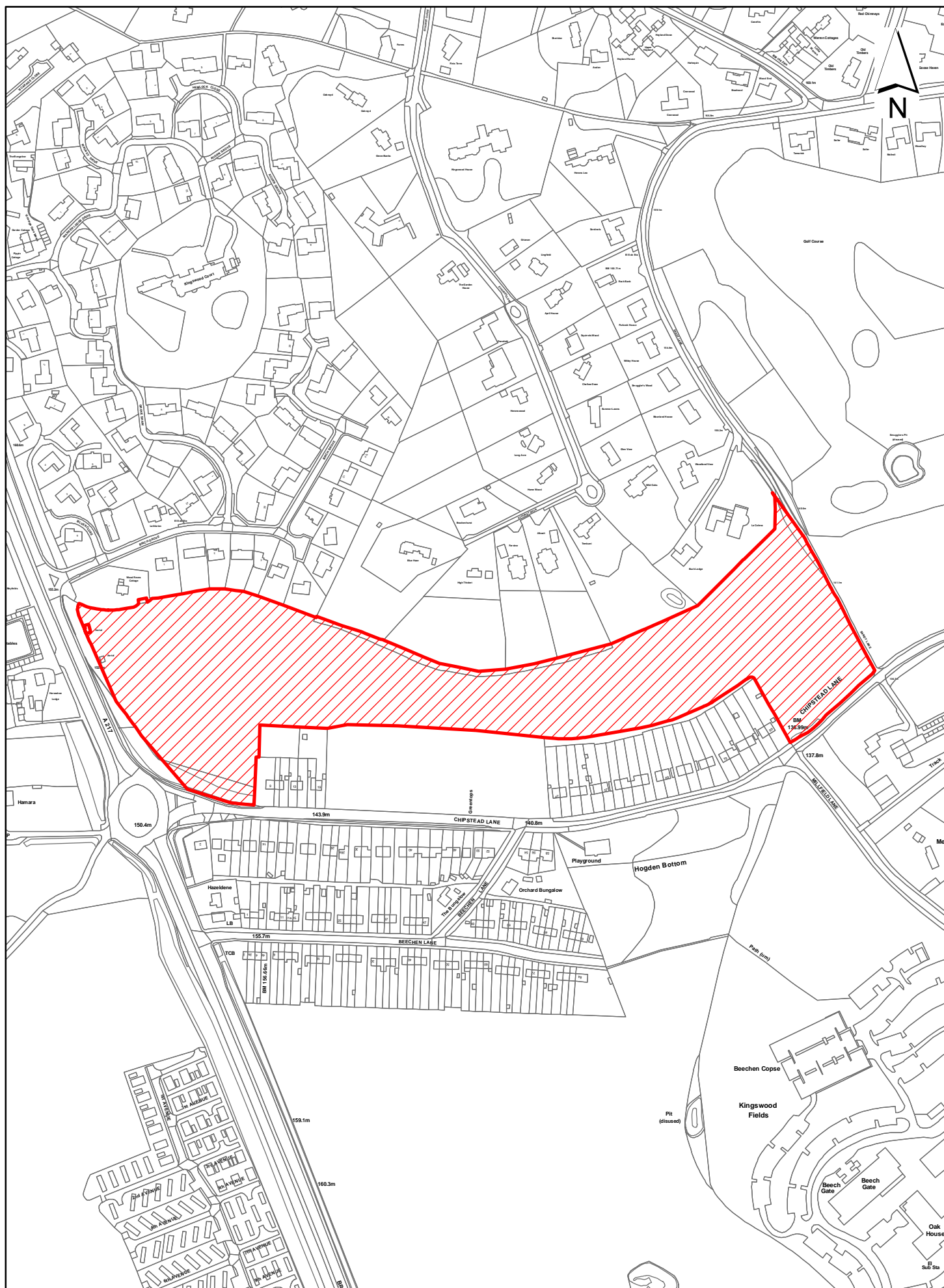


Land at Shrimps Field, Chipstead Lane, Kingswood (S2011KBH11)



Site details	
SHLAA Reference	S2011KBH11
Source of site	Call for Sites
Site name	Land at Shrimps Field, Chipstead Lane, Kingswood
Existing use	Greenfield (open space/semi rural)

