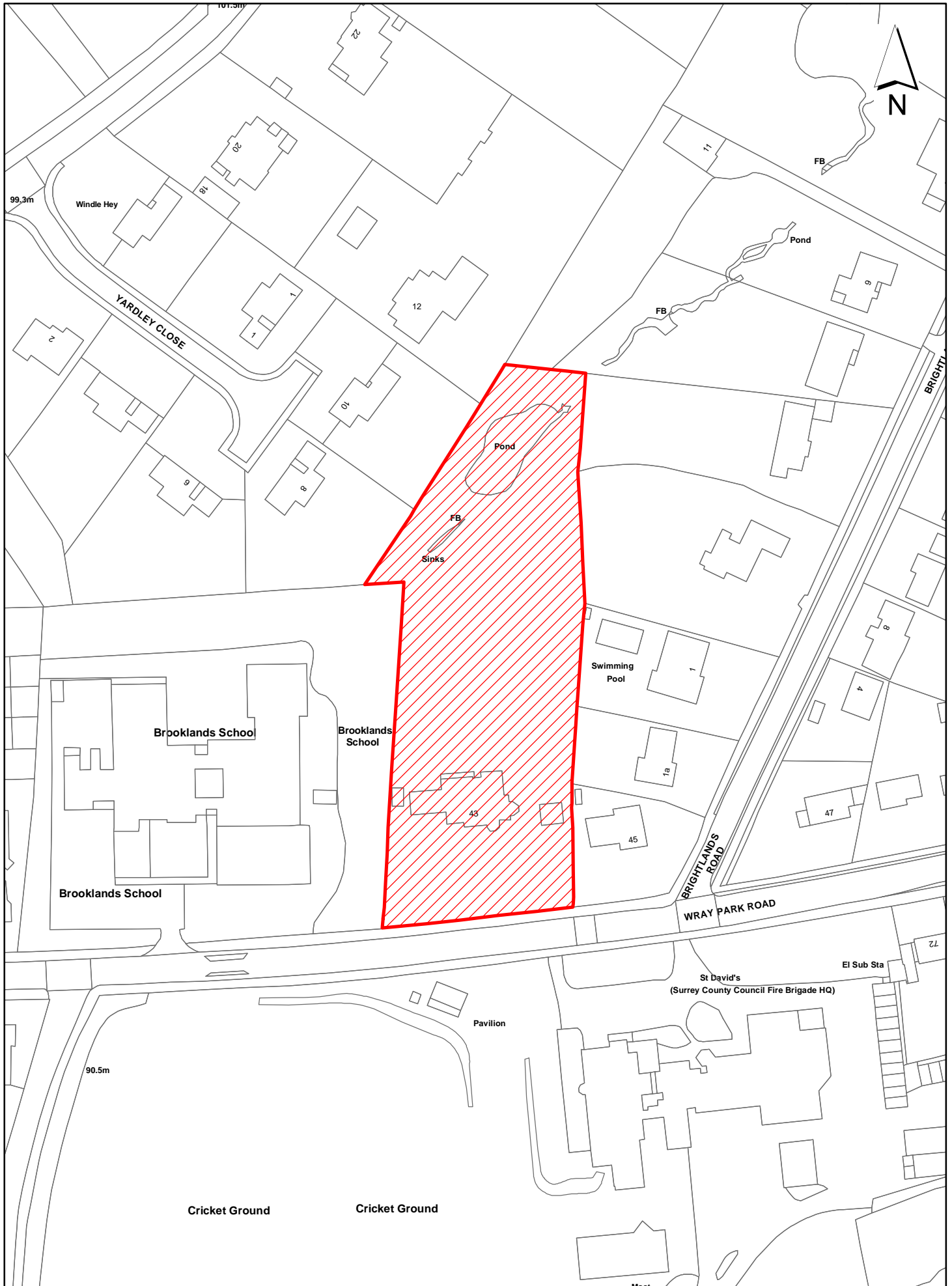
Suitability
<p>The site is designated Rural Surrounds of Horley. The majority of the site is designated as a site for Public Open Space (Land to the south of Smallfield Road) within the Borough Local Plan and proposed to be developed as Horley's Town Park to meet open space needs for the area. In terms of physical issues, the majority of the site is within Flood Zones 2 and 3.</p> <p>The site is not considered suitable for housing development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's current unsuitability.</p>

Summary
<p>The site is not deliverable or developable.</p>

Brockmere, 43 Wray Park Road, Reigate (S2011RH07)



Site details	
SHLAA Reference	S2011RH07
Source of site	Call for Sites
Site name	Brockmere, 43 Wray Park Road, Reigate
Existing use	Residential

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.59

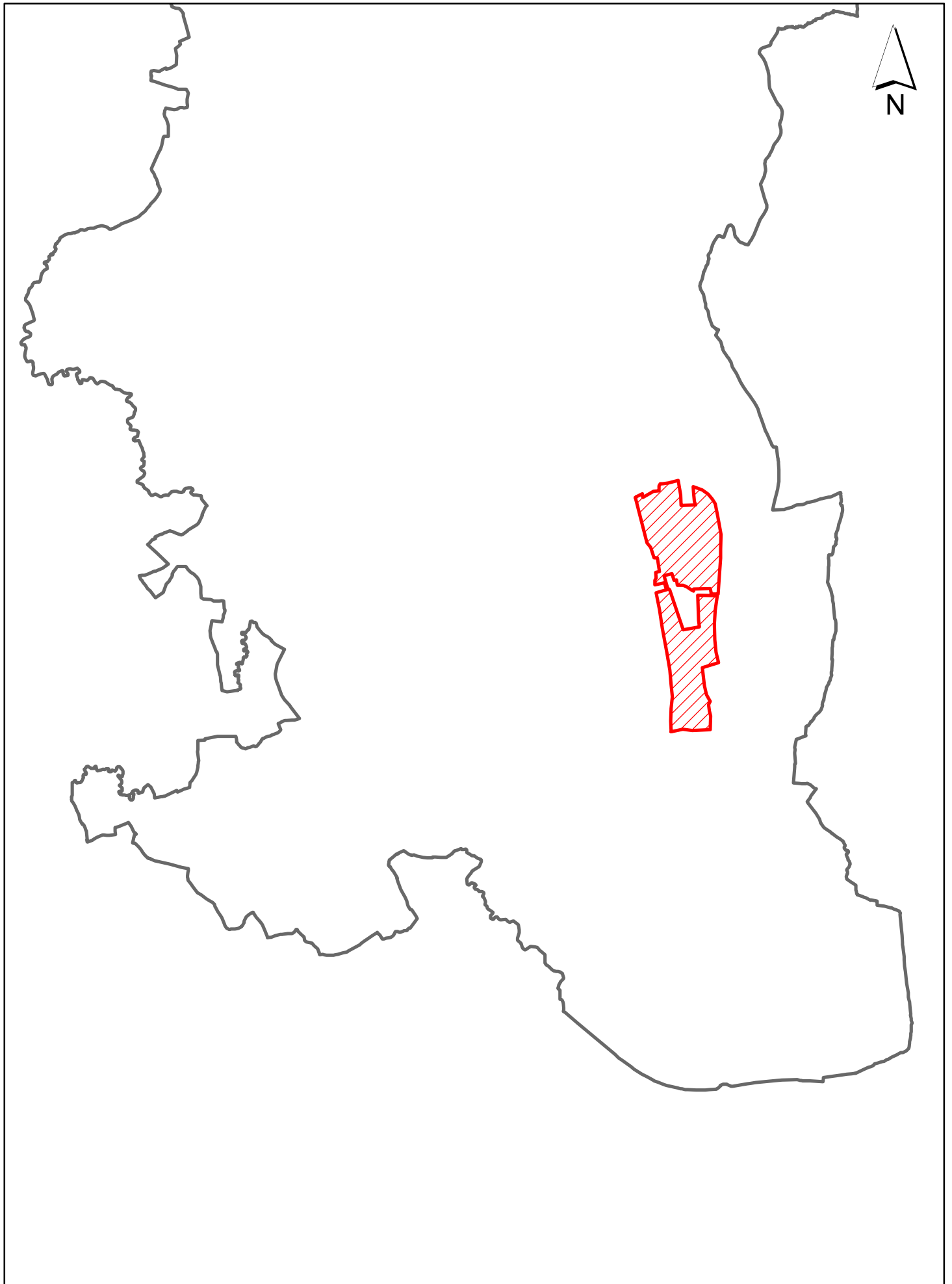
Suitability
<p>The site is within the Wray Common Conservation Area and the existing buildings are locally listed. There are also a number of TPOs on the site. In terms of sustainability, the site is within an established residential location and in reasonable proximity to Reigate town centre.</p> <p>Previous applications for the demolition of the building for 3 houses and for 14 flats have been refused. Given the conservation constraints, the site is unlikely to have capacity for more than 5 dwellings, falling below the SHLAA threshold.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's capacity.</p>

Summary
<p>The site is suitable for development but has not been included as it falls below the 10 dwelling threshold.</p>

Land between Mason's Bridge Road/Picketts Land and the railway, Salfords (S2011SS12)



Site details	
SHLAA Reference	S2011SS12
Source of site	Call for Sites
Site name	Land between Mason's Bridge Road/Picketts Land and the railway, Salfords
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	113

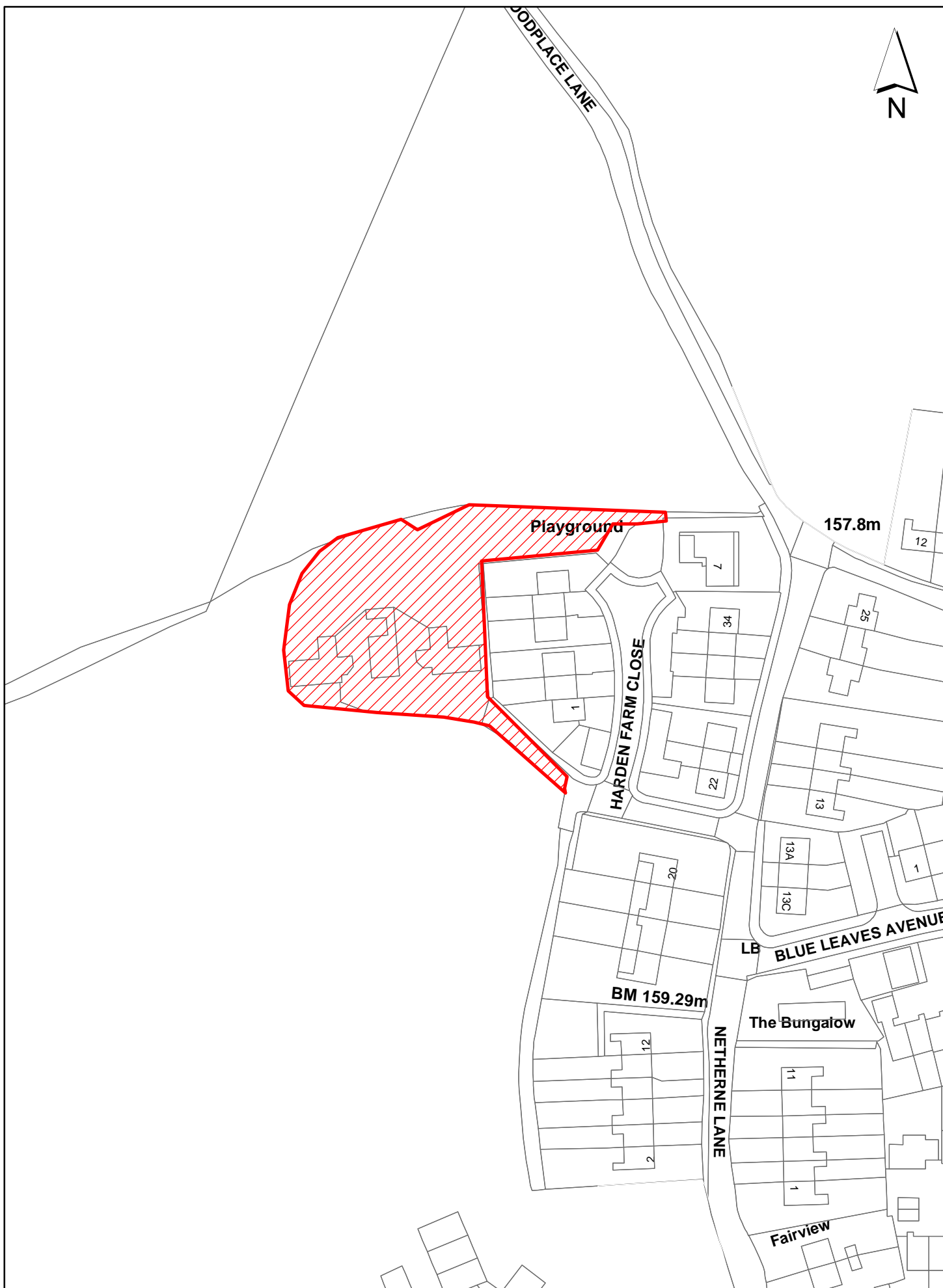
Suitability
<p>The site is located within the Green Belt adjoining the eastern edge of the existing Salfords urban area. The site is traversed by Salfords stream and as such parts of the site are affected by Flood Zones 3 and 2. In terms of constraints to capacity, there is a proposed Site of Nature Conservation Importance in the northern part of the site and an area of Ancient Woodland. There are also areas of archaeological interest and four listed buildings within the site boundary.</p> <p>In terms of sustainability, the site benefits for being directly adjacent to Salfords urban area and good accessibility to Salfords rail station and Fastway bus services. There is also a small parade of local facilities and services within walking distance; however, these would not be sufficient to support development on this scale.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's current unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

Land off Harden Farm Close, Netherne on the hill, Coulsdon (S2011CHW07)



Site details	
SHLAA Reference	S2011CHW07
Source of site	Call for Sites
Site name	Land off Harden Farm Close, Netherne on the hill, Coulsdon
Existing use	Brownfield – derelict site

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.28

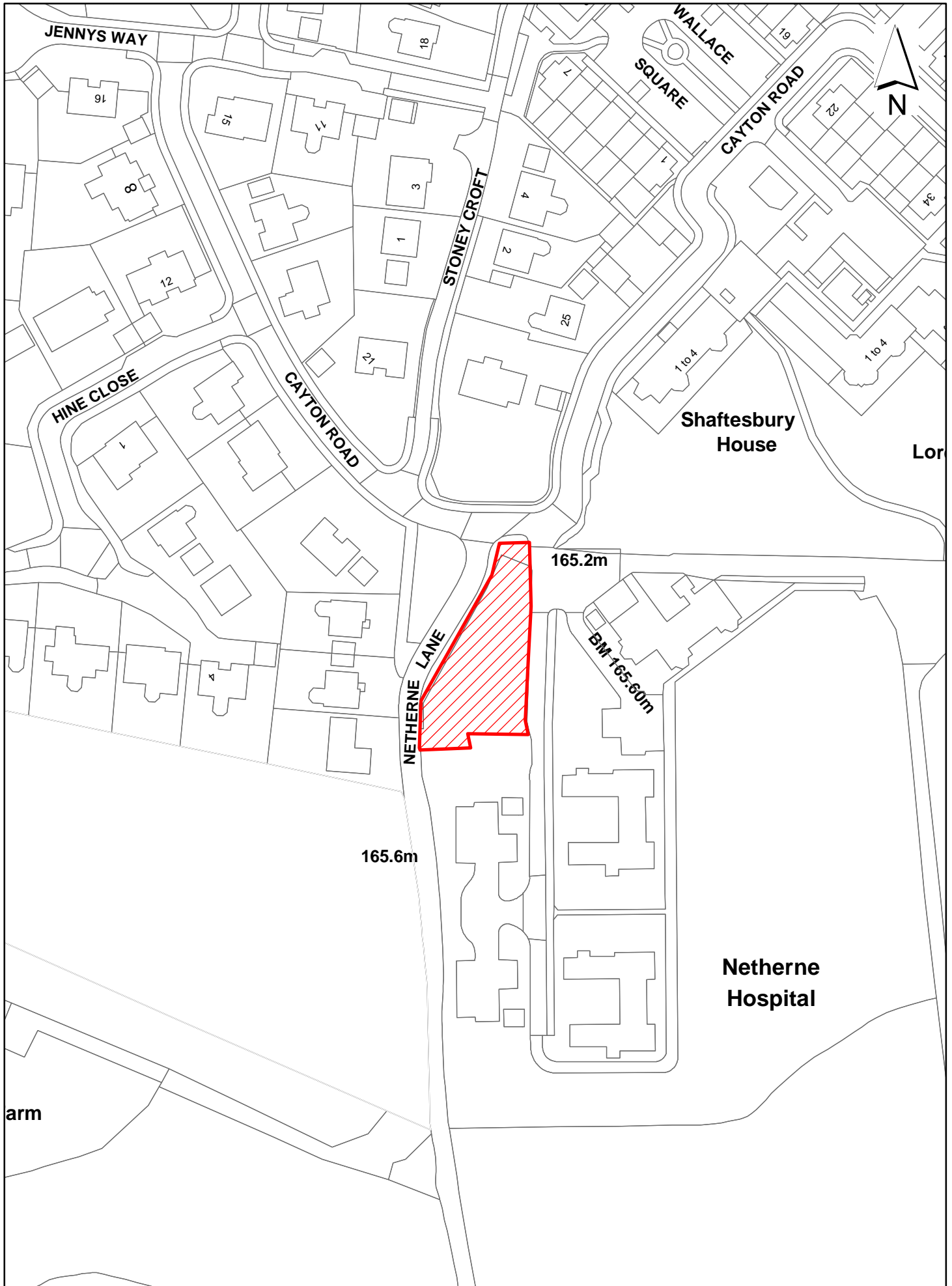
Suitability
<p>The site is designated Green Belt and AGLV. There are some derelict structures on the site. In terms of sustainability, there are limited services and facilities nearby and public transport accessibility is limited.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. The initial promoter has since confirmed that they no longer hold an interest in the site. Therefore, the site cannot be considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p>

Land east of Netherne Lane, Netherne on the hill, Coulsdon
(S2011CHW08)



Site details	
SHLAA Reference	S2011CHW08
Source of site	Call for Sites
Site name	Land east of Netherne Lane, Netherne on the hill, Coulsdon
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.095

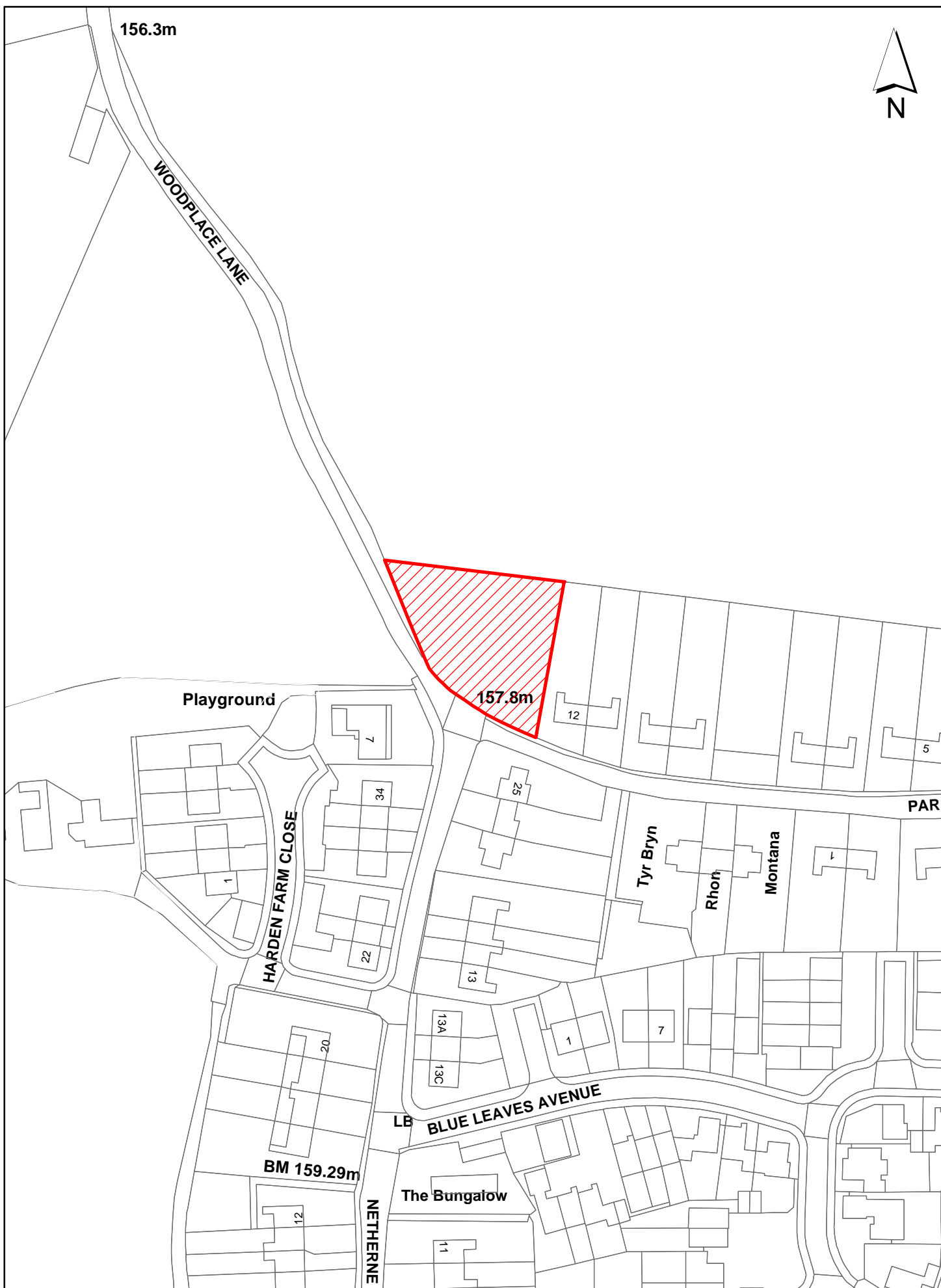
Suitability
<p>The site is designated Green Belt and AGLV and forms a parcel of amenity space. In terms of sustainability, there are limited services and facilities nearby and public transport accessibility is limited.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. The initial promoter has since confirmed that they no longer hold an interest in the site. Therefore, the site cannot be considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p>

Land off Netherne Lane/Park Lane, Netherne on the hill, Coulsdon (S2011CHW09)



Site details	
SHLAA Reference	S2011CHW09
Source of site	Call for Sites
Site name	Land off Netherne Lane/Park Lane, Netherne on the hill, Coulsdon
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.29

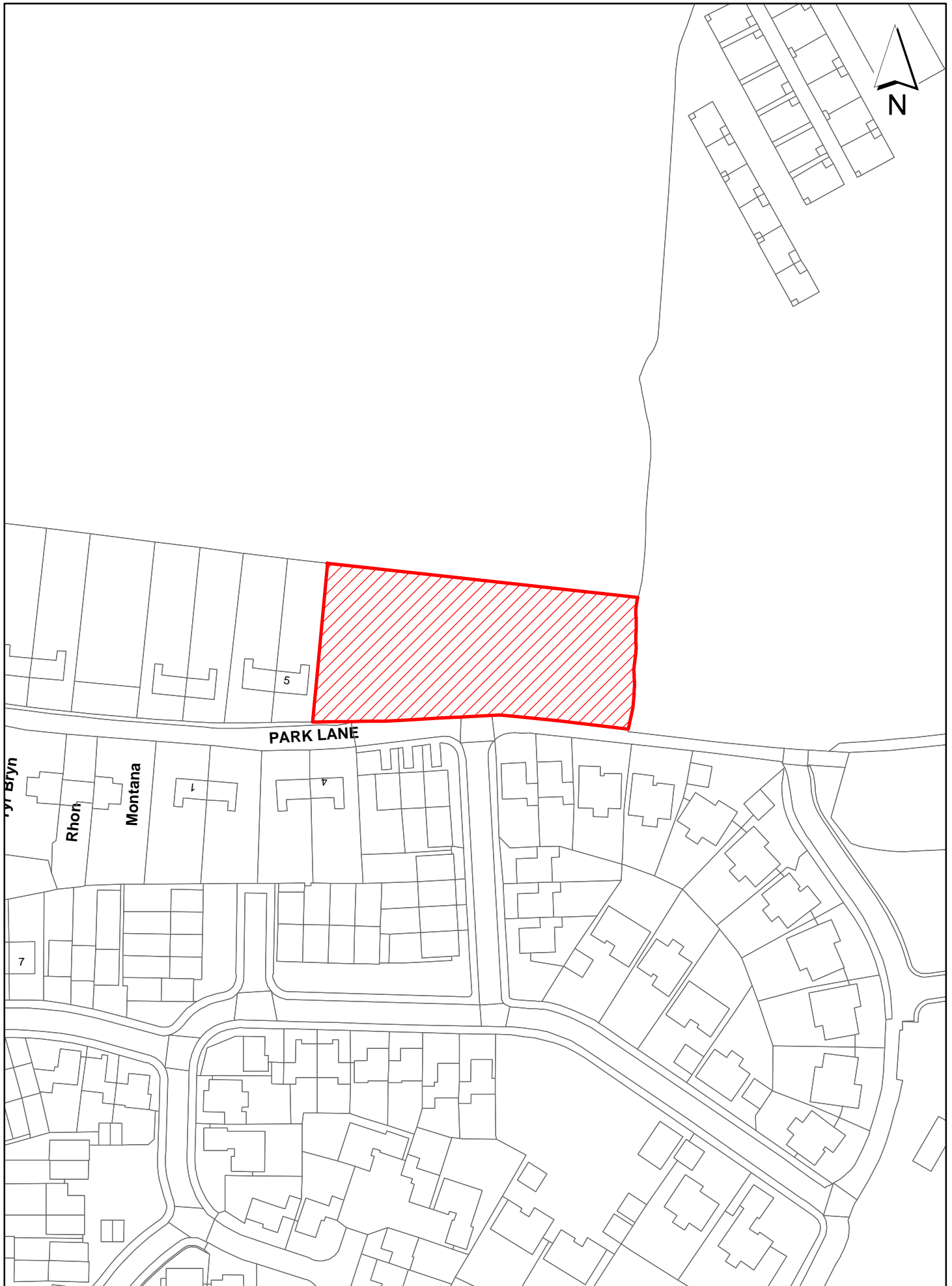
Suitability
<p>The site is designated Green Belt and AGLV. The site is also an archaeological site and a full assessment would be required prior to any development. In terms of sustainability, there are limited services and facilities nearby and public transport accessibility is limited.</p> <p>The site may be considered potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. The initial promoter has since confirmed that they no longer hold an interest in the site. Therefore, the site cannot be considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p>

Land to the north of Park Lane, Netherne on the hill, Coulsdon
(S2011CHW10)



Site details	
SHLAA Reference	S2011CHW10
Source of site	Call for Sites
Site name	Land to the north of Park Lane, Netherne on the hill, Coulsdon
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.12

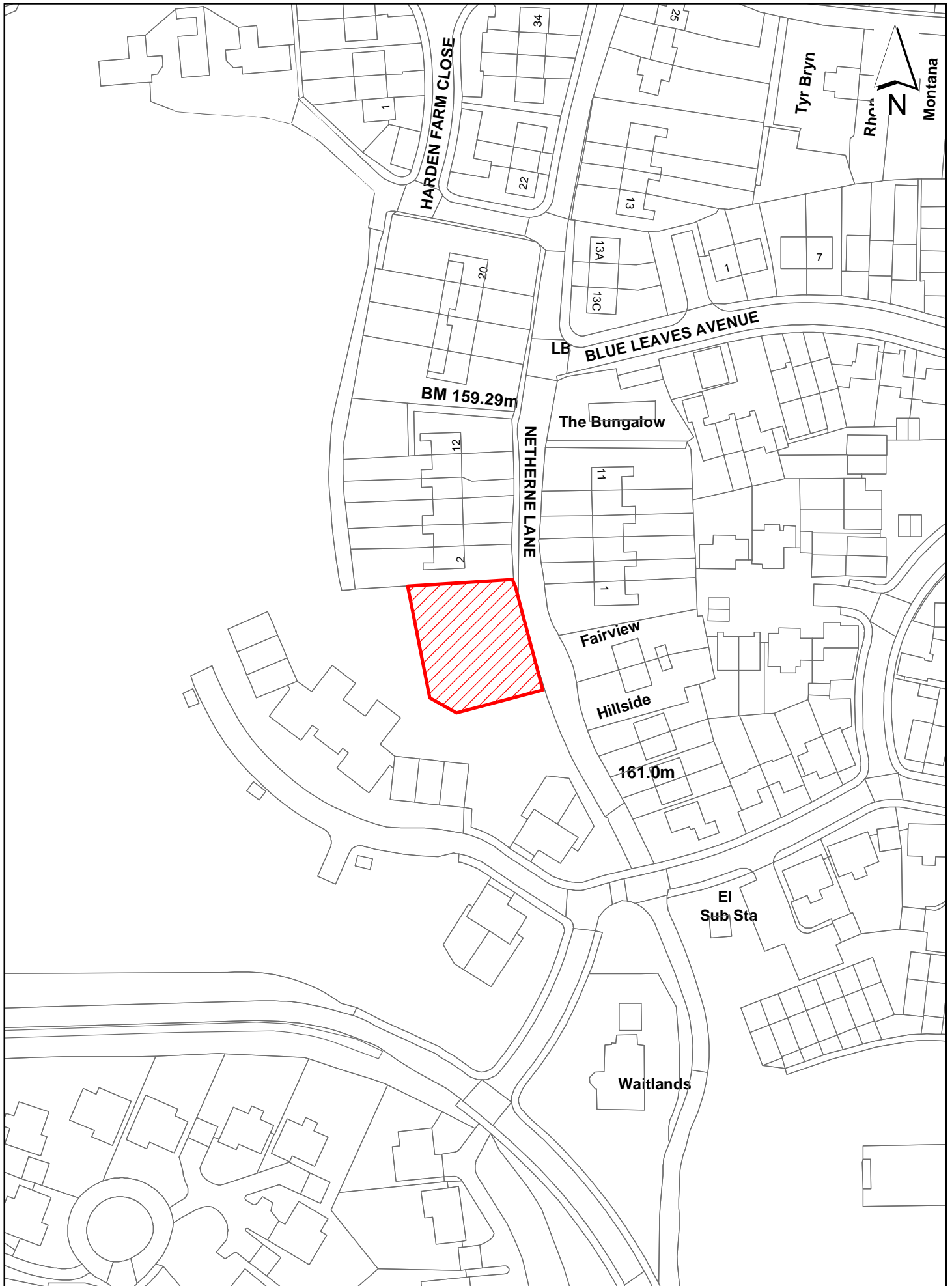
Suitability
<p>The site is designated Green Belt and AGLV and forms a parcel of undeveloped land on the edge of the village. In terms of sustainability, there are limited services and facilities nearby and public transport accessibility is limited.</p> <p>The site may be considered potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. The initial promoter has since confirmed that they no longer hold an interest in the site. Therefore, the site cannot be considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p>

Land west of Netherne Lane/Gawton Crescent, Netherne on the hill, Coulsdon (S2011CHW11)



Site details	
SHLAA Reference	S2011CHW11
Source of site	Call for Sites
Site name	Land west of Netherne Lane/Gawton Crescent, Netherne on the hill, Coulsdon
Existing use	Open space/parking bay

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.079

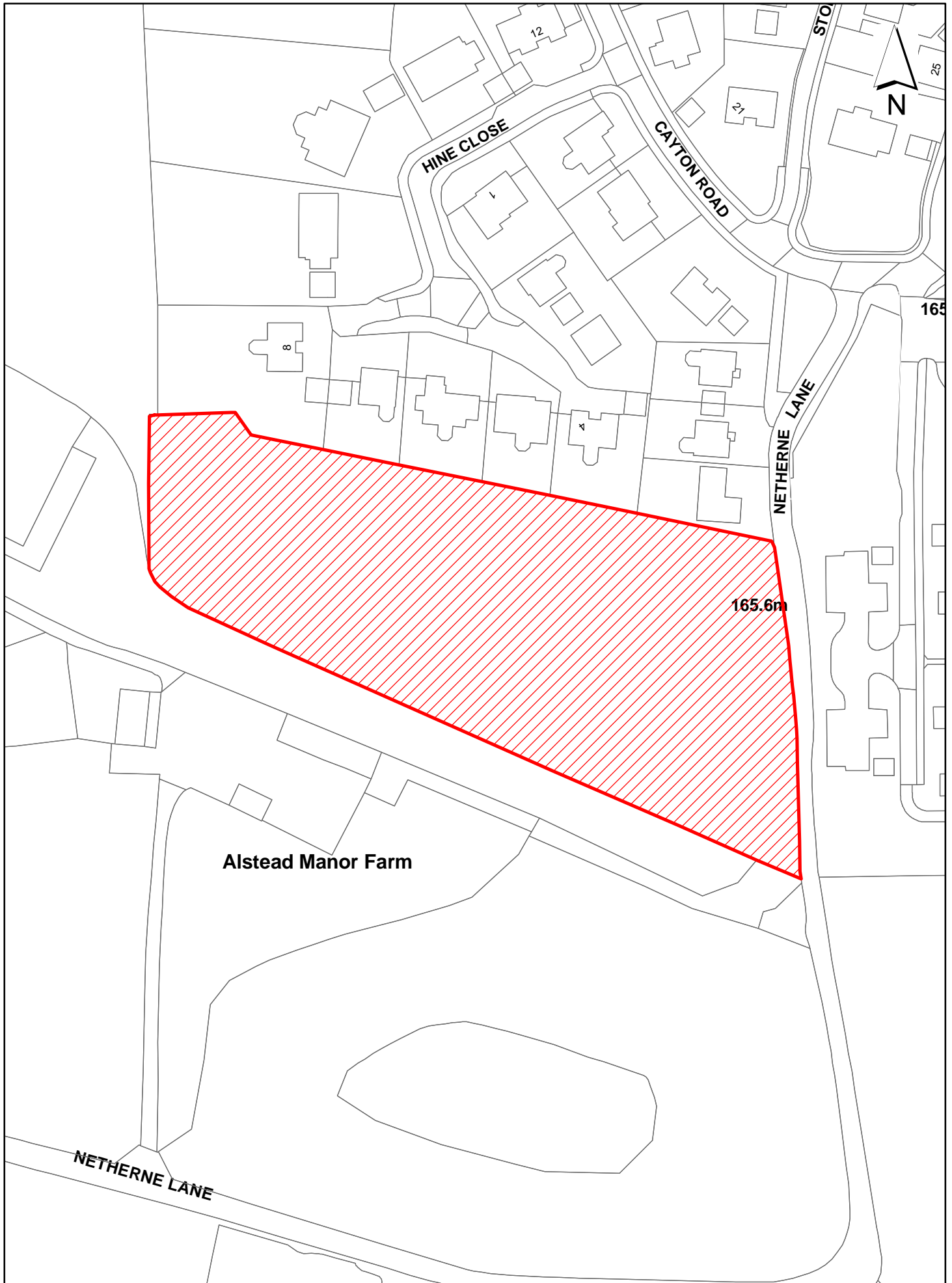
Suitability
<p>The site is designated Green Belt and AGLV and forms a parcel of undeveloped land currently used for residential parking. In terms of sustainability, there are limited services and facilities nearby and public transport accessibility is limited.</p> <p>The site may be considered potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. The initial promoter has since confirmed that they no longer hold an interest in the site. Therefore, the site cannot be considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p>

Land west of Netherne Lane, Netherne on the hill, Coulsdon
(S2011CHW12)



Site details	
SHLAA Reference	S2011CHW12
Source of site	Call for Sites
Site name	Land west of Netherne Lane, Netherne on the hill, Coulsdon
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.06

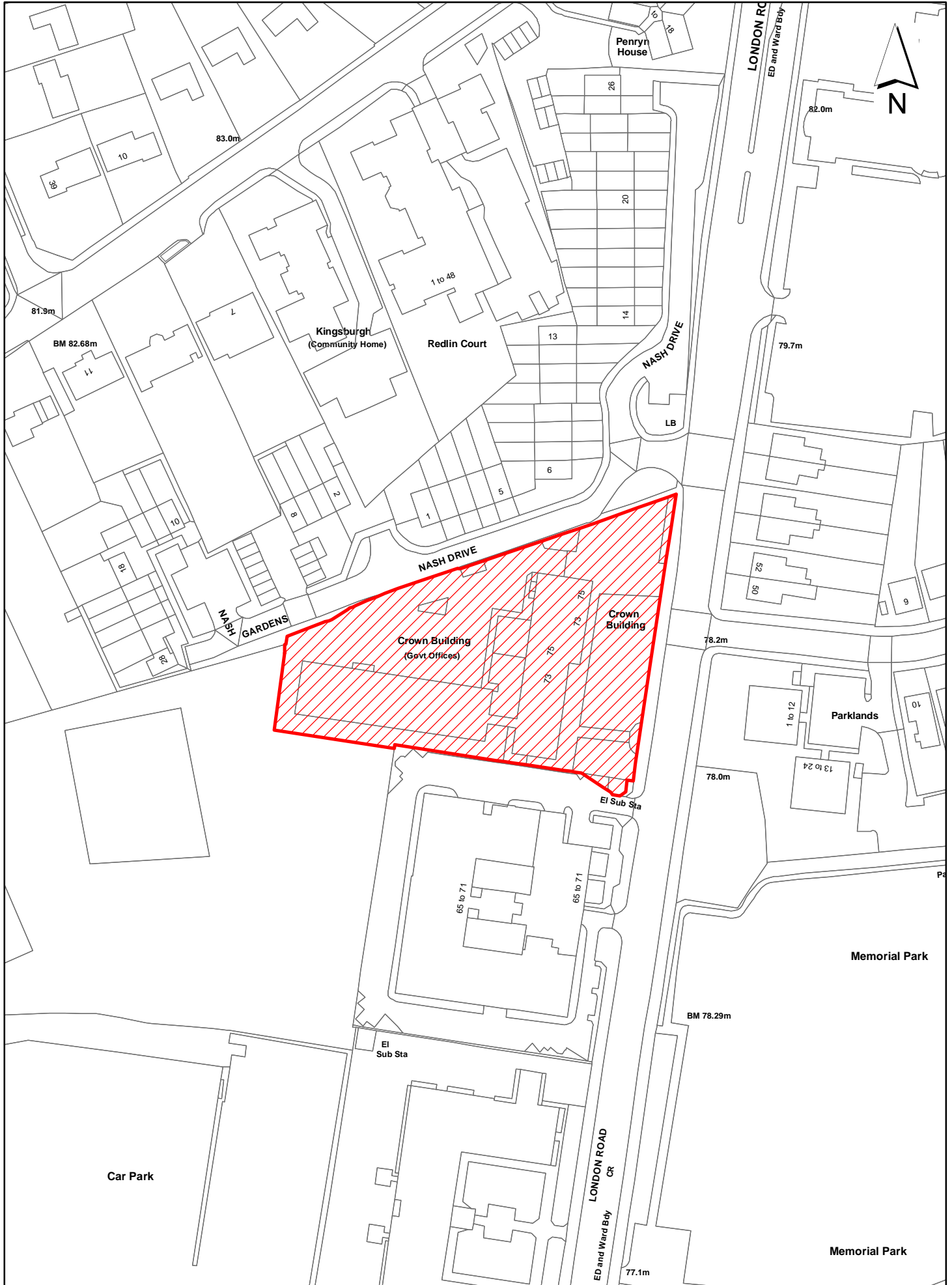
Suitability
<p>The site is designated Green Belt and AGLV and forms a parcel of undeveloped land on the southern edge of the Netherne development. In terms of sustainability, there are limited services and facilities nearby and public transport accessibility is limited.</p> <p>The site may be considered potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. The initial promoter has since confirmed that they no longer hold an interest in the site. Therefore, the site cannot be considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p>