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	5

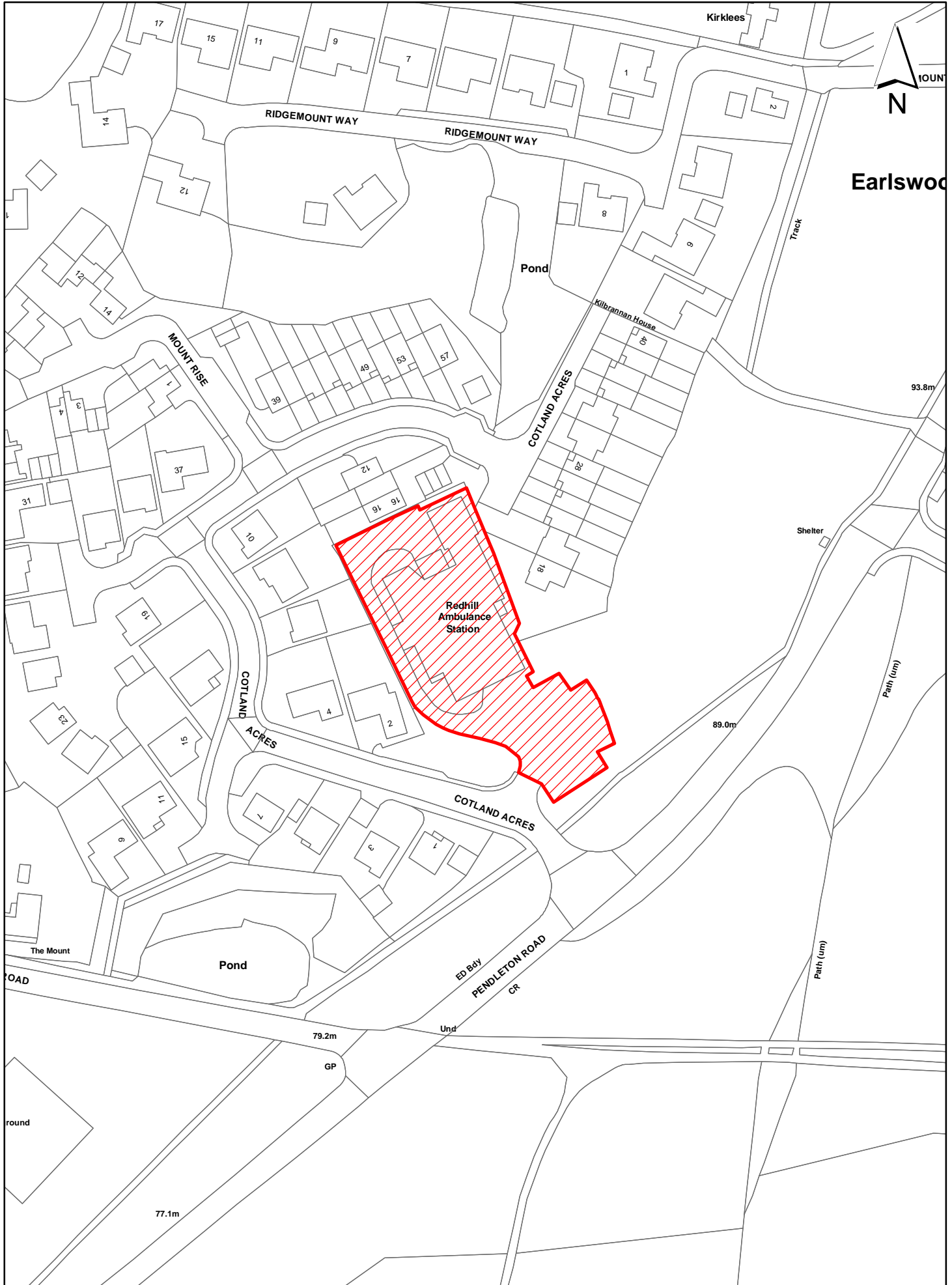
Suitability
<p>The site is designated Green Belt and lies within the visual gap between areas of residential development. In terms of physical constraints, the site slopes significantly down from north to south and access arrangements would need to be clarified. In terms of sustainability, the site benefits from good road access via the A217 as well as public transport services along this corridor. However, there are limited shops and facilities nearby.</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>

Redhill Ambulance Station, Pendleton Road, Redhill (S2011MSJ03)



Site details	
SHLAA Reference	S2011MSJ03
Source of site	Call for Sites
Site name	Redhill Ambulance Station, Pendleton Road, Redhill
Existing use	Ambulance station and car park

Housing potential	
Density	65
Yield	12
Site area (ha)	0.18

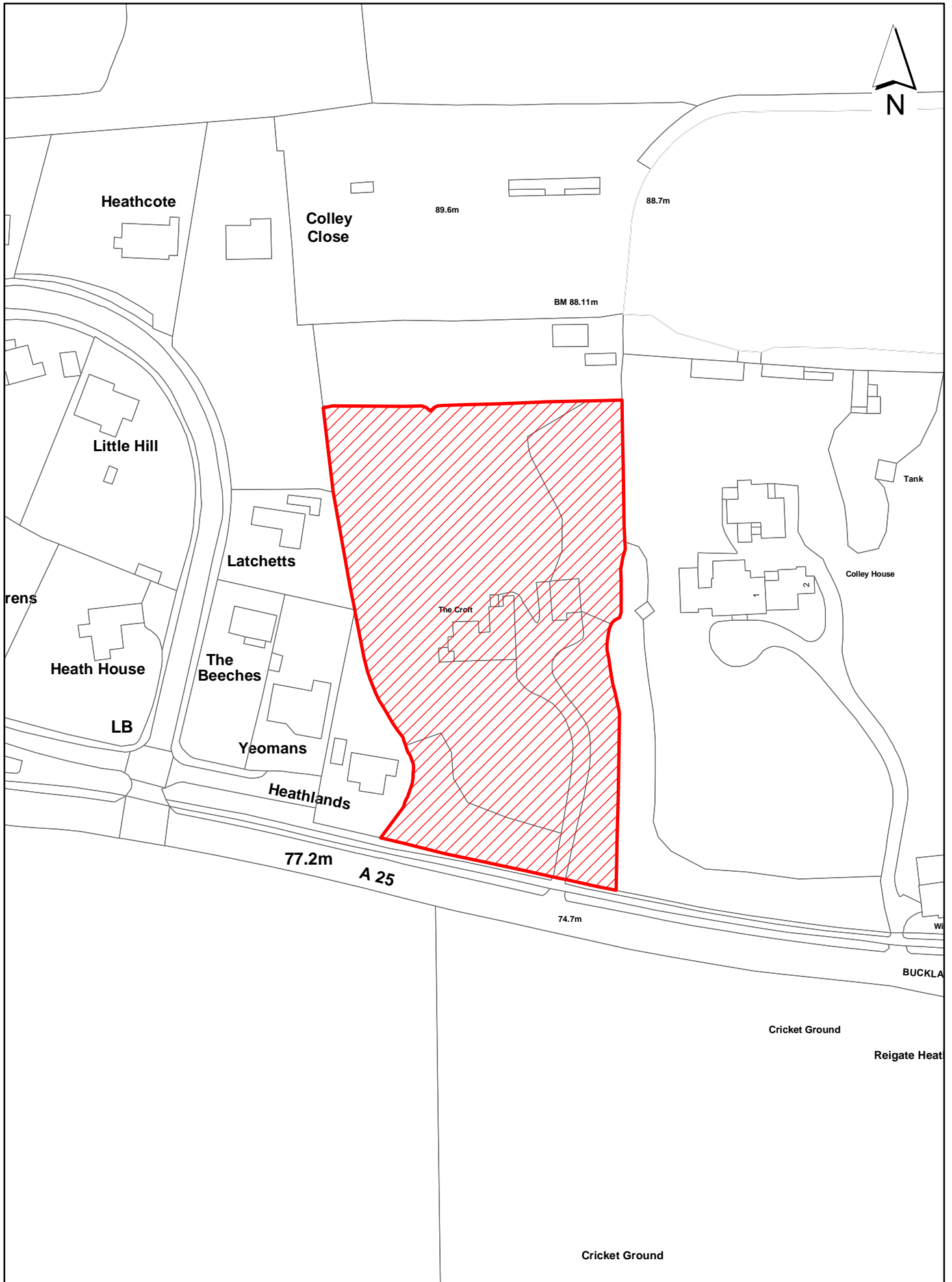
Suitability
<p>The site lies on the edge of the Redhill/Earlswood urban area. The site is in a sustainable location with reasonable access to Redhill town centre and Earlswood rail station as well as schools. There are no overriding constraints to redevelopment.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site was submitted at the 2011 Call for Sites consultation and considered available for development. Availability has been confirmed. Release of the site is linked to the restructuring of the SECamb estate.</p>

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

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

The Croft, Buckland Road, Reigate (S2011RC16)



Site details	
SHLAA Reference	S2011RC16
Source of site	Call for Sites
Site name	The Croft, Buckland Road, Reigate
Existing use	Brownfield (large house and out-buildings)

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

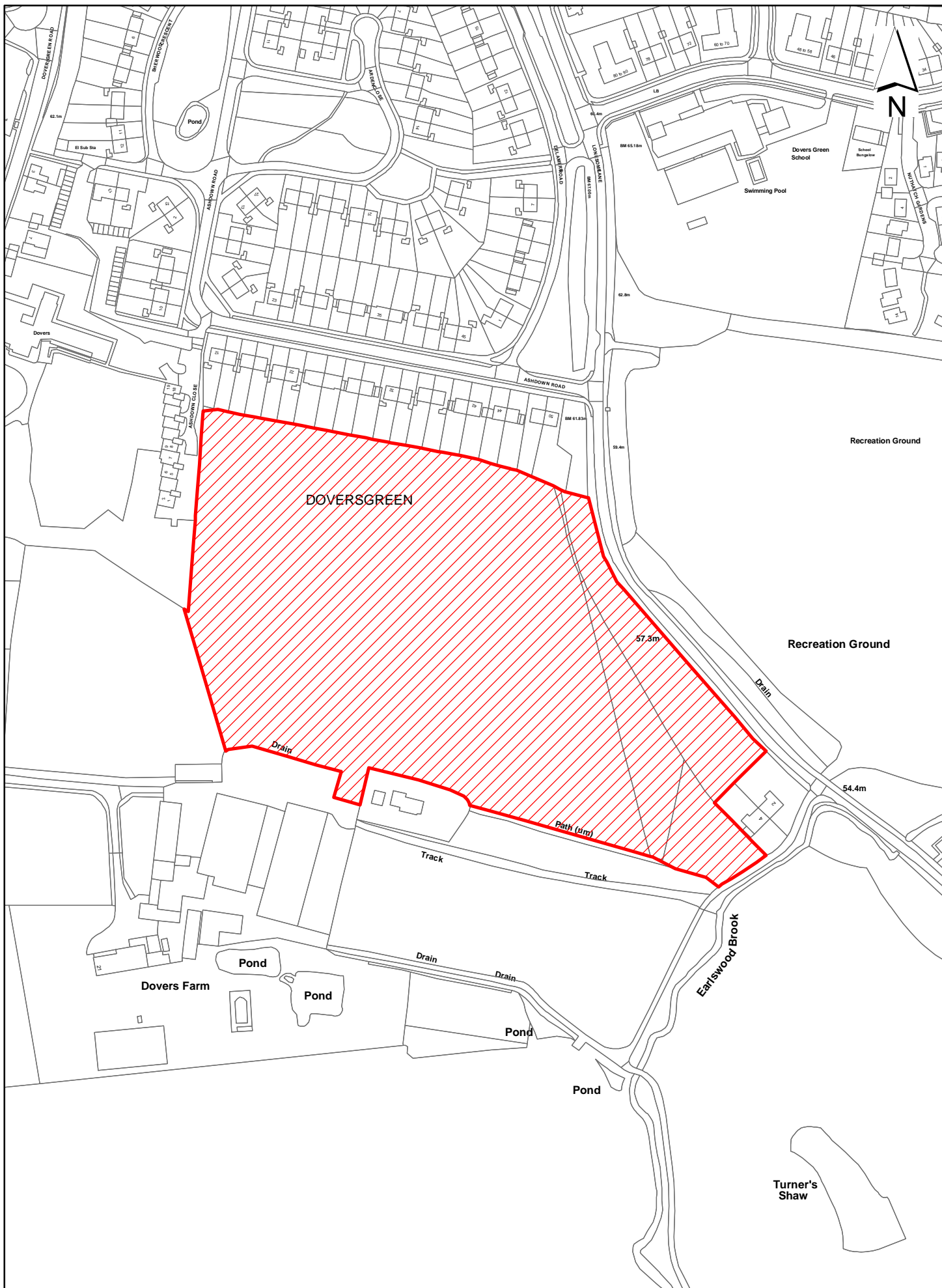
Suitability
<p>The site comprises a part previously developed site within the Green Belt. The site also lies within the Flanchford Road and Colley Lane Conservation Area and any development would need to carefully address this context.</p> <p>The site is in a sustainable location on the edge of the Reigate 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 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>

Land at Dovers Farm, Dovers Green Road, Reigate (S2011SPW05)



Site details	
SHLAA Reference	S2011SPW05
Source of site	Call for Sites
Site name	Land at Dovers Farm, Dovers Green Road, Reigate
Existing use	Greenfield – agricultural