Crown Buildings, London Road, Redhill (S2011RW10)



Site details	
SHLAA Reference	S2011RW10
Source of site	Call for Sites
Site name	Crown Buildings, London Road, Redhill
Existing use	Government office block, parking and grounds

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.44

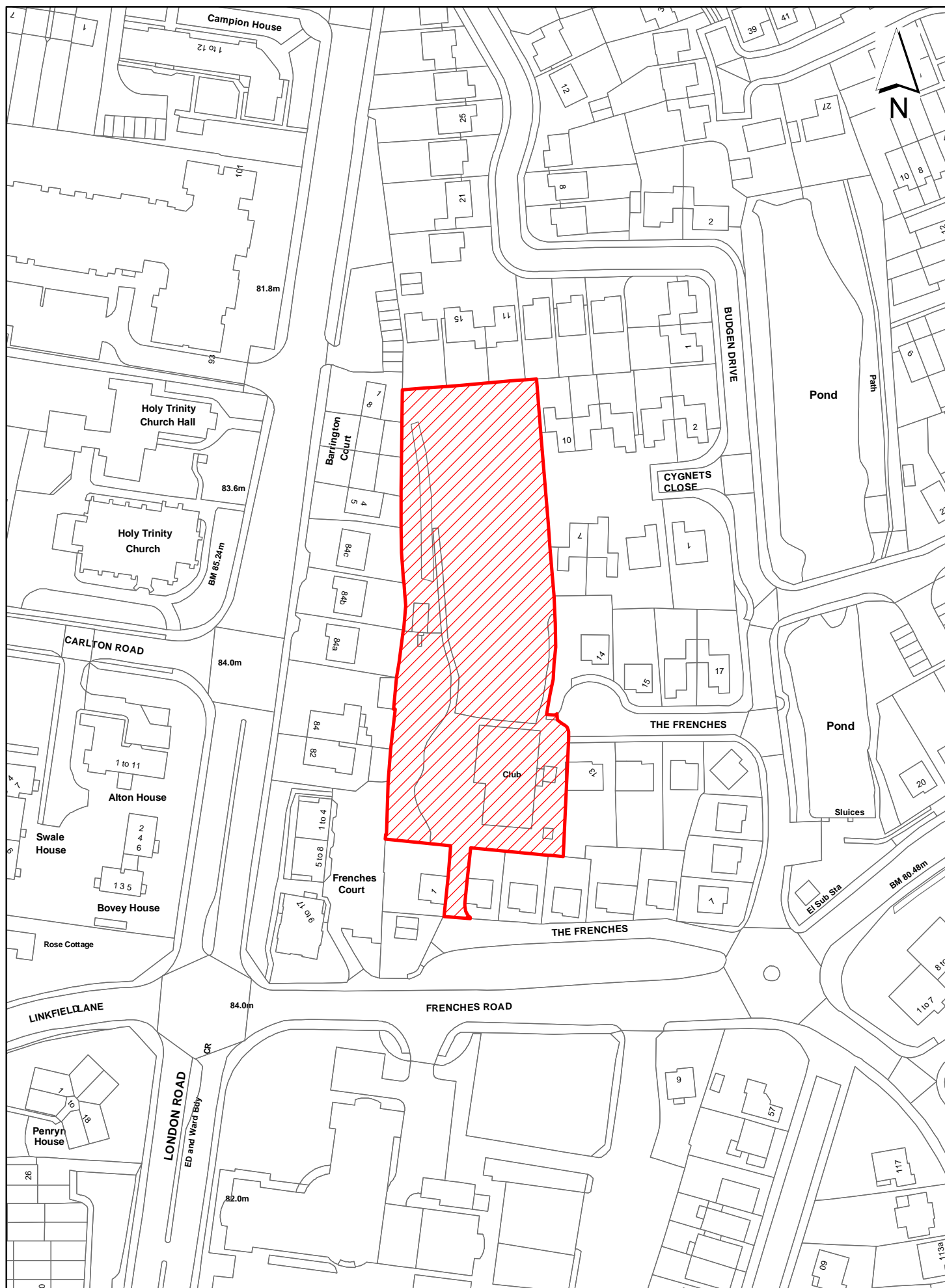
Suitability
<p>The site consists of an older, vacant office block. The site is located within Redhill town centre business area and falls within the Area Action Plan area. The Core Strategy economic evidence update 2011 confirms that there may be a shortfall of employment land by 2026; therefore, loss of employment use within this suitable and accessible location will be resisted. This site is in a sustainable location in close proximity to Redhill station.</p> <p>The site is potentially suitable for housing development as part of a mixed use scheme which enhances employment use; however, at this time capacity cannot be ascertained.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. A planning application has been submitted, further indicating availability.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>Given the need to retain and intensify the use of employment land, the site is not currently deliverable or developable.</p>

Land to the rear of Social Club, The Frenches, Redhill (S2011RW11)



Site details	
SHLAA Reference	S2011RW11
Source of site	Call for Sites
Site name	Land to the rear of Social Club, The Frenches, Redhill
Existing use	Derelict site and open space

Housing potential	
Density	20 dph
Yield	10
Site area (ha)	0.472

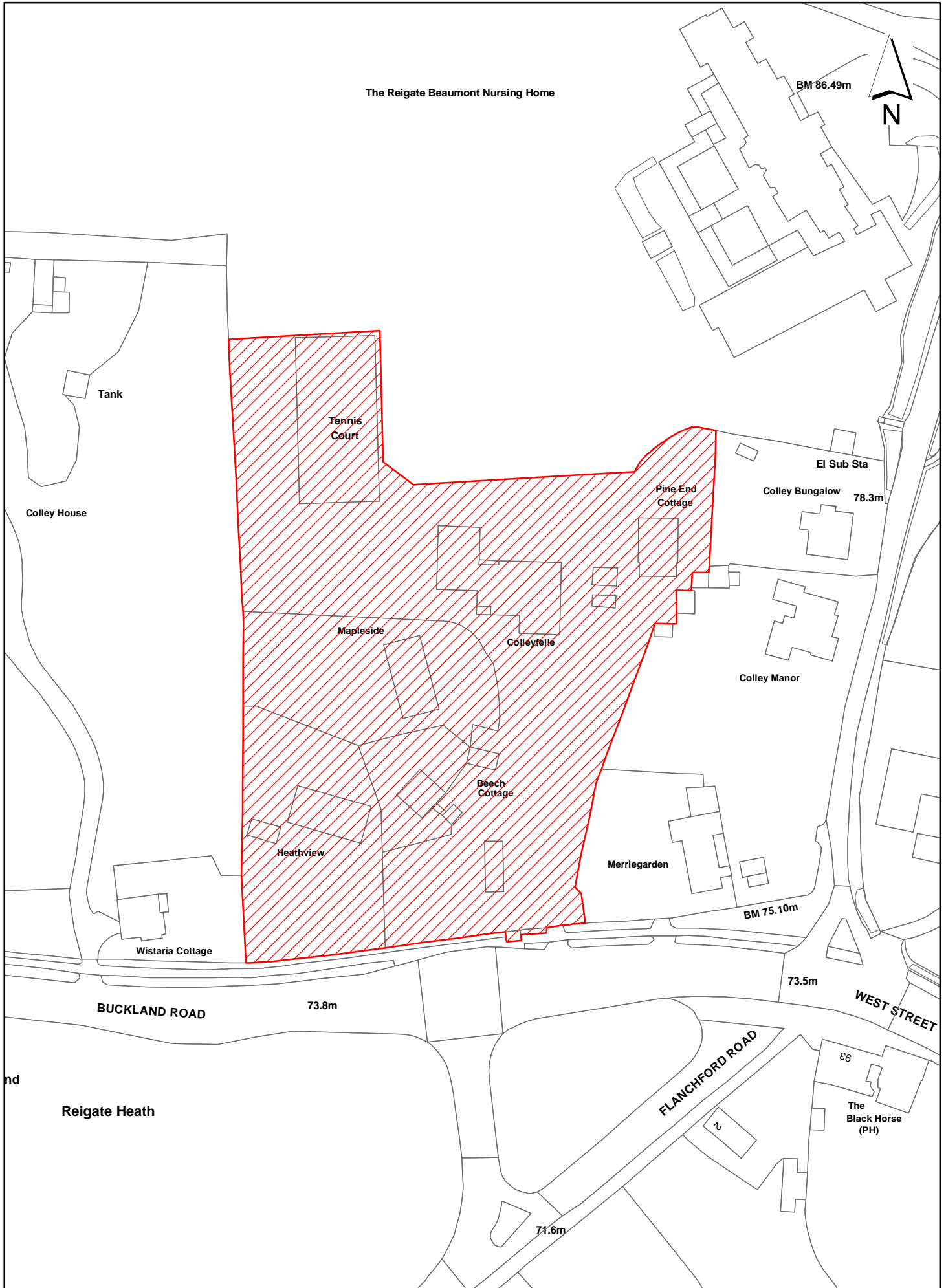
Suitability
<p>The site consists of the brownfield land formerly occupied by a now demolished community building alongside an area of open space and tennis court. There are a number of TPOs in the open space area which would need to be considered as part of any development. Physically, the site is surrounded on all sides by residential which has some implications for achievable density and access is limited. The site is in a sustainable location, close to Redhill town centre.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>The viability assessment concludes the site to be viable.</p>

Summary
<p>The site is suitable for development, available now and financially viable.</p> <p>The site is deliverable, with development expected to occur in years 1-5.</p>

Land north of Buckland Road, Reigate (S2011RC12)



Site details	
SHLAA Reference	S2011RC12
Source of site	Call for Sites
Site name	Land to the north of Buckland Road, Reigate
Existing use	Brownfield/greenfield – residential

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.8

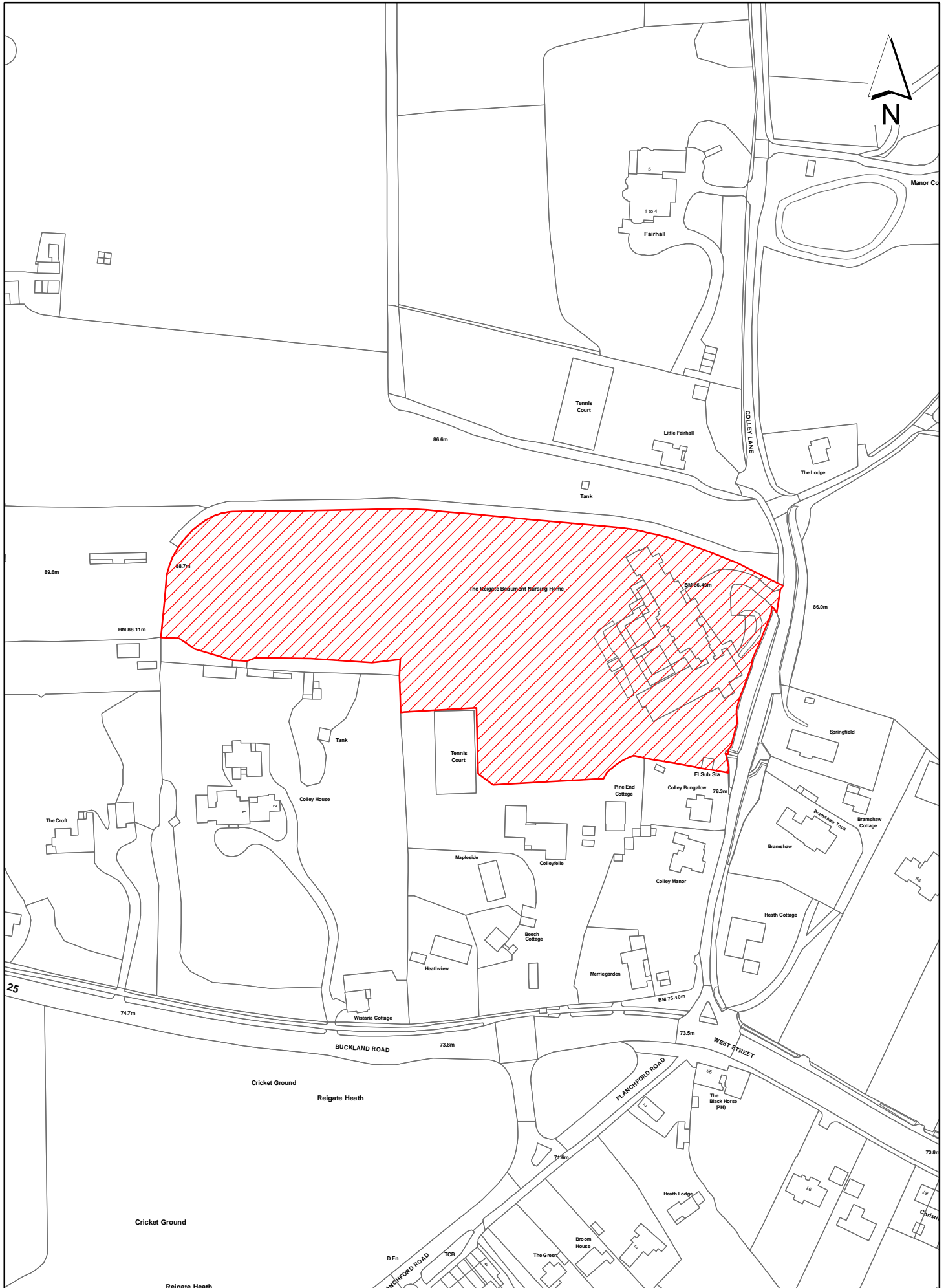
Suitability
<p>The site is a largely previously developed site within the Green Belt. The site is within the Flanchford Road and Colley Lane Conservation Area, there is a locally listed front wall on the southern site boundary and there are several protected trees on the site – any development would need to carefully consider these features.</p> <p>The site is in a reasonably sustainable location, close to Reigate town centre and local bus services.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a review of the Green Belt.</p>

Reigate Beaumont Care Home, Colley Lane, Reigate (S2011RC13)



Site details	
SHLAA Reference	S2011RC13
Source of site	Call for Sites
Site name	Reigate Beaumont Care Home, Colley Lane, Reigate
Existing use	Care home

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.4

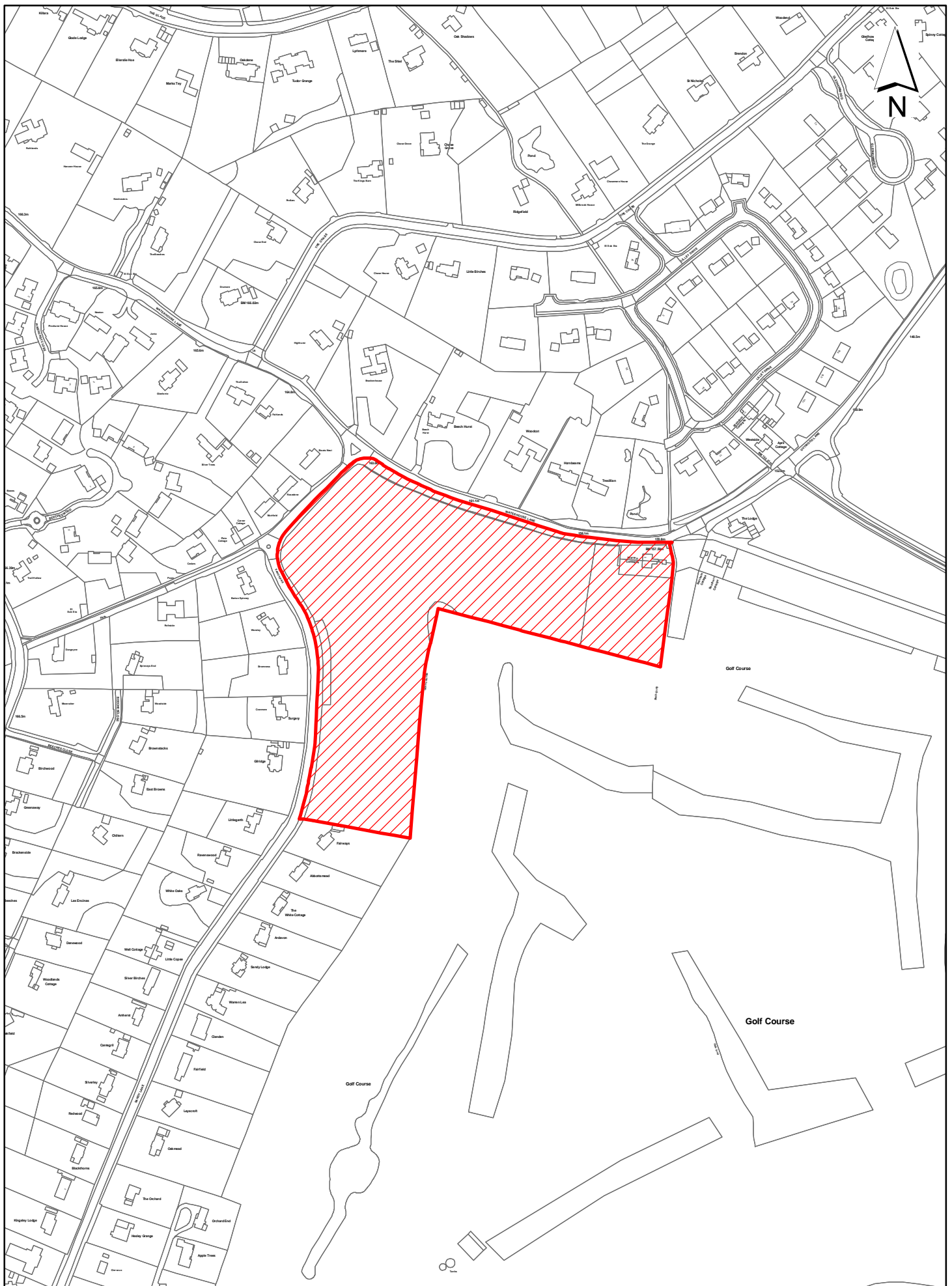
Suitability
<p>The site comprises a part previously developed site within the Green Belt. The site also lies within the Flanchford Road and Colley Lane Conservation Area and any development would need to carefully address this context.</p> <p>The site is in a sustainable location on the edge of the Reigate urban area with reasonable proximity to the town centre.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a review of the Green Belt.</p>

Land at Sandy Lane, Kingswood (S2011KBH09)



Site details	
SHLAA Reference	S2011KBH09
Source of site	Call for Sites
Site name	Land at Sandy Lane, Kingswood
Existing use	Greenfield – agricultural land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	3.7