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	4.2

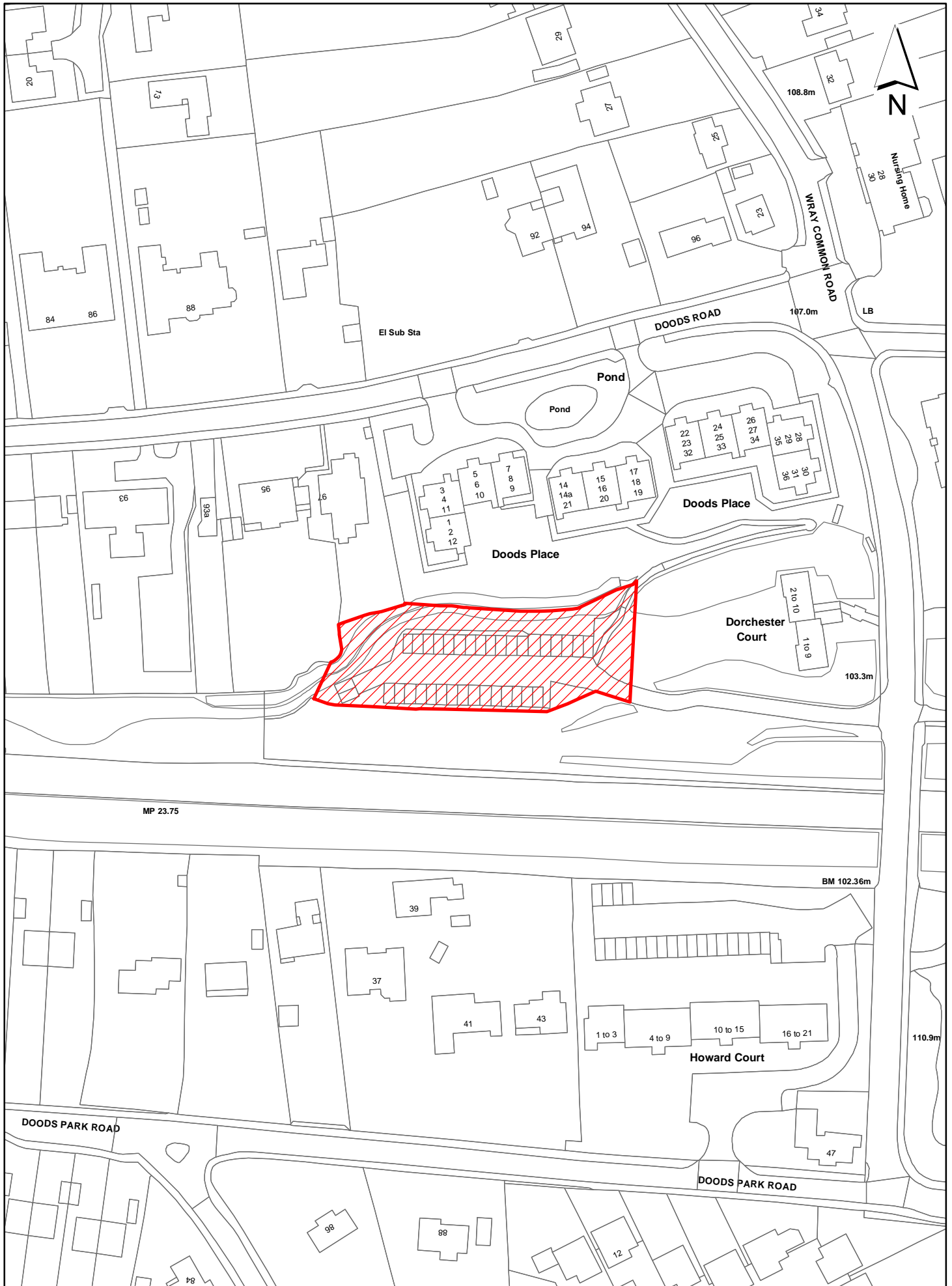
Suitability
<p>The site is designated Green Belt. In terms of physical issues, Flood Zones 2 and 3 affect a small part of the site in the south-western corner. The site is in reasonable proximity to the parade of shops and services at Woodhatch as well as local schools.</p> <p>The site may be potentially 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 Green Belt review.</p>

Dorchester Court, Wray Common Road, Reigate (S2011RH08)



Site details	
SHLAA Reference	S2011RH08
Source of site	Call for Sites
Site name	Dorchester Court, Wray Common Road, Reigate
Existing use	Brownfield - Block of garages

Housing potential	
Density	60
Yield	10
Site area (ha)	0.17

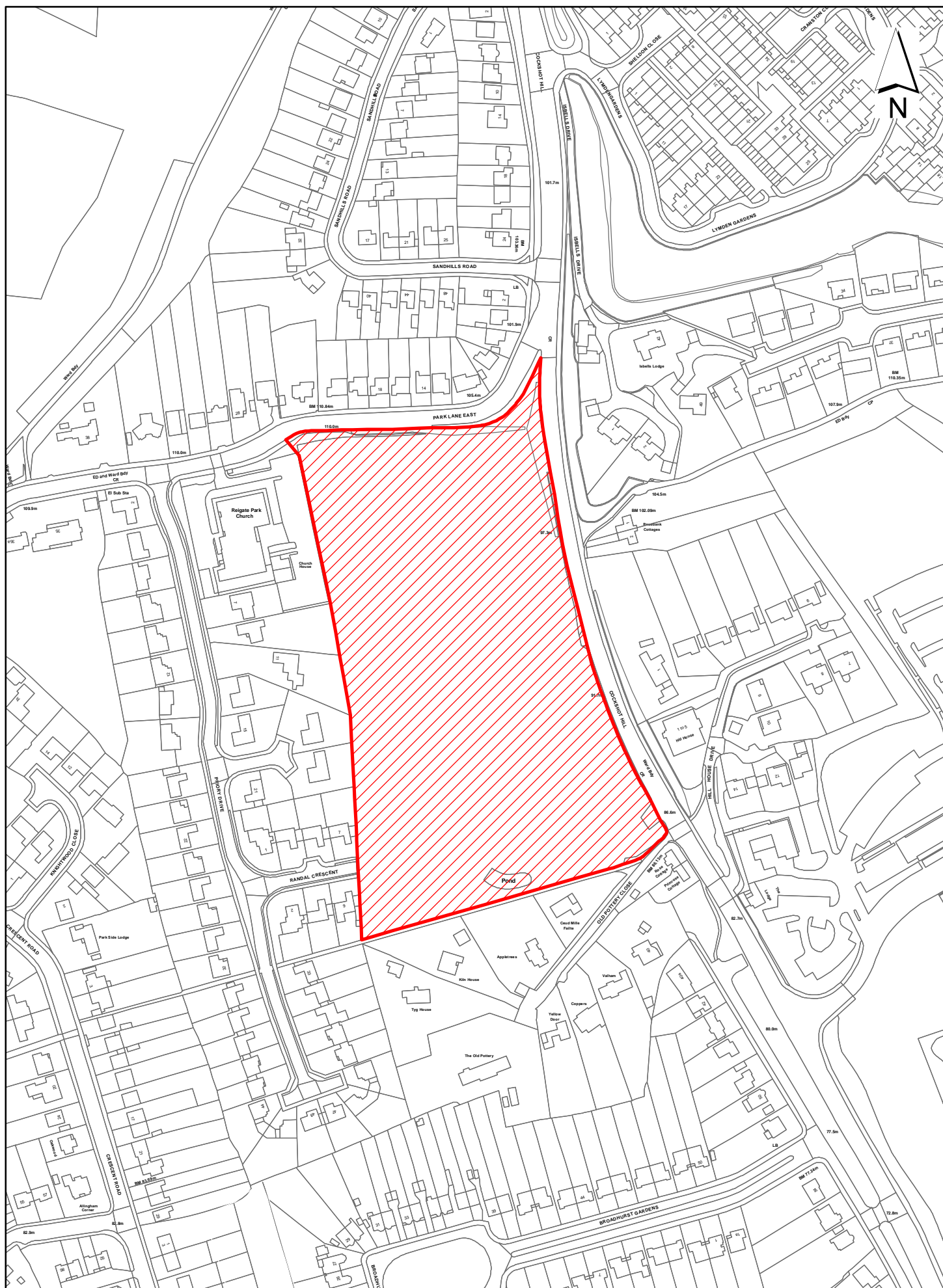
Suitability
<p>The site is located within the Reigate urban area within reasonable proximity of the town centre and rail station. There are no overriding policy constraints affecting the site. The site is located close to the railway line which may create amenity issues and is also potentially contaminated.</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 site is concluded to be viable.</p>

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

Land at Lavender Sandpit, Cockshot Hill, Reigate (S2011SPW06)



Site details	
SHLAA Reference	S2011SPW06
Source of site	Call for Sites
Site name	Land at Lavender Sandpit, Cockshot Hill, Reigate
Existing use	Greenfield – wooded area

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	3.35

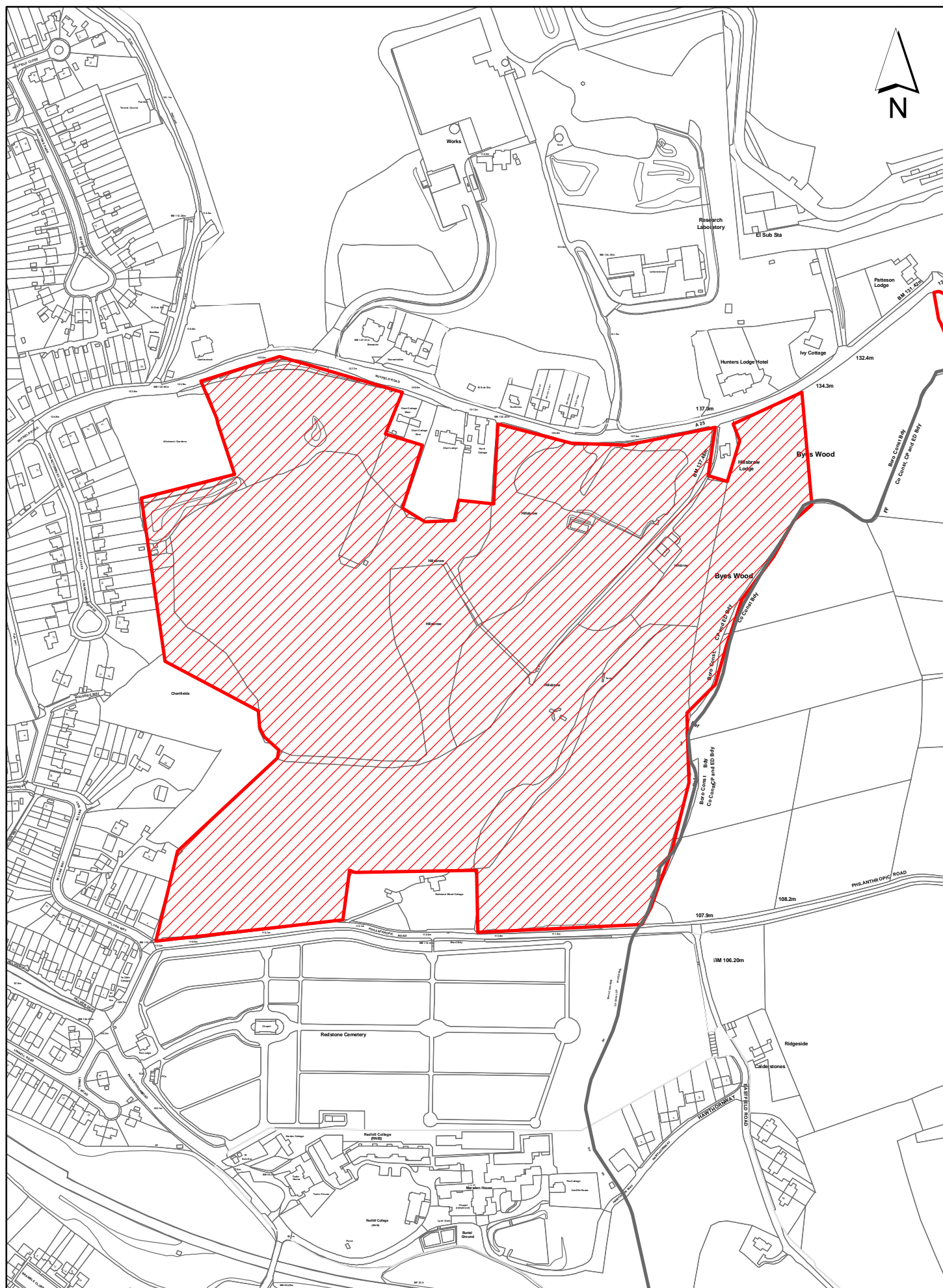
Suitability
<p>The site is designated as Urban Open Land and is currently largely inaccessible to the public. The site is designated as a Regionally Important Geological site and is proposed as a Site of Nature Conservation Importance and suitability of the site would be dependent upon development having no adverse effect on these designations. The site has challenging topography; however, the land proposed for development is situated in the south western corner and is not affected by the topographical issues.</p> <p>The site is in a sustainable location on the A217 corridor with good access to Reigate town centre and a parade of local shops at Woodhatch as well as local bus services.</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. The site was subsequently submitted during 2012.</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. Further assessment of the nature conservation and geological value of the site is also necessary to confirm development potential.</p>