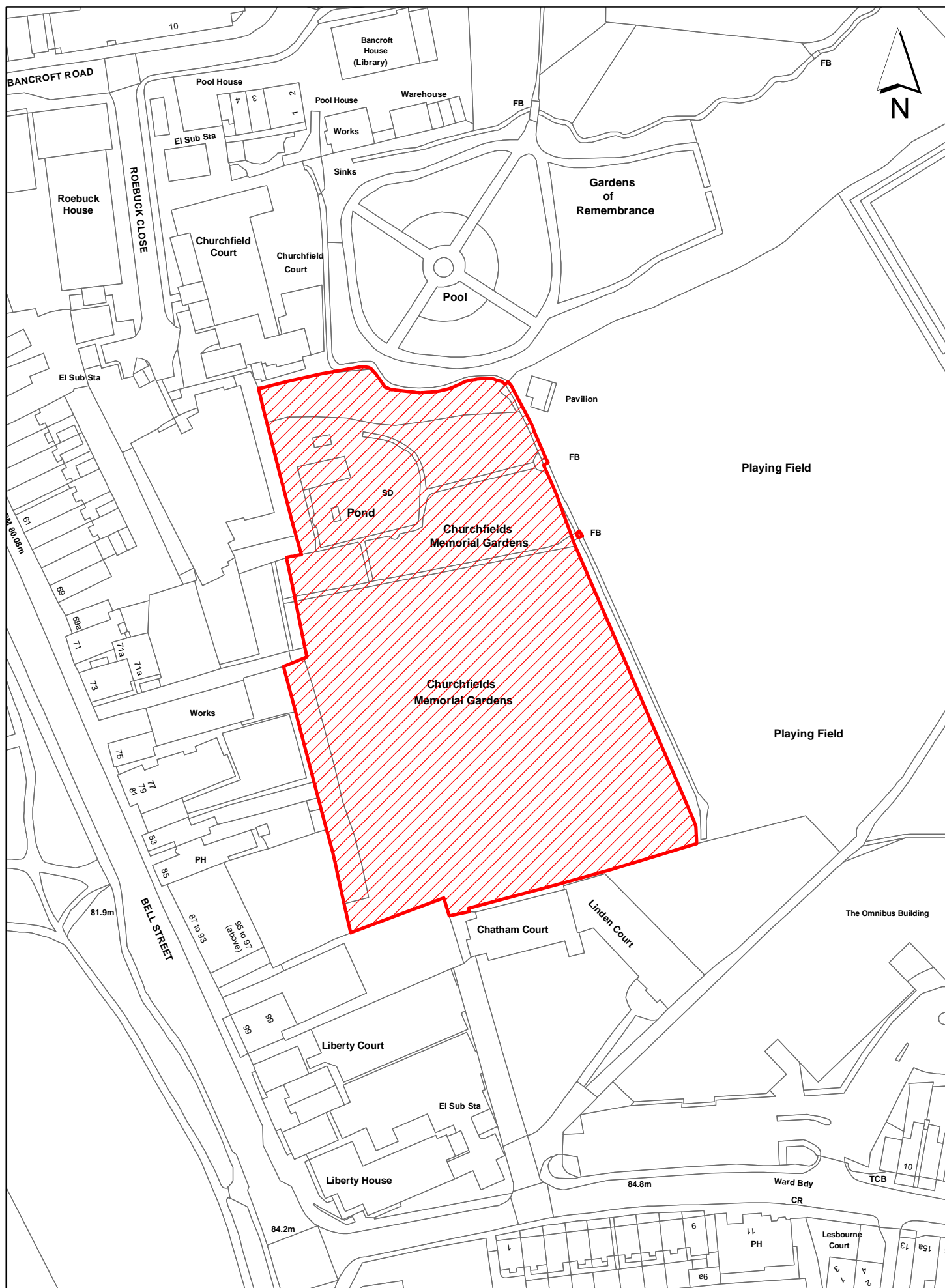
Suitability
<p>The site is open greenfield land which is designated Green Belt and within an Area of Great Landscape Value (AGLV). It is located on the edge of the Kingswood urban area and has no overriding physical constraints. There are limited facilities and services nearby; however, the site is within reasonable proximity to the railway station.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

Choir Trust Land, east of Bell Lane, Reigate (S2011RC14)



Site details	
SHLAA Reference	S2011RC14
Source of site	Call for Sites
Site name	Choir Trust Land, east of Bell Lane, Reigate
Existing use	Greenfield – gardens

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.025

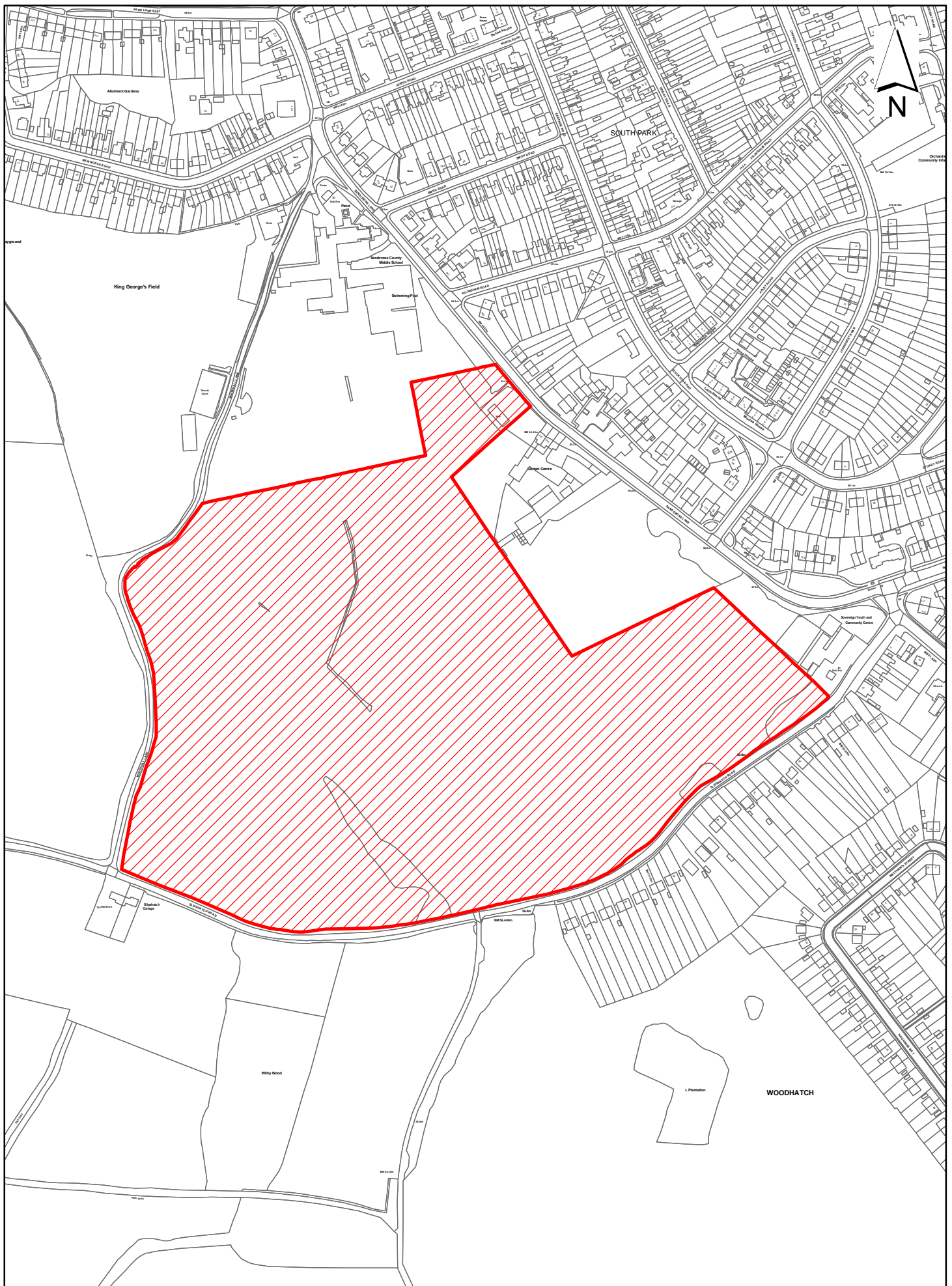
Suitability
<p>The site is currently used as memorial gardens and designated Urban Open Land. It is in a sustainable location in the centre of Reigate with good access to services and public transport. However, physical access to the site is constrained.</p> <p>The site may be potentially suitable subject to a UOL review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site; in full or in part, may be potentially suitable for housing development subject to a review of Urban Open Land and associated policy.</p>

Land at Sandcross Lane, Reigate (S2011SPW04)



Site details	
SHLAA Reference	S2011SPW04
Source of site	Call for Sites
Site name	Land at Sandcross Lane, Reigate
Existing use	Greenfield – agricultural land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	14.5

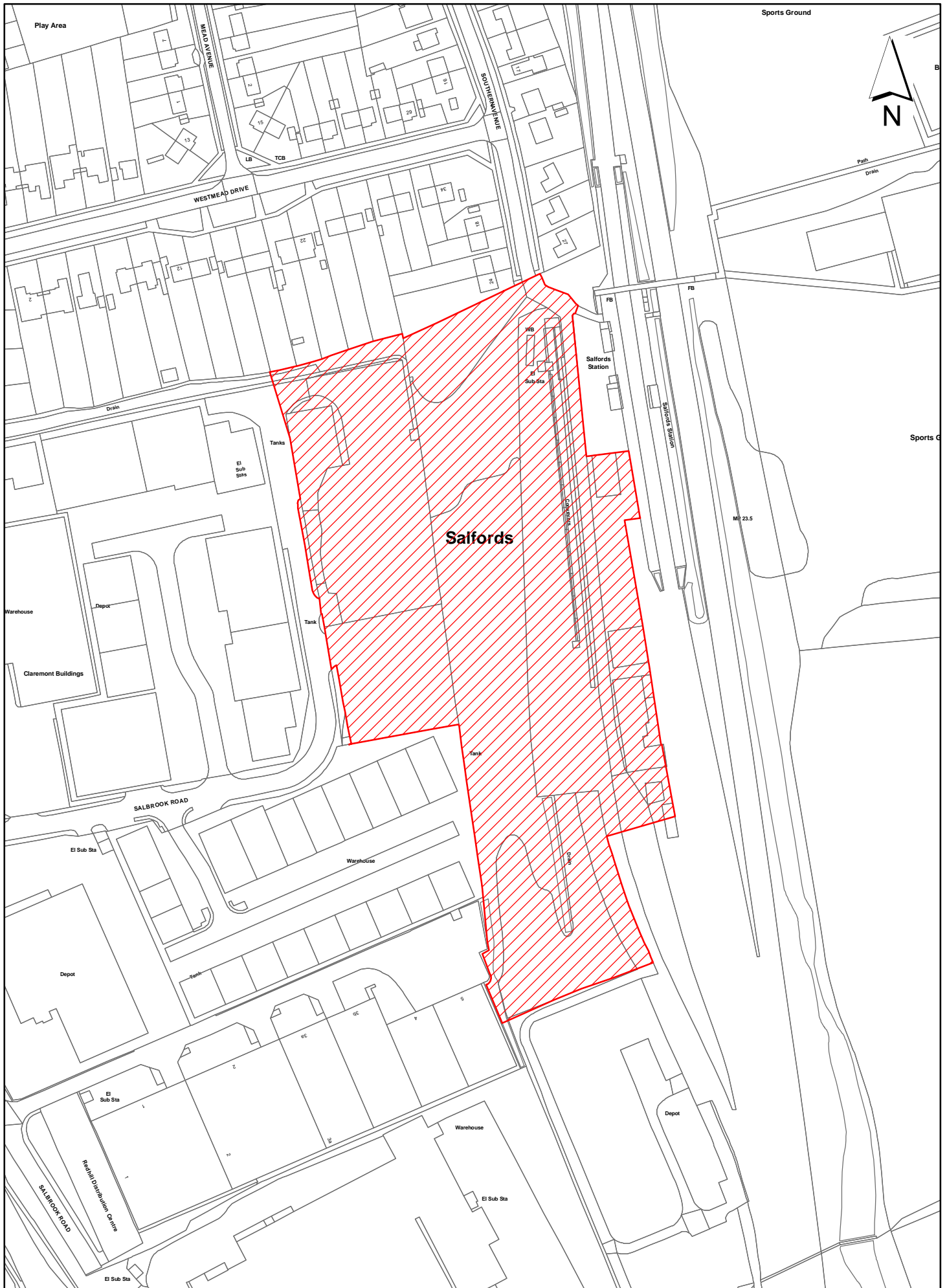
Suitability
<p>The site is designated Green Belt to the south of the Reigate built-up area. In terms of sustainability, the site is in close proximity to schools as well as services and facilities at the parade in Woodhatch. However, public transport accessibility is limited and the site is further constrained by the limited capacity of Woodhatch junction and any development at the site would need to carefully manage traffic impacts. The site also has a TPO.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

Land at Salfords Station & Aggregates Depot, Salfords (S2011SS13)



Site details	
SHLAA Reference	S2011SS13
Source of site	Call for Sites
Site name	Aggregates sites and open storage yard, east of Salfords Station, Salfords
Existing use	Brownfield - Station car park, aggregates site, storage yard

Housing potential	
Density	N/a
Yield	60
Site area (ha)	2.9 approximately

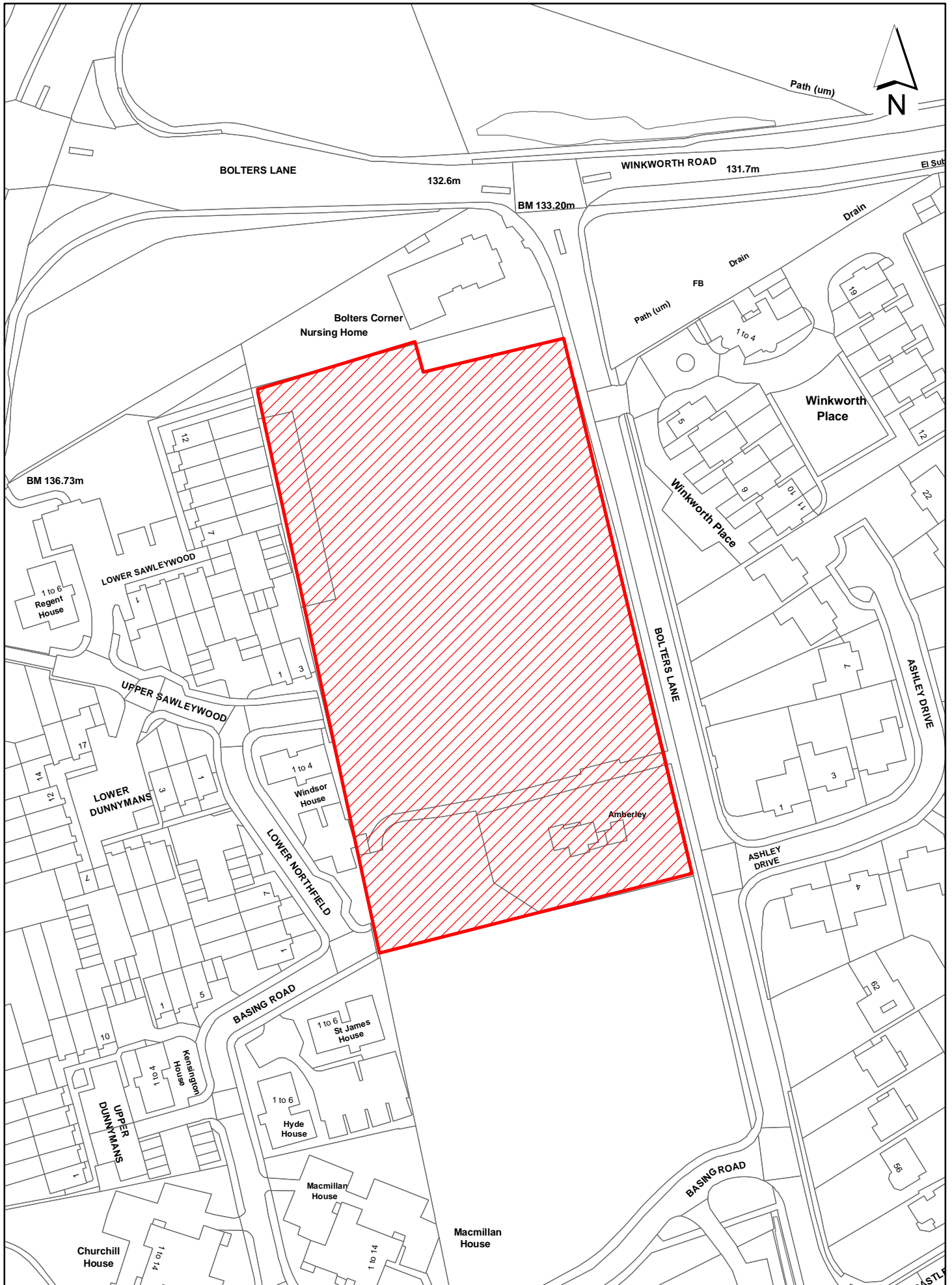
Suitability
<p>The site is a designated Mineral Site and in use as an aggregate depot. It is currently reserved for industrial and distribution uses, and identified as an aggregates recycling site in the submitted Aggregates Recycling DPD. The site is also within the Salfords industrial estate employment area and some employment land would need to be retained. In terms of physical issues, the site would need to overcome access constraints and deal with potential contamination. Residential amenity would also need to be considered given proximity to the railway line and employment area. However, the site is in a sustainable location close to Salfords station and Fastway bus services. There are also shops and facilities nearby.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p> <p>Relocation of the aggregates depot is being explored by the landowners with SCC.</p>

Achievability
<p>The site is concluded to be viable for a mixed-use development.</p>

Summary
<p>The site is suitable for development, available within the identified timescale and financially viable.</p> <p>Given the need to secure relocation of the aggregates depot in agreement with SCC, the site is considered developable and development is expected to occur in years 6-10.</p>

Amberley, Bolters Lane, Banstead (S2011BV04)



Site details	
SHLAA Reference	S2011BV04
Source of site	Call for Sites
Site name	Amberley, Bolters Lane, Banstead
Existing use	Brownfield/Greenfield – residential and open space