Land at Hillsbrow, Nutfield Road, Redhill (S2011RE22)



Site details	
SHLAA Reference	S2011RE22
Source of site	Call for Sites
Site name	Land at Hillsbrow, Nutfield Road, Redhill
Existing use	Natural Open Space/Woodland

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	16.88 ha

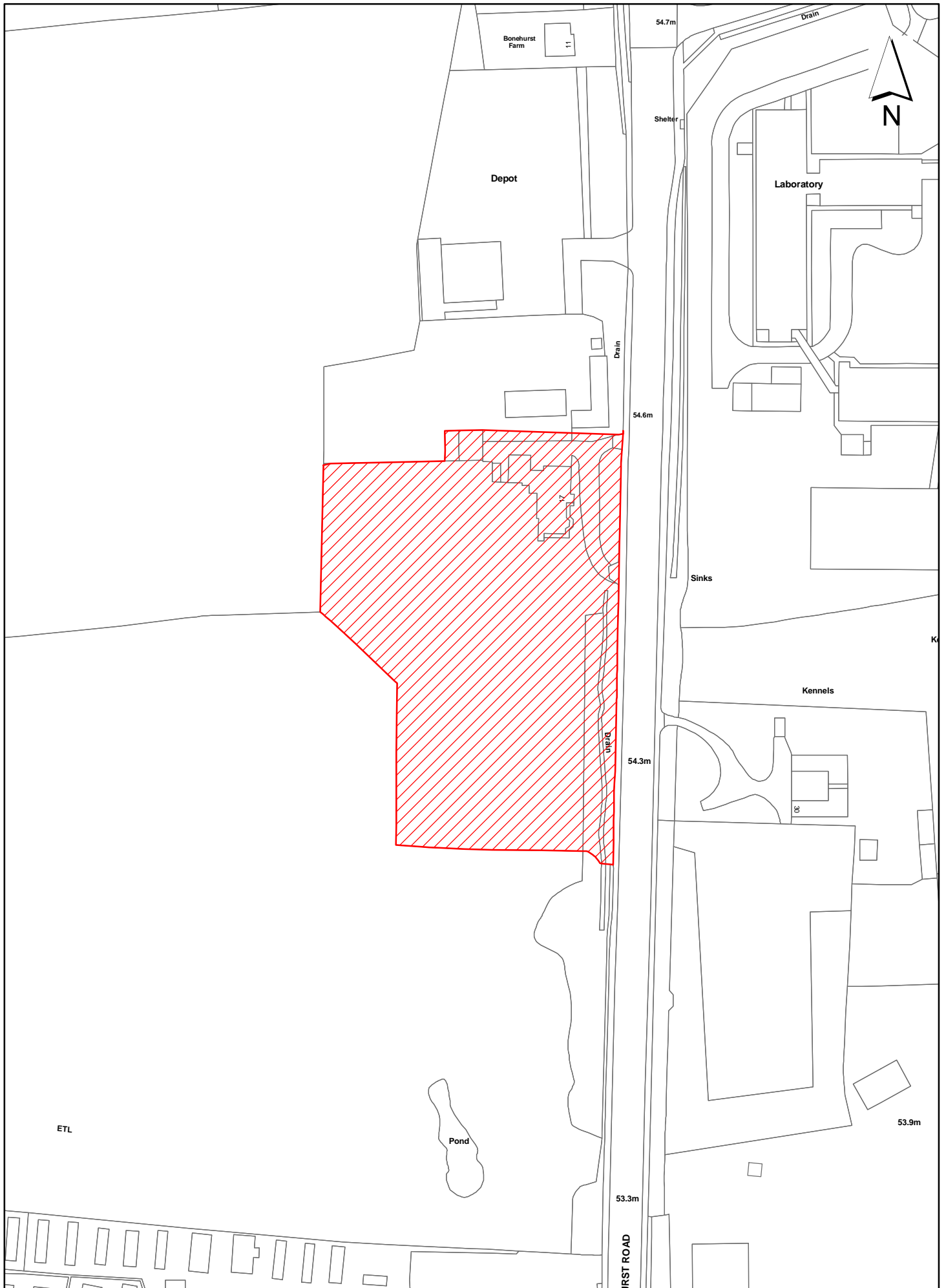
Suitability
<p>The site comprises an area of natural open space and woodland. The site is designated Green Belt. In terms of physical issues, the site was formally used as a quarry and is potentially contaminated and parts of the site are heavily wooded, some of which is Ancient Woodland. The site also slopes downwards from north to south. The site is reasonably sustainably located, close to Redhill Town Centre and the rail station and the site is contiguous with the urban area. The site boundary extends to the borough's boundary with neighbouring Tandridge Council.</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 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>

Horley Place, Bonehurst Road, Salfords (S2011SS15)



Site details	
SHLAA Reference	S2011SS15
Source of site	Call for Sites
Site name	Site at Horley Place, Bonehurst Road, Horley
Existing use	Hotel – brownfield/greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.04