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.1

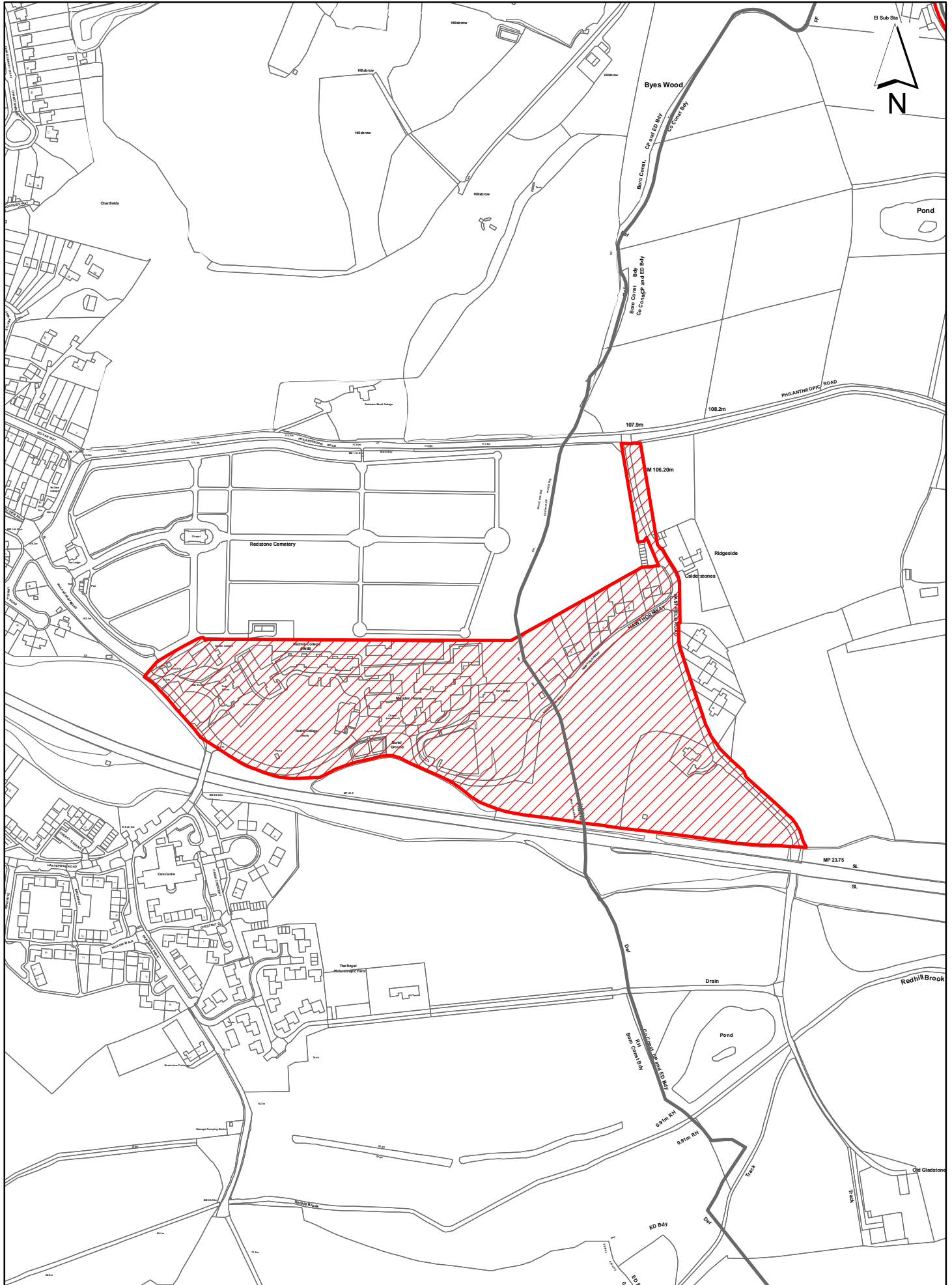
Suitability
<p>The site is designated Urban Open Land and there are a number of TPOs on site. The site forms part of a green corridor with other areas of open space along Bolters Lane. Redevelopment of the site for housing has the potential to secure improved public access to the open space. The site is in a sustainable location close to Banstead town centre and rail station and benefits from good access via the A217.</p> <p>The site may be potentially suitable subject to a UOL review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed and the landowner has informed of interest from several major housebuilders.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site; in full or in part, may be potentially suitable for housing development subject to a review of Urban Open Land and associated policy.</p>

RNIB, Community Living Service, Philanthropic Road, Redhill (S2011EW07)



Site details	
SHLAA Reference	S2011EW07
Source of site	Call for Sites
Site name	RNIB, Community Living Service, Philanthropic Road, Redhill
Existing use	Educational Institution

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	6.14 (Reigate & Banstead: 3.33; Tandridge: 2.81)

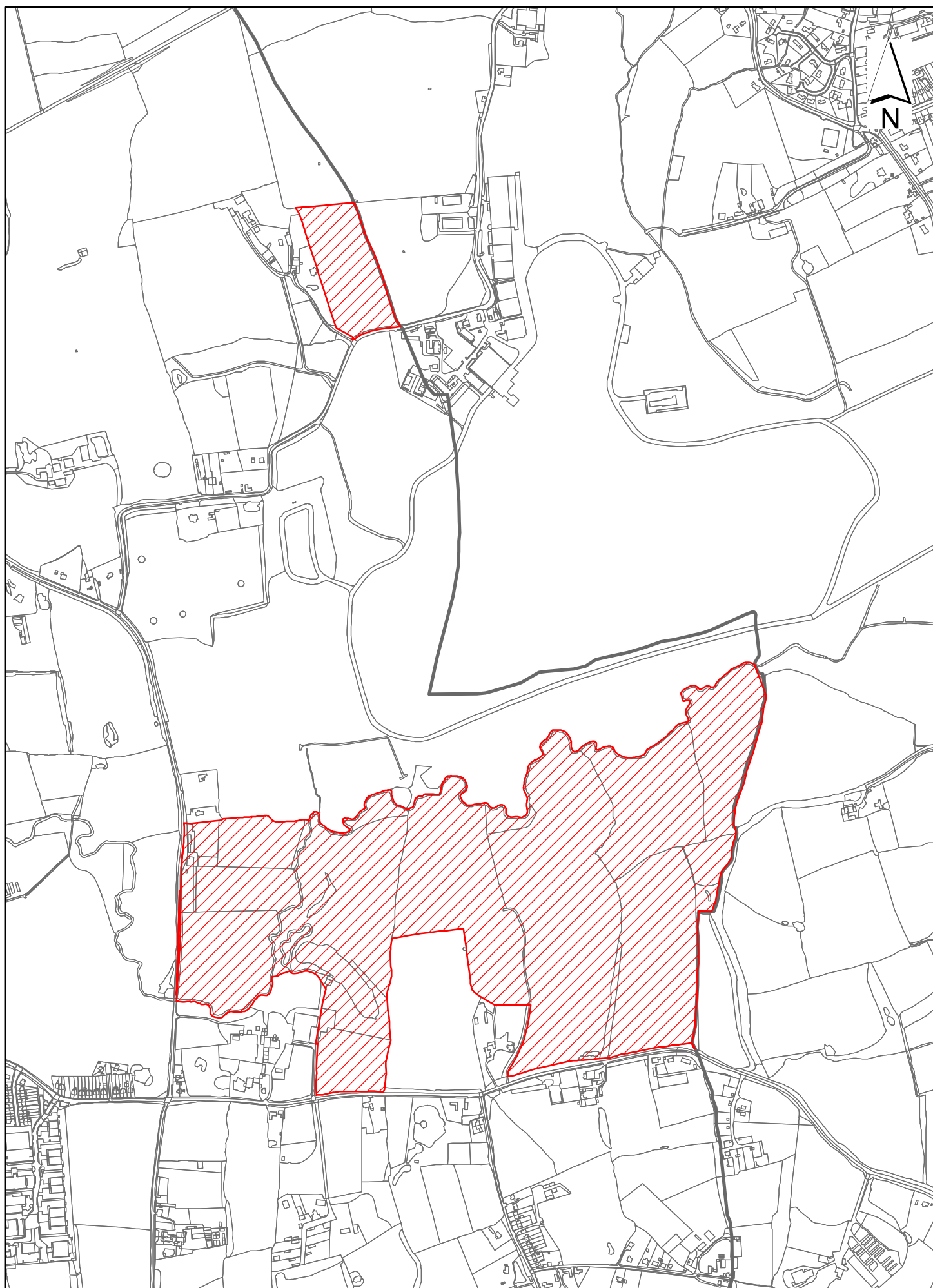
Suitability
<p>The site is designated Green Belt and spans the boundary of Reigate & Banstead and Tandridge. The site consists of a significantly developed complex featuring numerous listed buildings along with an area of undeveloped land to the south east. The site is in close proximity to the railway line in the south which may have some impact on residential amenity and is potentially contaminated. In terms of sustainability, there are limited facilities nearby; however, the site is in reasonable proximity to Redhill town centre.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review. Development would be subject to joint working and approval between Reigate & Banstead BC and Tandridge DC.</p>

Land east of Salfords (S2011SS14)



Site details	
SHLAA Reference	S2011SS14
Source of site	Call for Sites
Site name	Land East of Salfords
Existing use	Greenfield - rural/agricultural

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	50 (approximately)

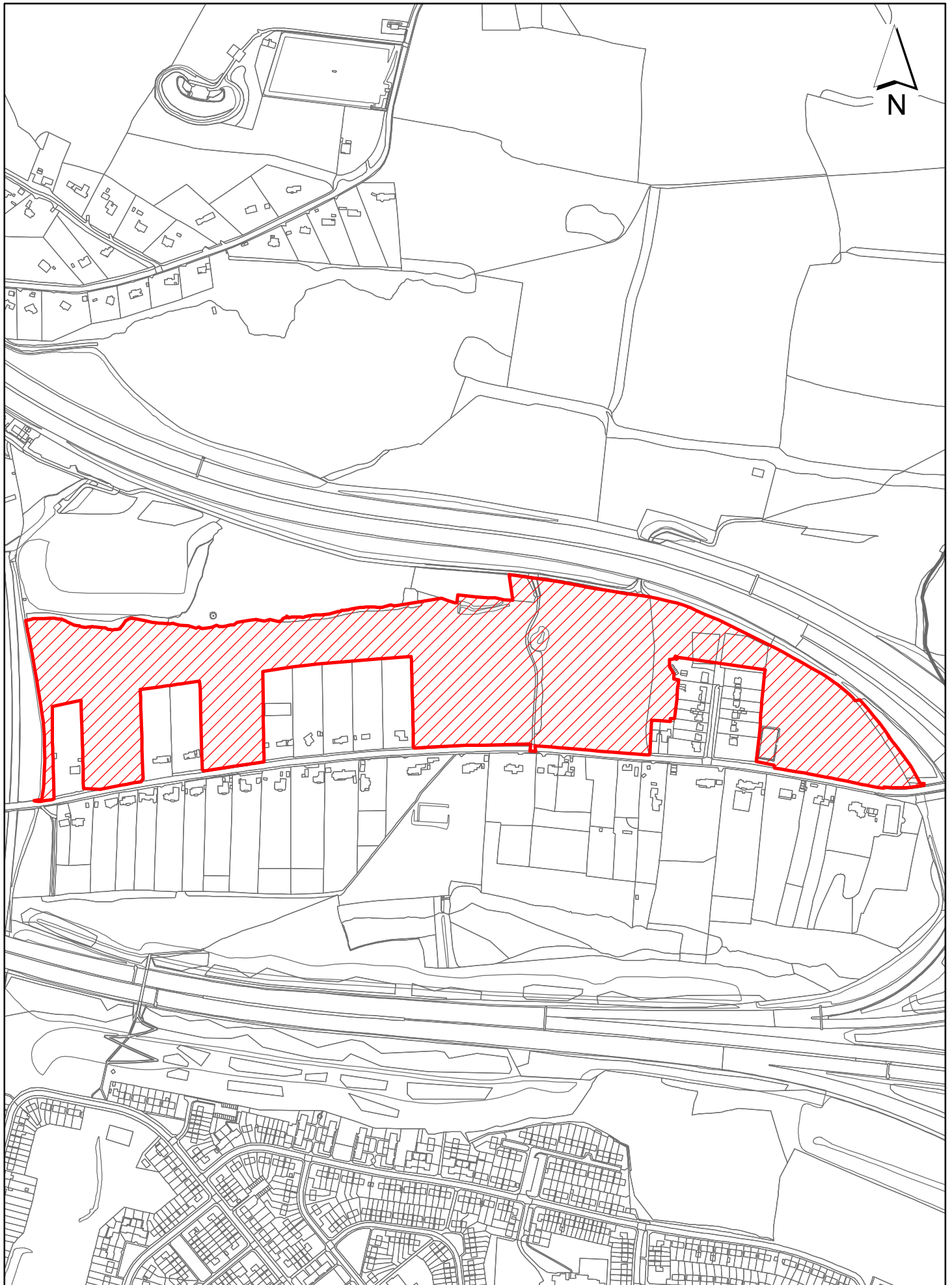
Suitability
<p>The site is located beyond the eastern edge of the existing Salfords urban area and is within the Green Belt. A significant area in the north of the site is affected by Flood Zones 3 and 2 due to its proximity to the stream. The site is also close to the edge of Redhill Aerodrome. In terms of sustainability, the site is not well related to the Salfords urban area and has more limited accessibility to local bus services and amenities.</p> <p>Given these constraints and sustainability issues, the site is not suitable for residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

Land north of Rockshaw Road, Merstham (S2011M11)



Site details	
SHLAA Reference	S2011M11
Source of site	Call for Sites
Site name	Land north of Rockshaw Road, Merstham
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	13 (approximately)

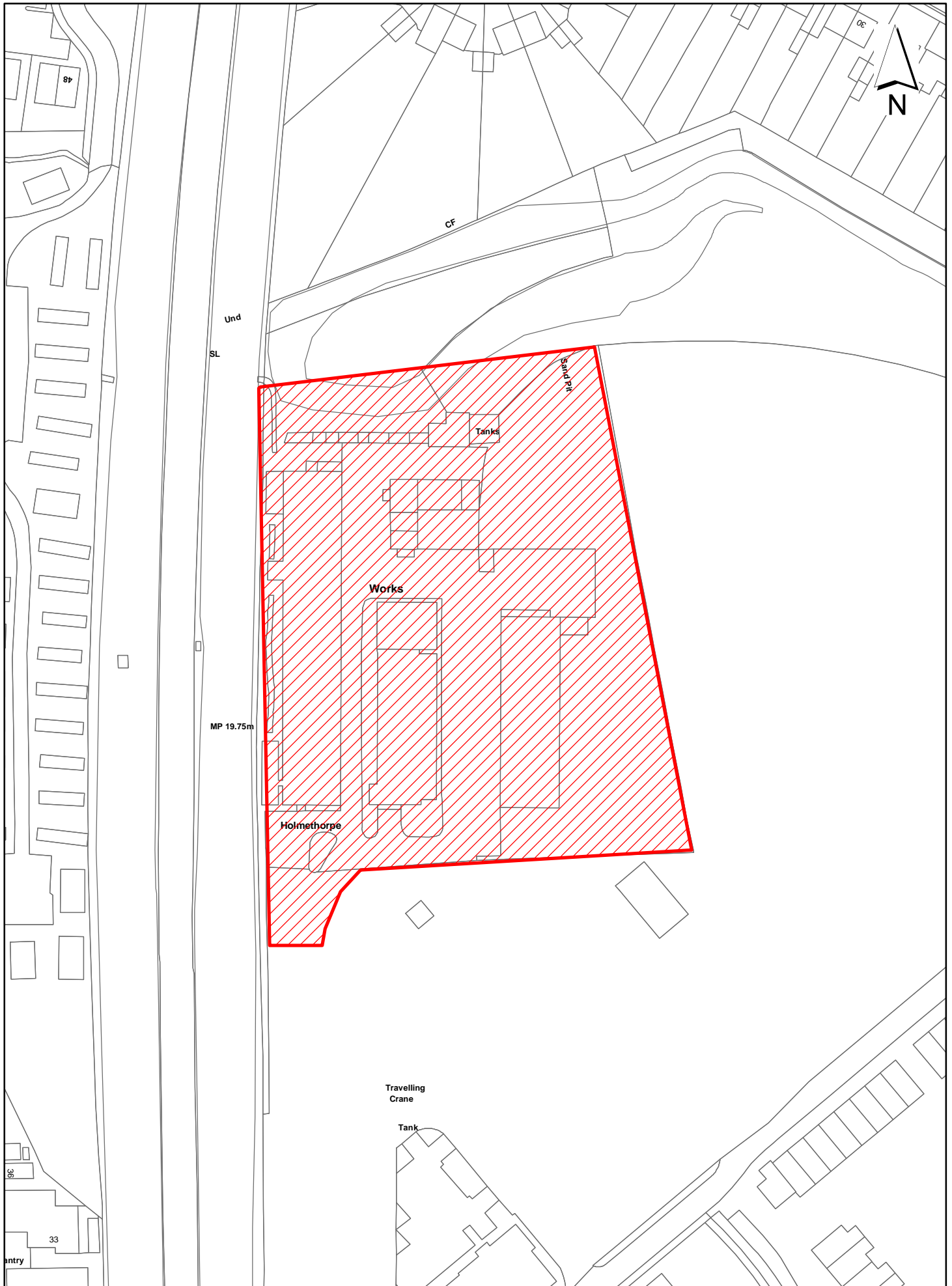
Suitability
<p>The site beyond the northern boundary of the Merstham urban area within the Green Belt. The site is not well related to the existing urban area as it is separated from the existing urban area by the M25 motorway. In terms of constraints, half of the site is within the Area of Outstanding Natural Beauty and the other half is within the Area of Great Landscape Value. The site adjoins a conservation area and large scale development would likely impact upon this designation. In terms of physical issues, there are areas of archaeological interest within the site and the topography slopes downwards quite markedly from Rockshaw Road. The site is in close proximity to the M25 and railway line which may impact upon residential amenity.</p> <p>Given these constraints, the site is not suitable for residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not deliverable or developable.</p>

Quarryside Business Park, Thornton Side, Redhill (S2011RE21)



Site details	
SHLAA Reference	S2011RE21
Source of site	Call for Sites
Site name	Quarryside Business Park, Thornton Side, Redhill
Existing use	Brownfield – industrial

Housing potential	
Density	70 dph
Yield	90
Site area (ha)	1.3

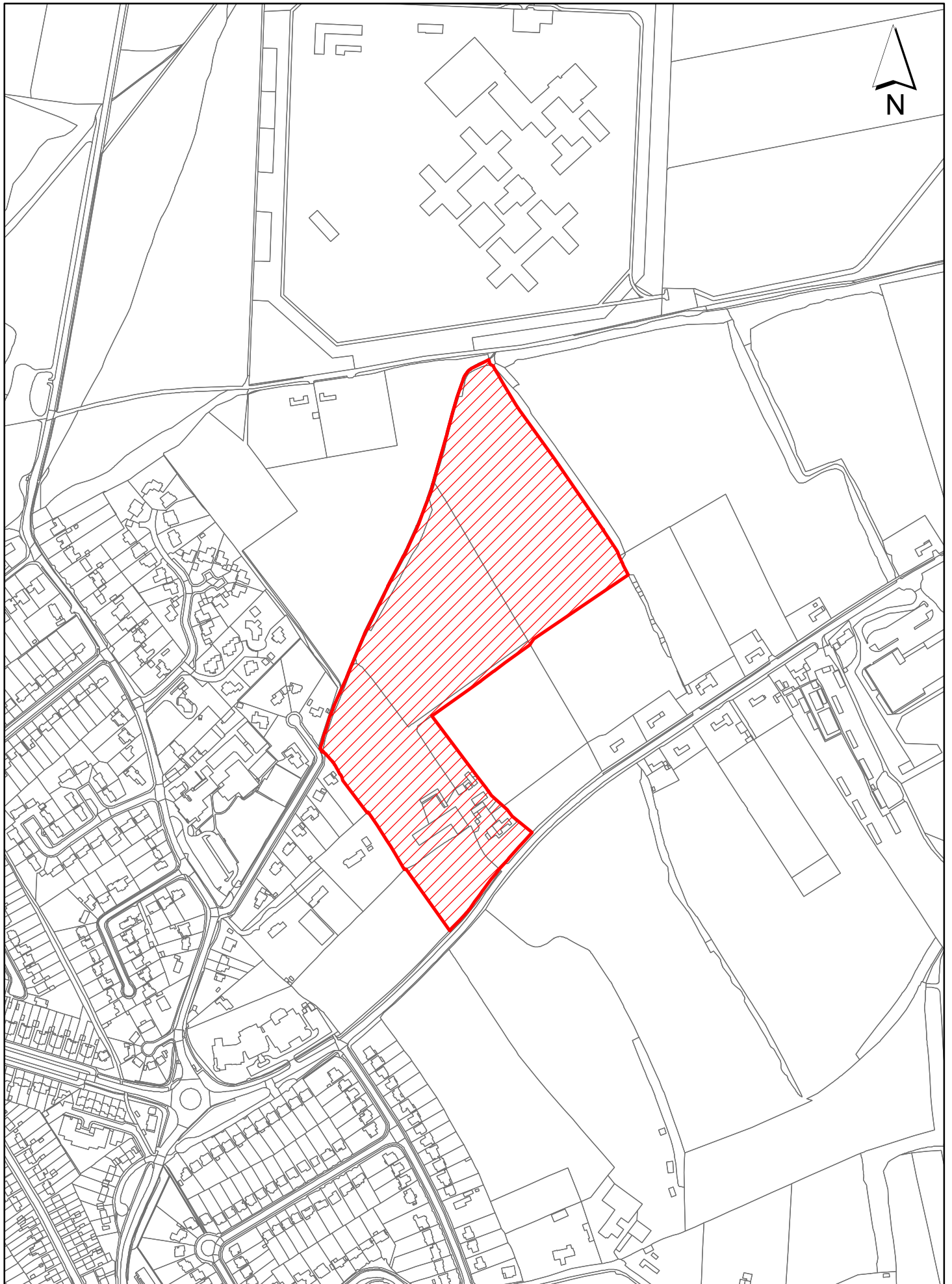
Suitability
<p>The site is part of the Holmethorpe Employment Area but it is identified for residential development in the Land at Holmethorpe Development Brief SPG. The site is potentially contaminated and close to the railway line which may affect residential amenity. In terms of sustainability, the site is in a sustainable location with reasonable public transport access to Redhill town centre.</p> <p>Given the policy position, the site is suitable for housing development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>The site is concluded to be viable.</p>

Summary
<p>The site is suitable, available now and financially viable.</p> <p>The site is considered to be deliverable and development is expected to occur in years 1-5.</p>

Fairholme Farm, 14 Croydon Lane, Banstead (S2011BV05)



Site details	
SHLAA Reference	S2011BV05
Source of site	Call for Sites
Site name	Fairholme Farm, 14 Croydon Lane, Banstead
Existing use	Greenfield – farm

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	7.7

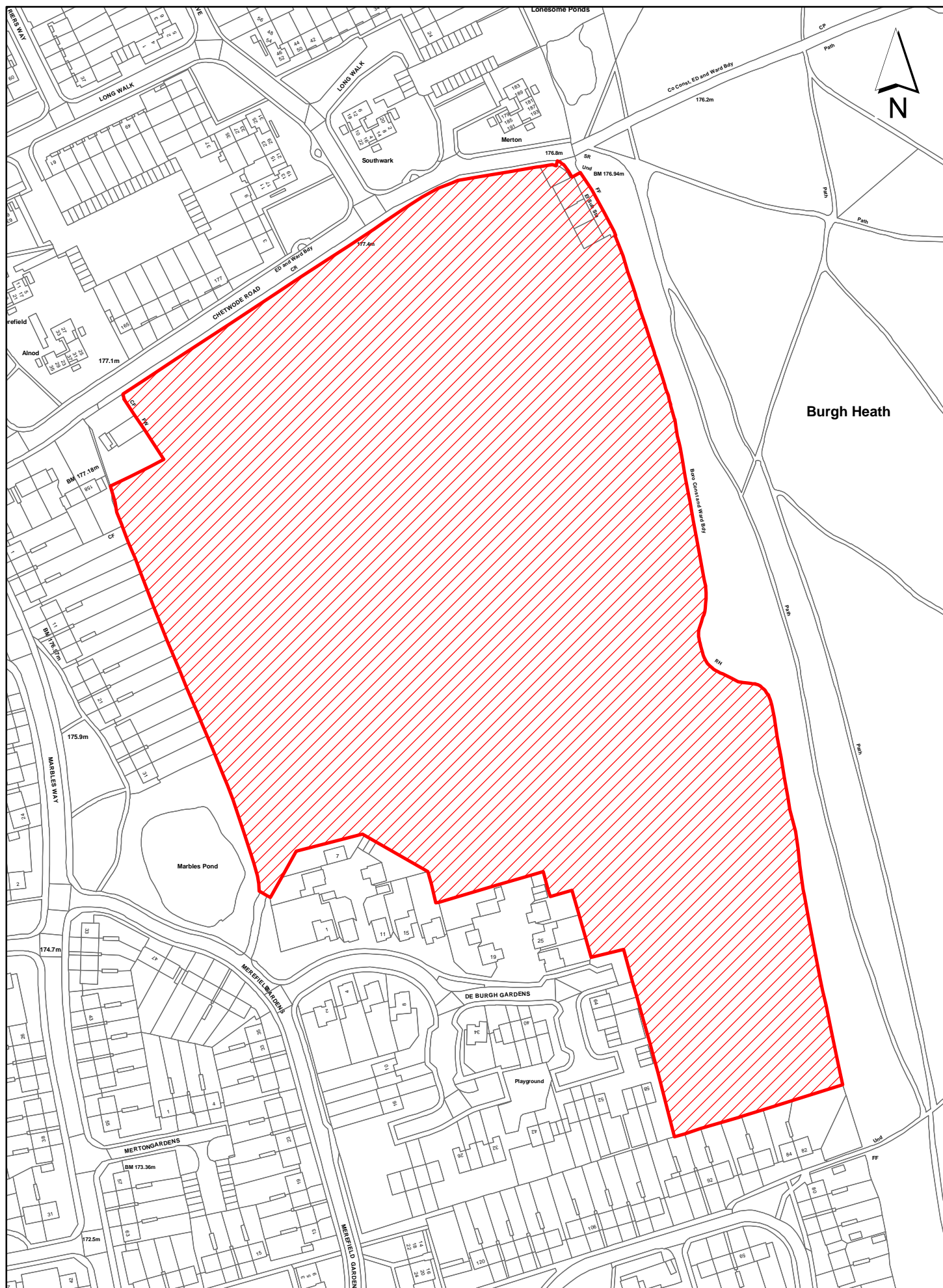
Suitability
<p>The site is designated Green Belt. The site is in a relatively sustainable location on the urban edge of Banstead, in reasonable proximity to the town centre. However, public transport accessibility is limited.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was previously submitted to the SHLAA on behalf of the landowner. However, the landowner has confirmed that they are no longer promoting development of the site. Therefore, the site is not available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is potentially suitable but not currently available for development.</p> <p>The site is not deliverable or developable.</p>

Former DeBurgh School site, Merefield Gardens/Chetwode Road, Preston (S2011P04)



Site details	
SHLAA Reference	S2011P04
Source of site	Call for Sites
Site name	Former DeBurgh School site, Merefield Gardens/Chetwode Road, Preston
Existing use	Greenfield – open space

Housing potential	
Density	33
Yield	200
Site area (ha)	5.9

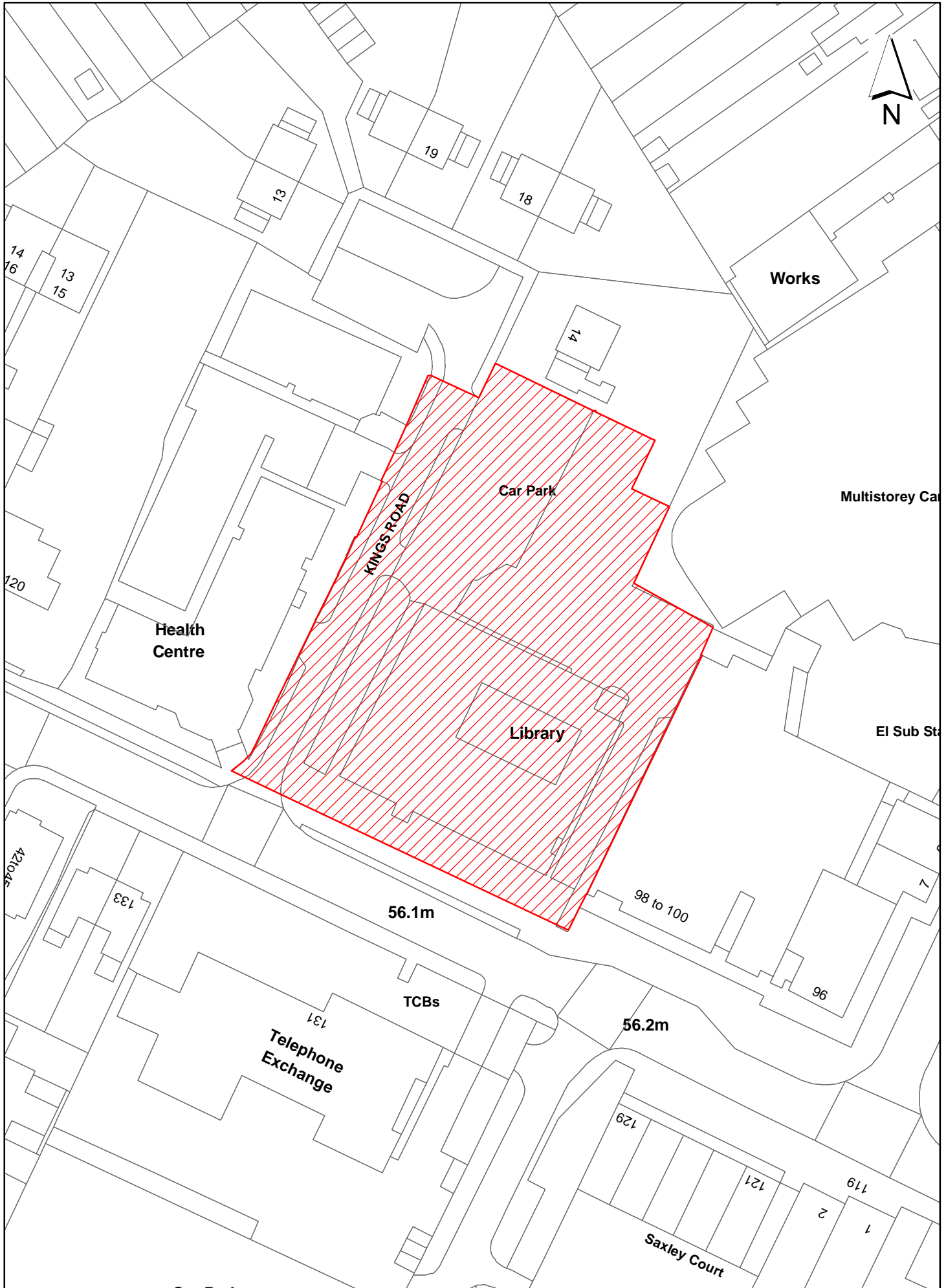
Suitability
<p>The site is a large former school site in the Preston area and forms part of the Council's regeneration plan for Preston. It is designated as a Safeguarded Housing Site in the Borough Local Plan. The site is in a sustainable and accessible location and there are no overriding constraints to development.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by Surrey County Council. The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed. Detailed exploration of development options is currently ongoing.</p>

Achievability
<p>The site is concluded to be viable for residential development.</p>

Summary
<p>The site is suitable, available within the identified timescale and achievable.</p> <p>The site is considered developable and development is expected to occur in years 6-10.</p>

Library Site, Kings Road, Horley (S2011HC10)



Site details	
SHLAA Reference	S2011HC10
Source of site	Call for Sites
Site name	Library site, Kings Road, Horley
Existing use	Brownfield – library/car park/residential

Housing potential	
Density	100
Yield	35
Site area (ha)	0.35

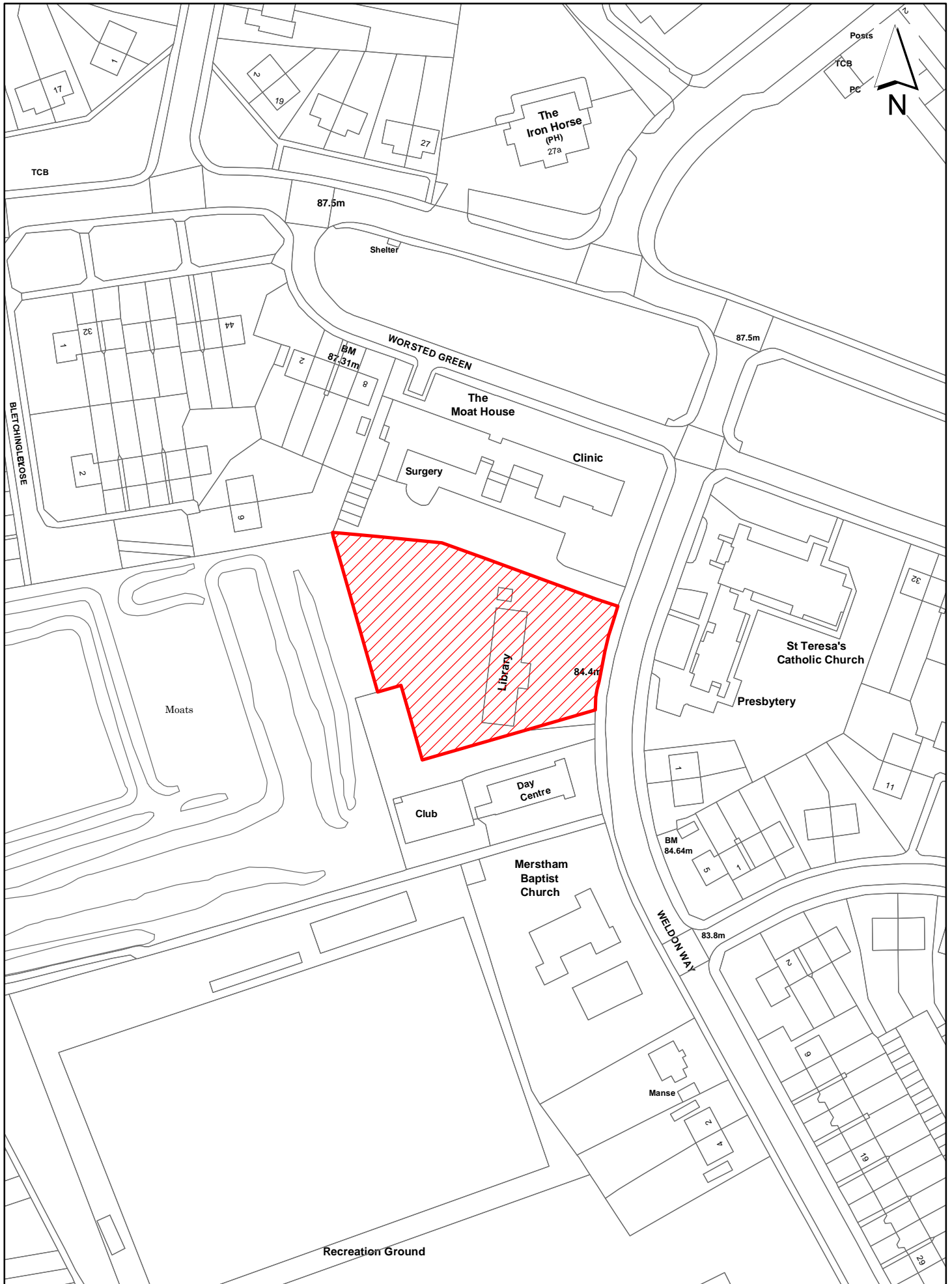
Suitability
<p>The site is part of an allocated site in the Borough Local Plan. It is in a suitable location within Horley town centre and would contribute to the development and regeneration of the town centre.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. The site is owned by Surrey County Council. Redevelopment for residential is subject to relocation of the library to another location within the town centre.</p>

Achievability
<p>The site is considered viable.</p>

Summary
<p>The site is suitable, available within the identified timescale and achievable.</p> <p>Due to the need to have an alternative site in place before release, the site is considered developable with development likely to occur in years 6-10.</p>

Merstham Library, Weldon Way, Merstham (S2011M12)



Site details	
SHLAA Reference	S2011M12
Source of site	Call for Sites
Site name	Merstham Library, Weldon Way, Merstham
Existing use	Brownfield/greenfield – community facilities

Housing potential	
Density	35
Yield	20
Site area (ha)	0.57

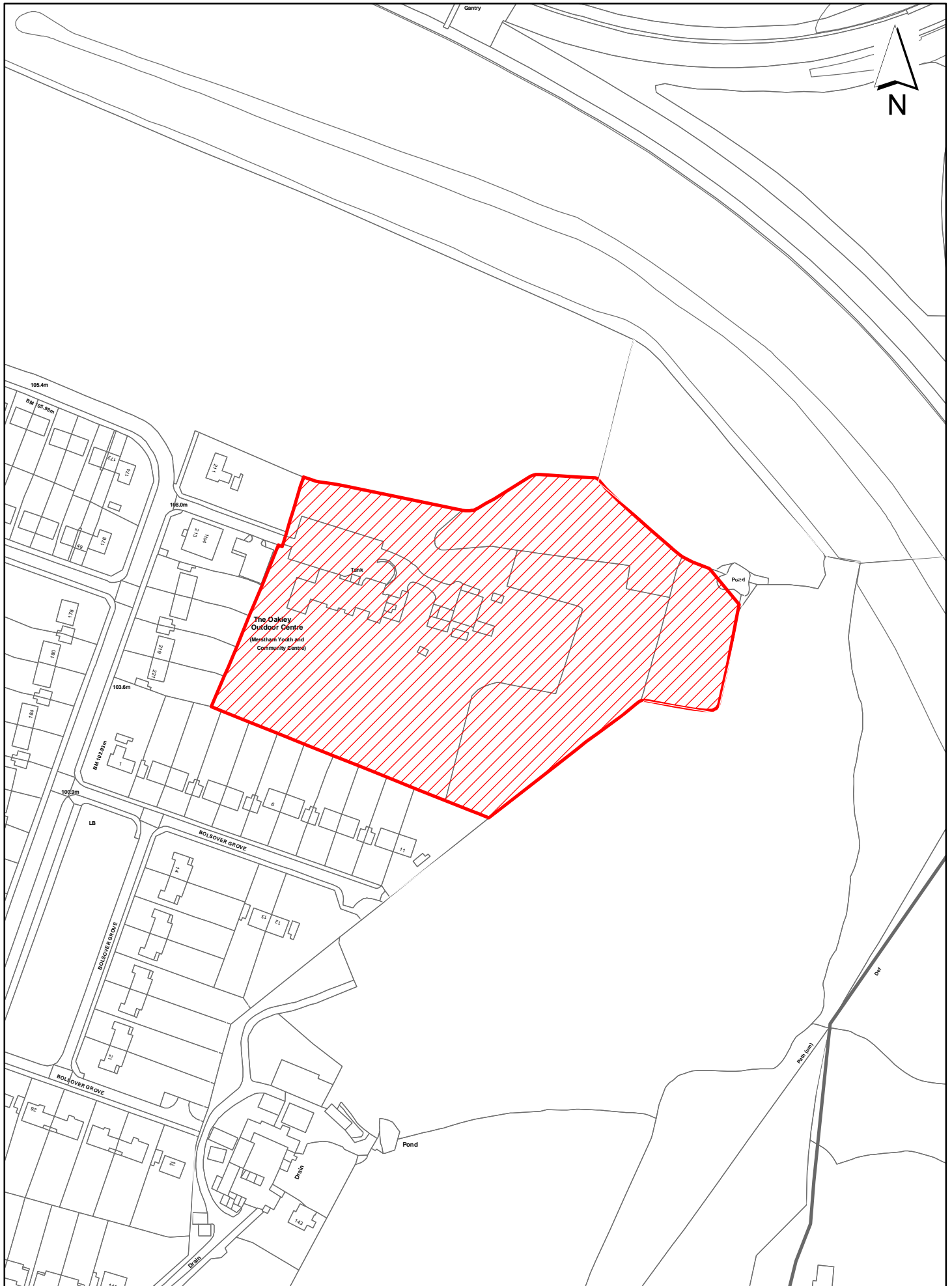
Suitability
<p>The site is located in the urban area of Merstham and has no overriding policy constraints. There are shops and facilities nearby which will be enhanced as part of the regeneration of the estate. In terms of physical issues, a designated Archaeological Site borders the site area, and a small area of the site is affected by Flood Zones 2 and 3.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. The site is owned by Surrey County Council. Development at the site is possible due to the relocation of the library as part of the planned hub.</p>