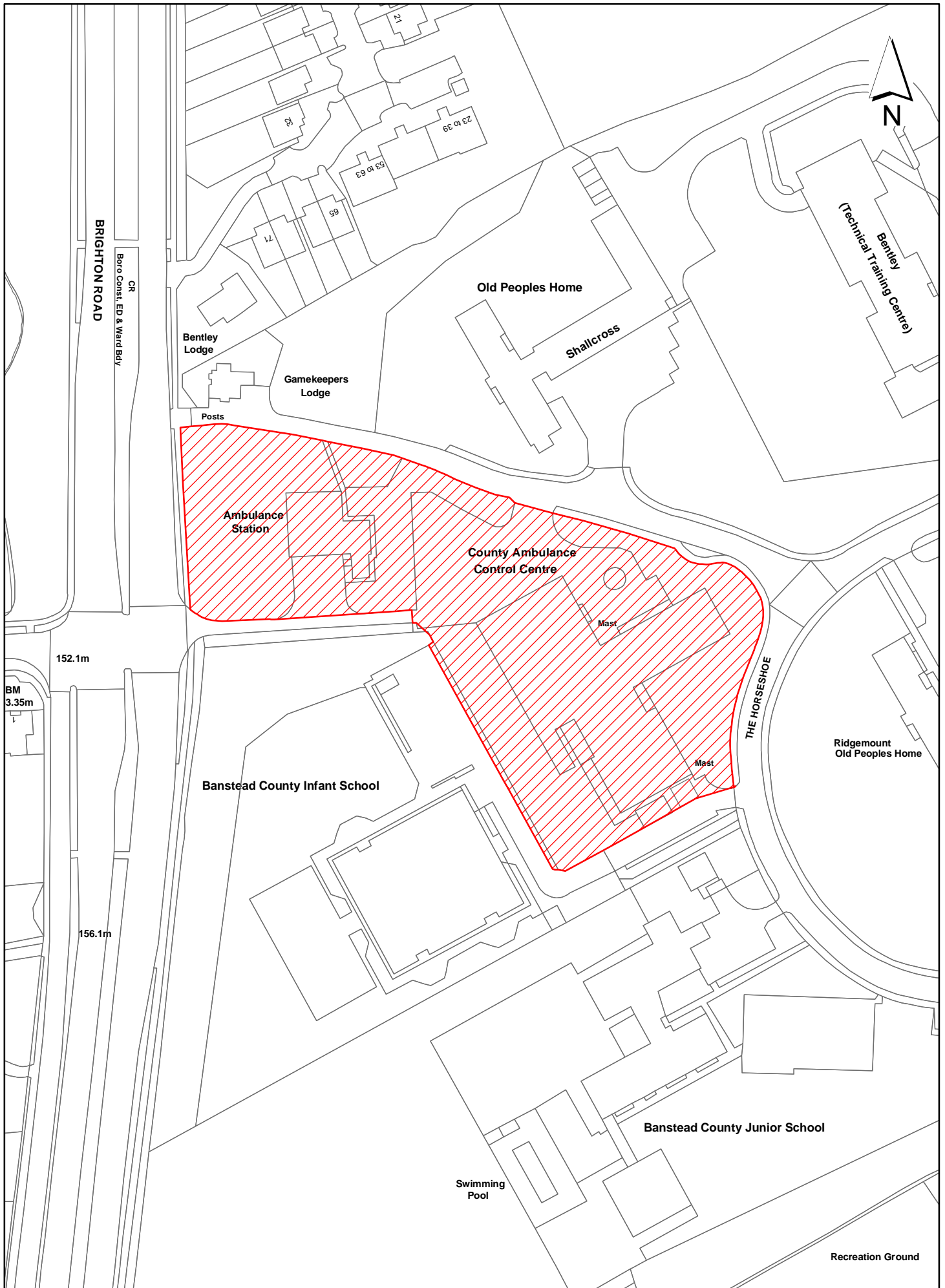
Suitability
<p>The site is designated Green Belt and there are numerous protected trees on the site. In terms of sustainability, the site benefits from access to the A23 corridor and Fastway bus services. However, there are limited services and facilities nearby.</p> <p>The site may be potentially suitable 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>

SecAmb HQ, The Horseshoe, Banstead (S2011BV07)



Site details	
SHLAA Reference	S2011BV07
Source of site	Call for Sites
Site name	SECAmb HQ, The Horseshoe, Bolters Lane, Banstead
Existing use	Brownfield - Ambulance HQ

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.4 (approximately)

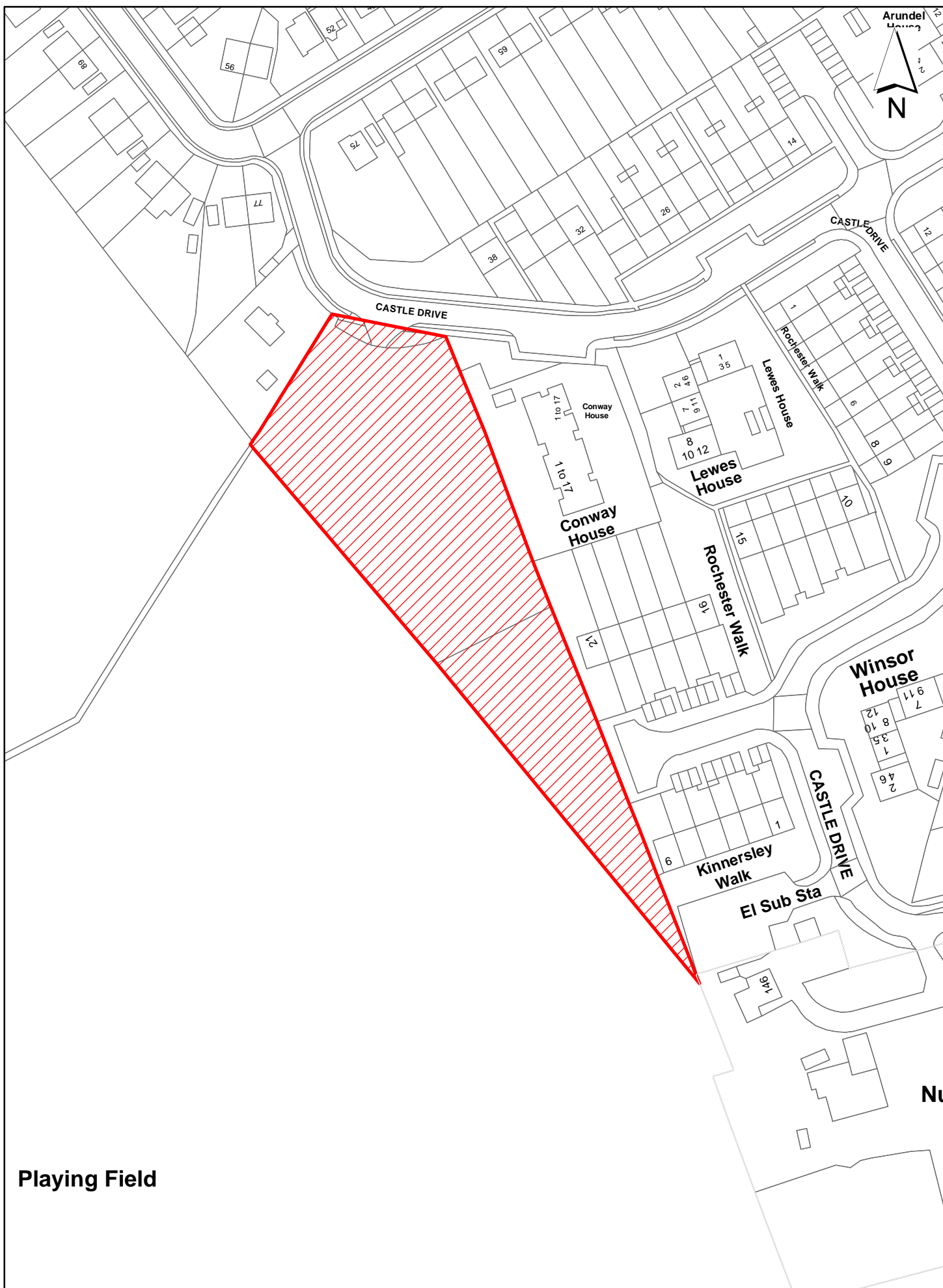
Suitability
<p>The site is designated Urban Open Land. The site comprises the largely built complex of the Ambulance HQ and there is an existing communications mast on the site. The site is in a sustainable location close to Banstead village town centre and in reasonable proximity of Banstead rail station. The development potential of the wider Horseshoe area is currently being explored.</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.</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. Further exploration of development options at The Horseshoe is also necessary to confirm development potential.</p>