Achievability
<p>The site is concluded to be viable.</p>

Summary
<p>The site is suitable, available in the identified timescale and financially viable.</p> <p>The site is considered deliverable with development in years 1-5.</p>

The Oakley Centre, Radstock Way, Merstham (S2011M13)



Site details	
SHLAA Reference	S2011M13
Source of site	Call for Sites
Site name	The Oakley Centre, Radstock Way, Merstham
Existing use	Brownfield/Greenfield – youth centre

Housing potential	
Density	30
Yield	15
Site area (ha)	1.97 (approx 0.5 for Oakley building complex)

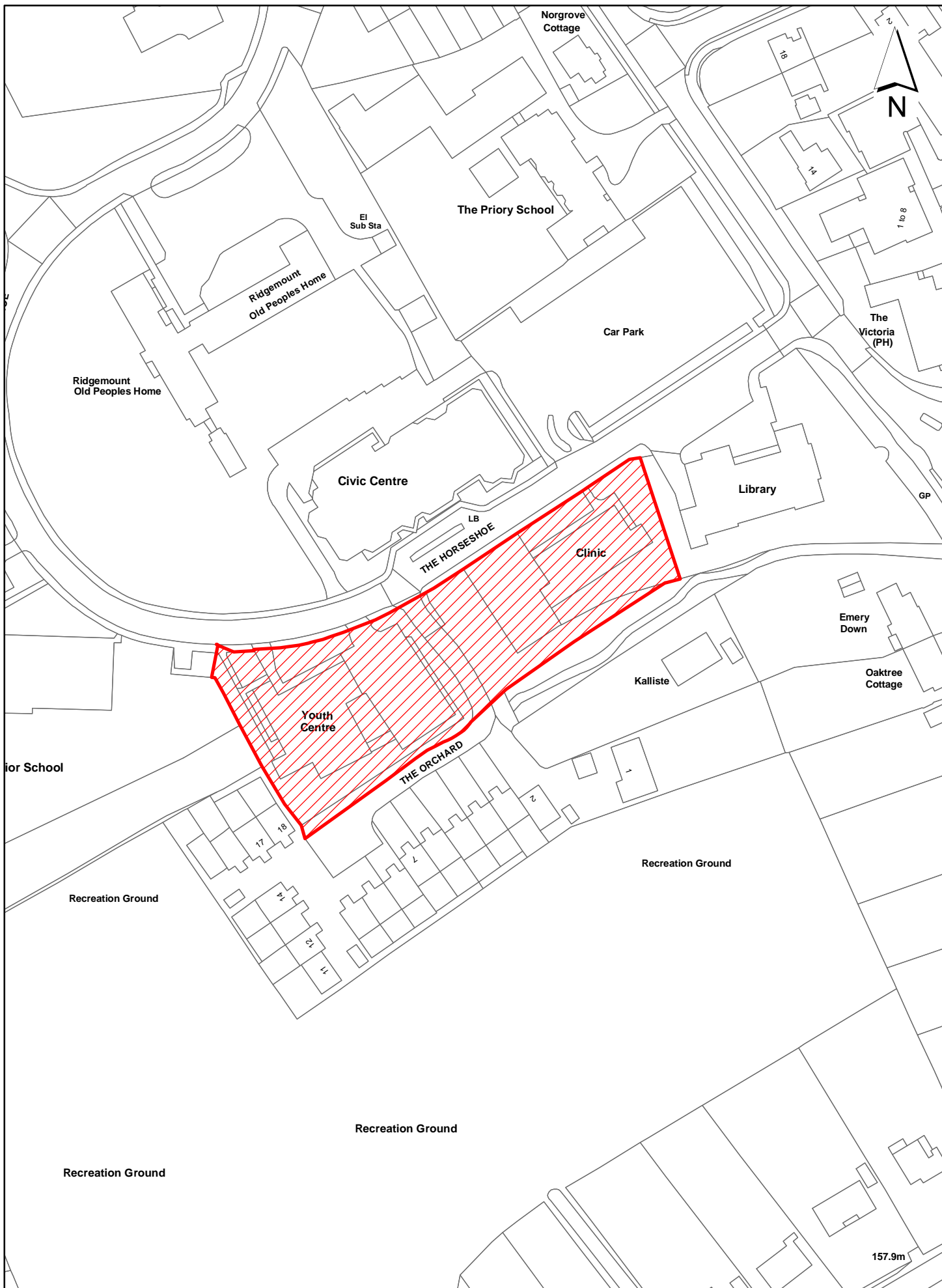
Suitability
<p>Part of the site is designated Urban Open Land (built complex and curtilage) and part is designated Green Belt (grounds to the east of the building). The existing building is listed but deemed suitable for conversion. In terms of physical issues, the site is potentially contaminated and located close to the M25 which may have amenity implications. However, the site is in a sustainable location.</p> <p>The site is suitable for housing development. Subject to a review of Urban Open Land, capacity could be increased.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. The site is owned by Surrey County Council. It is currently in used by a number of service units and release of the site is subject to relocation of operational requirements.</p>

Achievability
<p>The site is concluded to be viable.</p>

Summary
<p>The site is suitable, available within the identified timescale and achievable.</p> <p>Due to the operational situation and need to relocate services, the site is considered developable with development likely to occur in years 6-10.</p>

The Clinic and Youth Centre, The Horseshoe, Banstead (S2011BV06)



Site details	
SHLAA Reference	S2011BV06
Source of site	Call for Sites
Site name	The Clinic and Youth Centre, The Horseshoe, Banstead
Existing use	Brownfield – community facilities

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.5

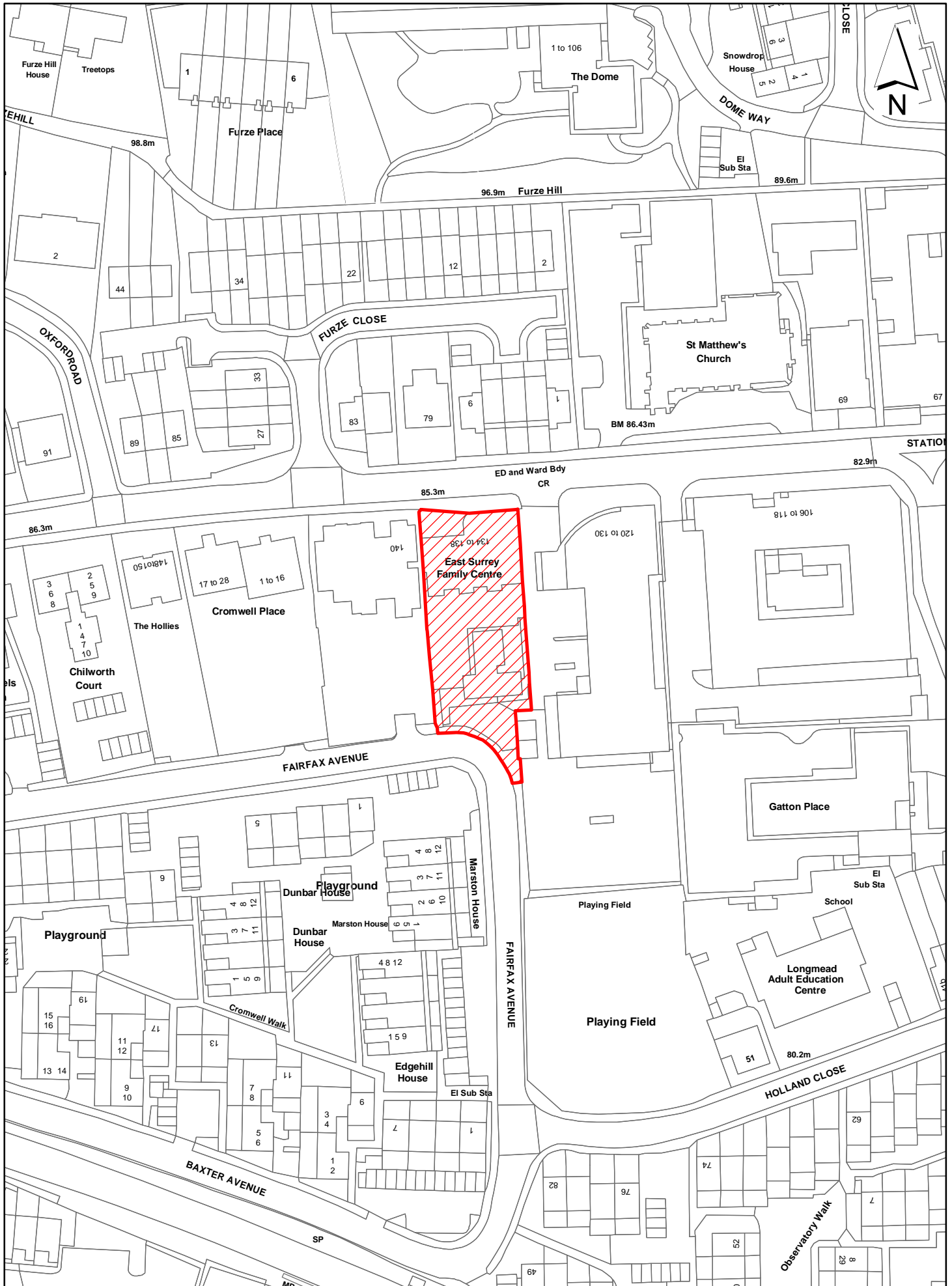
Suitability
<p>The site is in a sustainable location on the edge of Banstead village town centre and in reasonable proximity of the railway station. The site also benefits from reasonable public transport accessibility.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation. Part of the site is owned by SCC and the remainder is subject to the needs and restructuring of the PCT.</p> <p>Development options for The Horseshoe area are currently being explored and the availability of specific land parcels for development is currently unknown.</p>

Achievability
<p>Viability work was not done due to unavailability.</p>

Summary
<p>The site and wider area is suitable for residential development. However, given the current lack of certainty regarding specific development proposals, the site is not currently deliverable or developable.</p>

The Bridge Family Centre, Station Road, Redhill (S2011RW12)



Site details	
SHLAA Reference	S2011RW12
Source of site	Call for Sites
Site name	The Bridge Family Centre, Station Road, Redhill
Existing use	Family centre

Housing potential	
Density	100
Yield	14
Site area (ha)	0.14

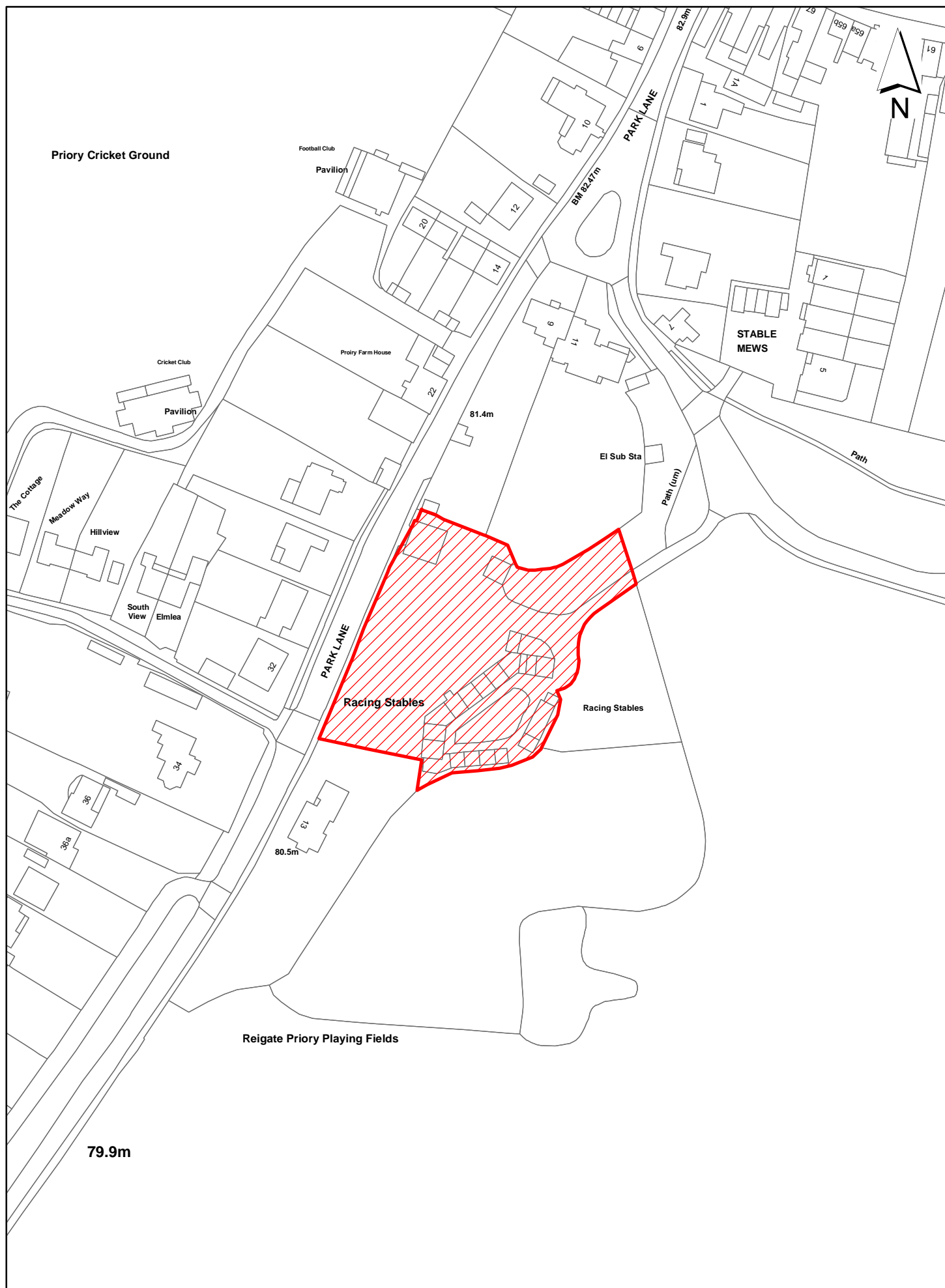
Suitability
<p>The site comprises a large building housing SCC services. The site is in a sustainable location in the urban area on the edge of Redhill town centre. The site is close to shops, facilities and public transport services. There are no overriding constraints to redevelopment.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and availability has been confirmed since. The site is owned by Surrey County Council and operational. Redevelopment of the site is subject to service review and relocation.</p>

Achievability
<p>The site is concluded to be viable.</p>

Summary
<p>The site is suitable, available within the timescale and achievable.</p> <p>Due to the need to secure operational arrangements, the site is considered developable with development likely to occur in years 6-10.</p>

The former Priory Stables, Park Lane, Reigate (S2011RC15)



Site details	
SHLAA Reference	S2011RC15
Source of site	Call for Sites
Site name	The former Priory Stables, Park Lane, Reigate
Existing use	Greenfield (overgrown green fields with fencing)

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.3

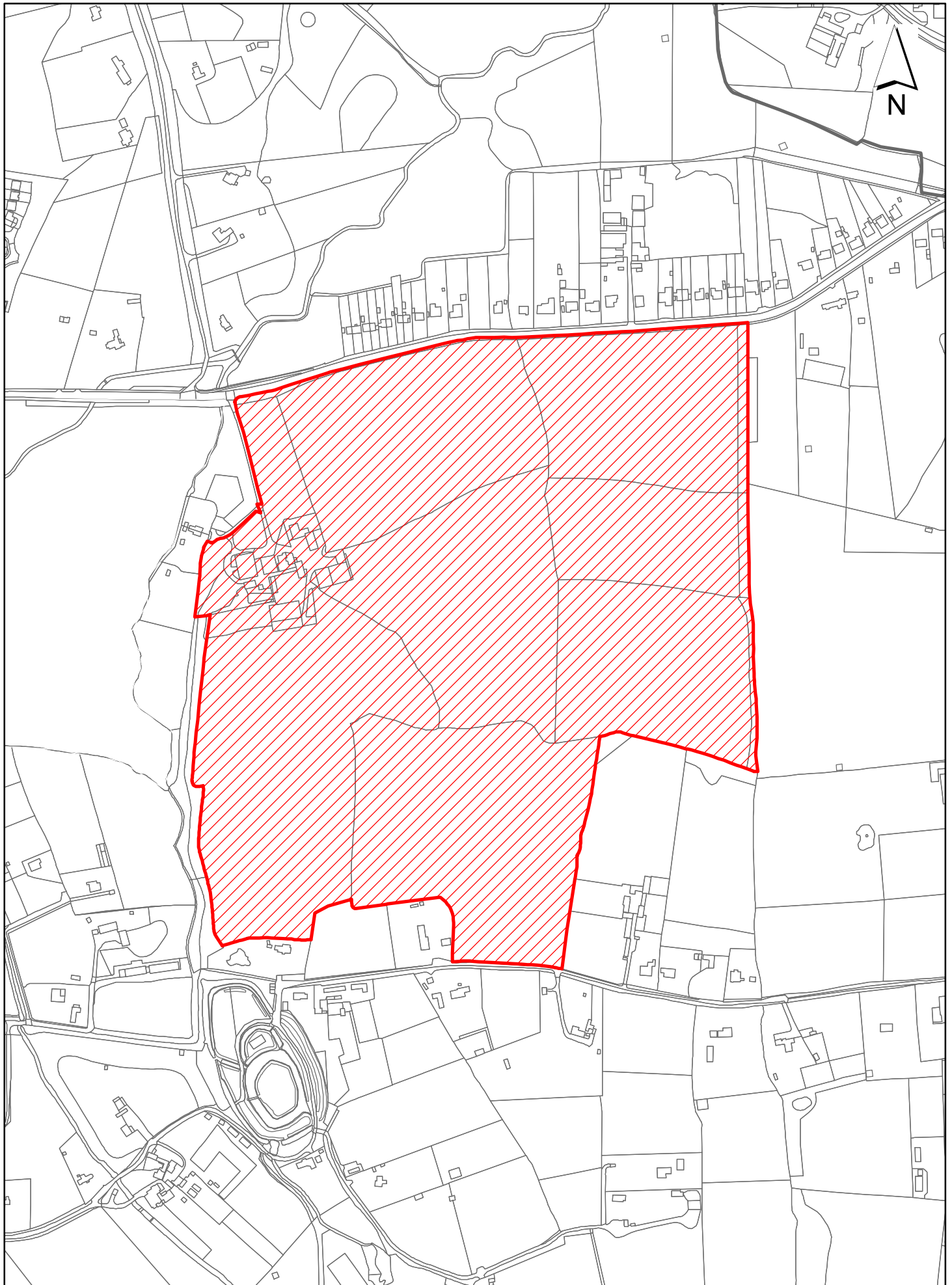
Suitability
<p>The site comprises derelict stables and overgrown land. The site is designated Green Belt. The majority of the site is in Reigate Town Centre Conservation Area. The site is sustainably located in the centre of Reigate, close to shops, facilities and public transport services. Given the size of the site and conservation constraints, capacity may be limited.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. The site is owned by Surrey County Council who are keen to explore options for the future of the site.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

Land at Harrowsley Green Farm, Smallfield Road, Horley (S2011HE05)



Site details	
SHLAA Reference	S2011HE05
Source of site	Call for Sites
Site name	Land at Harrowsley Green Farm, Smallfield Road, Horley
Existing use	Greenfield (rural/agricultural)

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	29 (approximately)

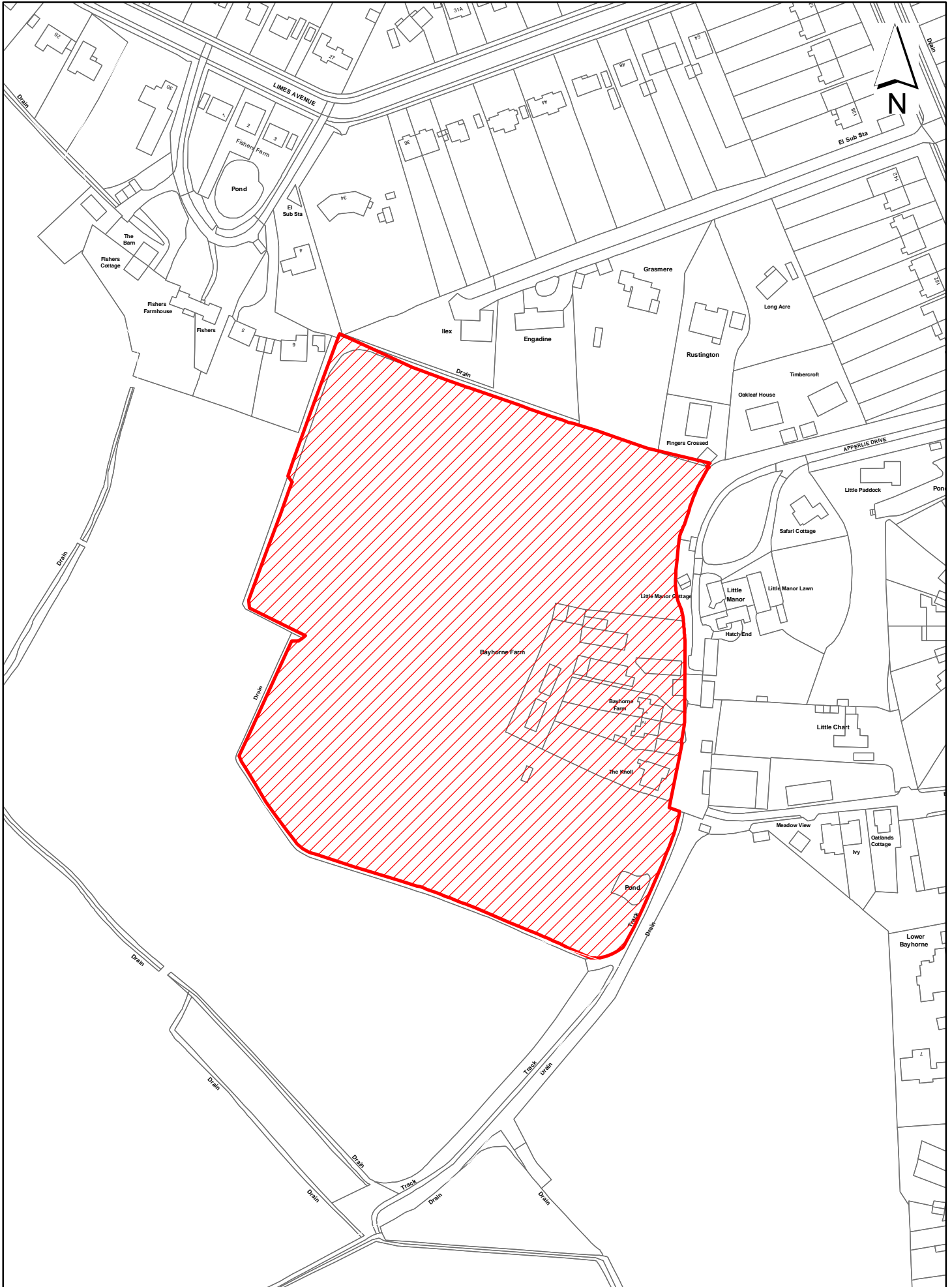
Suitability
<p>The site is designated Rural Surrounds of Horley. The site is affected by Flood Zones 2 and 3. The site area includes a listed building and parts of the site have potential contamination issues. The site is not contiguous with the urban area and accessibility is poor.</p> <p>Given the number of constraints to development, the site is not considered suitable for housing development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not deliverable or developable.</p>

Bayhorne Farm, Apperlie Drive, Horley (S2011HC11)



Site details	
SHLAA Reference	S2011HC11
Source of site	Call for Sites
Site name	Bayhorne Farm, Apperlie Drive, Horley
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	3.3

Suitability
<p>The site comprises an area of agricultural land and associated farm buildings. The site is designated Rural Surrounds of Horley. The site is located close to the area designated as Gatwick Open Setting. In terms of physical constraints, the northern part of the site is affected by Flood Zone 2 and the site lies within the Horley AQMA with potential contamination issues. However, the site is close to Horley town centre and the railway station and represents a sustainable location.</p> <p>The site may be potentially suitable subject to a review of the Rural Surrounds of Horley.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a review of the Rural Surround of Horley designation.</p>

Site details	
SHLAA Reference	S2011HC12
Source of site	Call for Sites
Site name	Fishers Farm, Limes Avenue, Horley
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	9

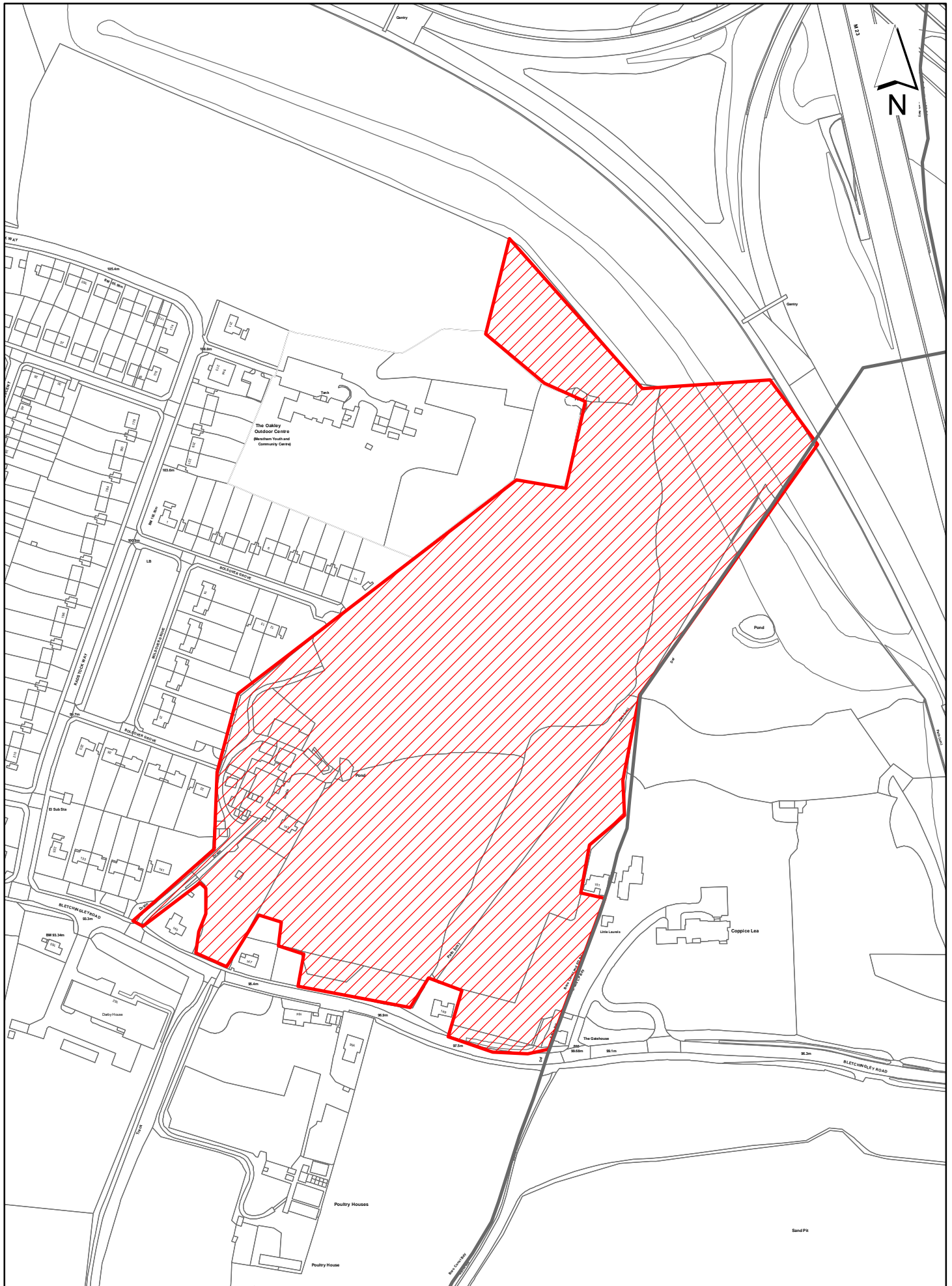
Suitability
<p>The site comprises a series of fields separated by tree belts and hedgerows. The site lies within the designated Rural Surrounds of Horley and the southern half of the site is designated Public Open Space and lies within Gatwick Open Setting. In terms of physical issues, the northern part of the site is affected by Flood Zone 2. The site is also within the Horley AQMA and potentially contaminated and is bordered by the railway line to the west, all of which may impact upon amenity. The site is however in a sustainable location within good proximity of Horley town centre and railway station.</p> <p>The site may be potentially suitable subject to a review of the Rural Surround of Horley.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a review of the Rural Surround of Horley designation.</p>

Oakley Farm, 143 Bletchingly Road, Merstham (S2011M14)



Site details	
SHLAA Reference	S2011M14
Source of site	Call for Sites
Site name	Oakley Farm, 143 Bletchingly Road, Merstham
Existing use	Greenfield (farm)

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	8.3

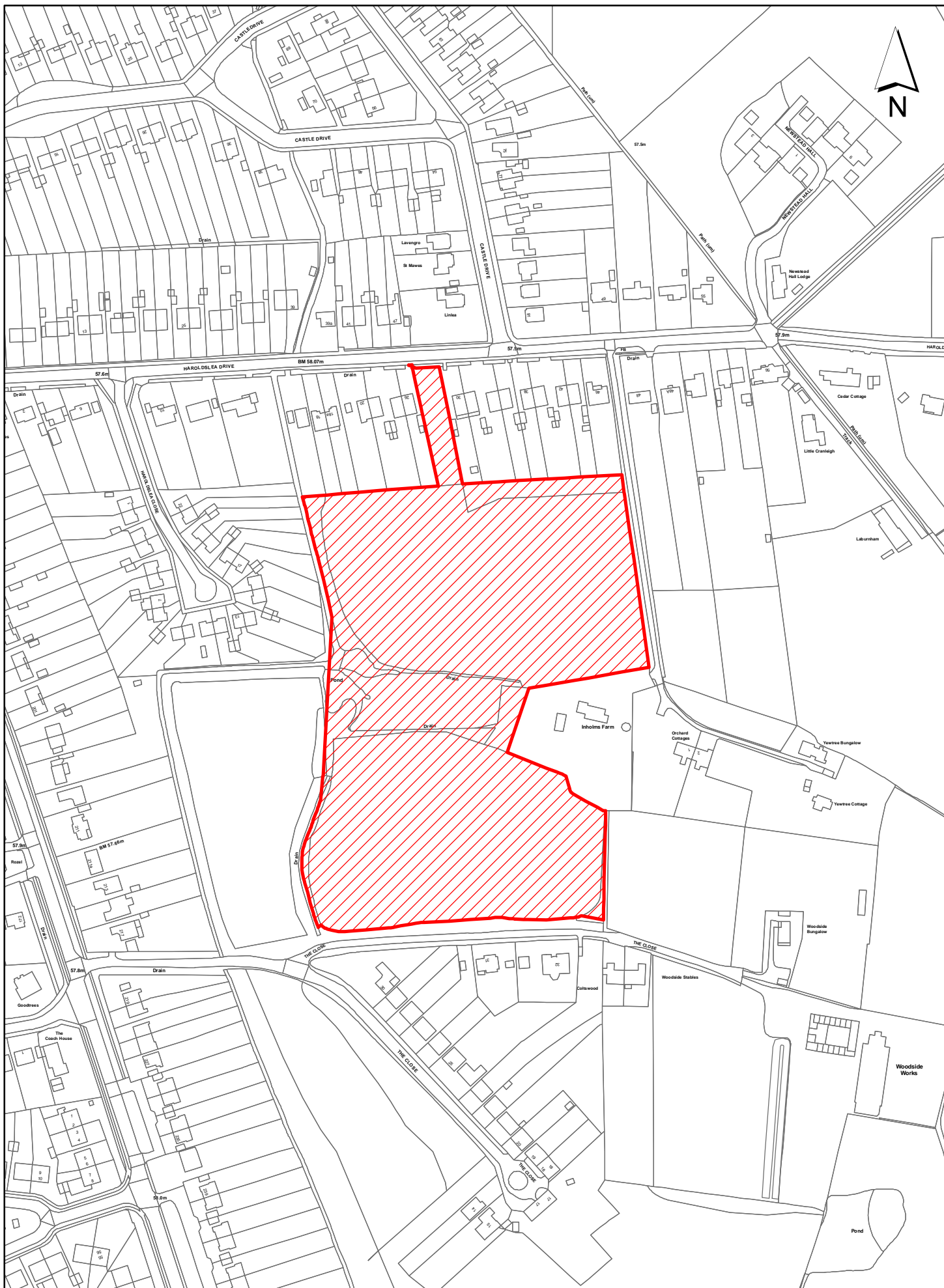
Suitability
<p>The site comprises a small farm on the eastern edge of the Merstham urban area. The site is designated Green Belt and a small part of the site is designated AONB. There are a number of listed buildings on site. The site is in close proximity to the M23/M25 motorway intersection and may be subject to noise pollution and amenity issues. However, the site is in a relatively sustainable location.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability of the site has been confirmed along with acknowledgement of interest from a national housebuilder.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

Land at Inholm's Farm, south of Haroldslea Drive, Horley (S2011HE06)



Site details	
SHLAA Reference	S2011HE06
Source of site	Call for Sites
Site name	Land at Inholm's Farm, south of Haroldslea Drive, Horley
Existing use	Greenfield (paddocks)

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	3 (approximately)

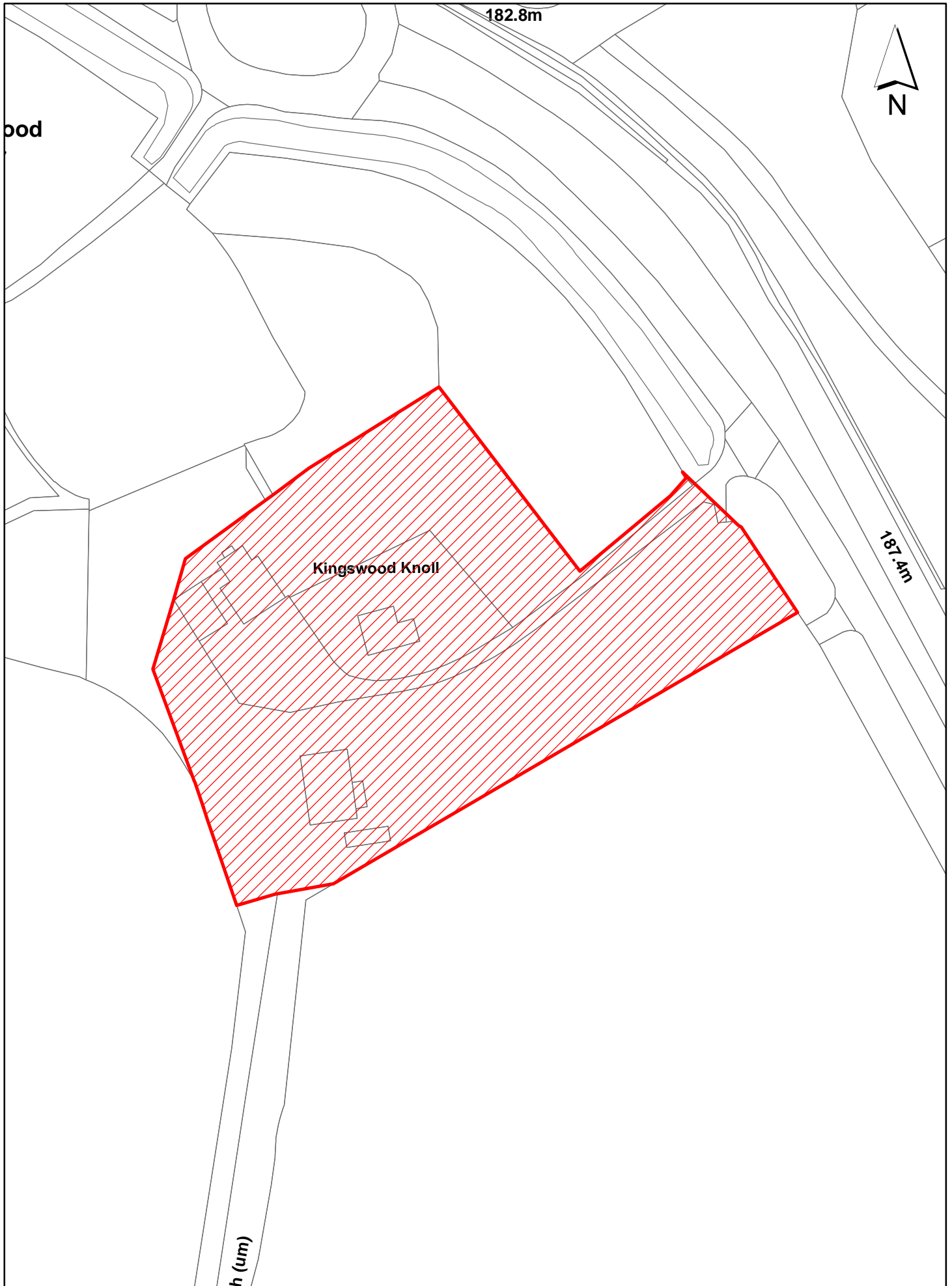
Suitability
<p>The site lies within the Rural Surrounds of Horley. In terms of physical issues, the western half of the site is affected by Flood Zone 2 and there are a significant number of TPOs on the site boundary. Access could be achieved from Haroldslea Drive. In terms of accessibility, the site is in reasonable proximity to Horley town centre and railway station and benefits from strategic road access via the A23.</p> <p>The site may be potentially suitable subject to a review of the Rural Surrounds of Horley.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and availability of the site has since been confirmed.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a review of the Rural Surround of Horley designation.</p>

Land at Kingswood Knoll, Brighton Road, Lower Kingswood (S2011KBH10)



Site details	
SHLAA Reference	S2011KBH10
Source of site	Call for Sites
Site name	Land at Kingswood Knoll, Brighton Road, Lower Kingswood
Existing use	Brownfield (car repairs garage)

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.22

Suitability
<p>The site is designated Green Belt and lies within an Area of Outstanding Natural Beauty and Area of Great Landscape Value. There are a number of protected trees on the site as well as a listed building. The site is in an unsustainable location with limited facilities and services nearby and low public transport accessibility.</p> <p>Given these constraints, the site is not suitable for large-scale residential development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development.</p>

Achievability
<p>Viability work was not done due to the site's unsuitability.</p>

Summary
<p>The site is not deliverable or developable.</p>