Land at Castle Drive, Woodhatch (S2011SPW07)



Playing Field

Site details	
SHLAA Reference	S2011SPW07
Source of site	Call for Sites
Site name	Land at Castle Drive, Woodhatch
Existing use	Greenfield – open land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.53

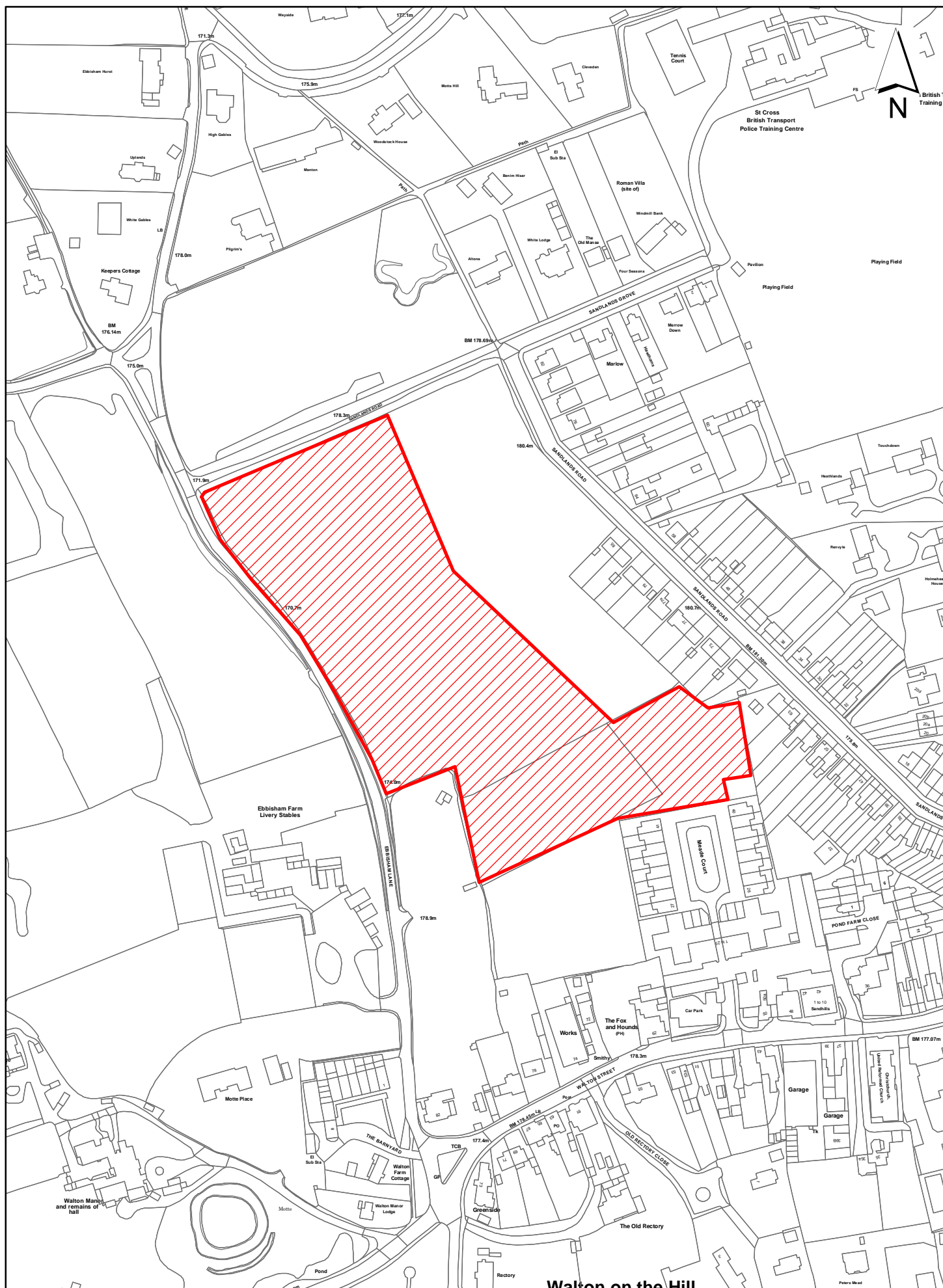
Suitability
<p>The site is designated Green Belt and comprises an undeveloped parcel of land located on the edge of the Woodhatch built-up area. There is a single protected tree on the site. In terms of sustainability, the site is reasonably close to shops and facilities at Woodhatch.</p> <p>The site 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 Green Belt review.</p>

Land at Sandlands Road, Walton on the hill (S2011TW06)



Site details	
SHLAA Reference	S2011TW06
Source of site	Call for Sites
Site name	Land at Sandlands Road, Walton on the hill
Existing use	Greenfield

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	2.5 (approximately)

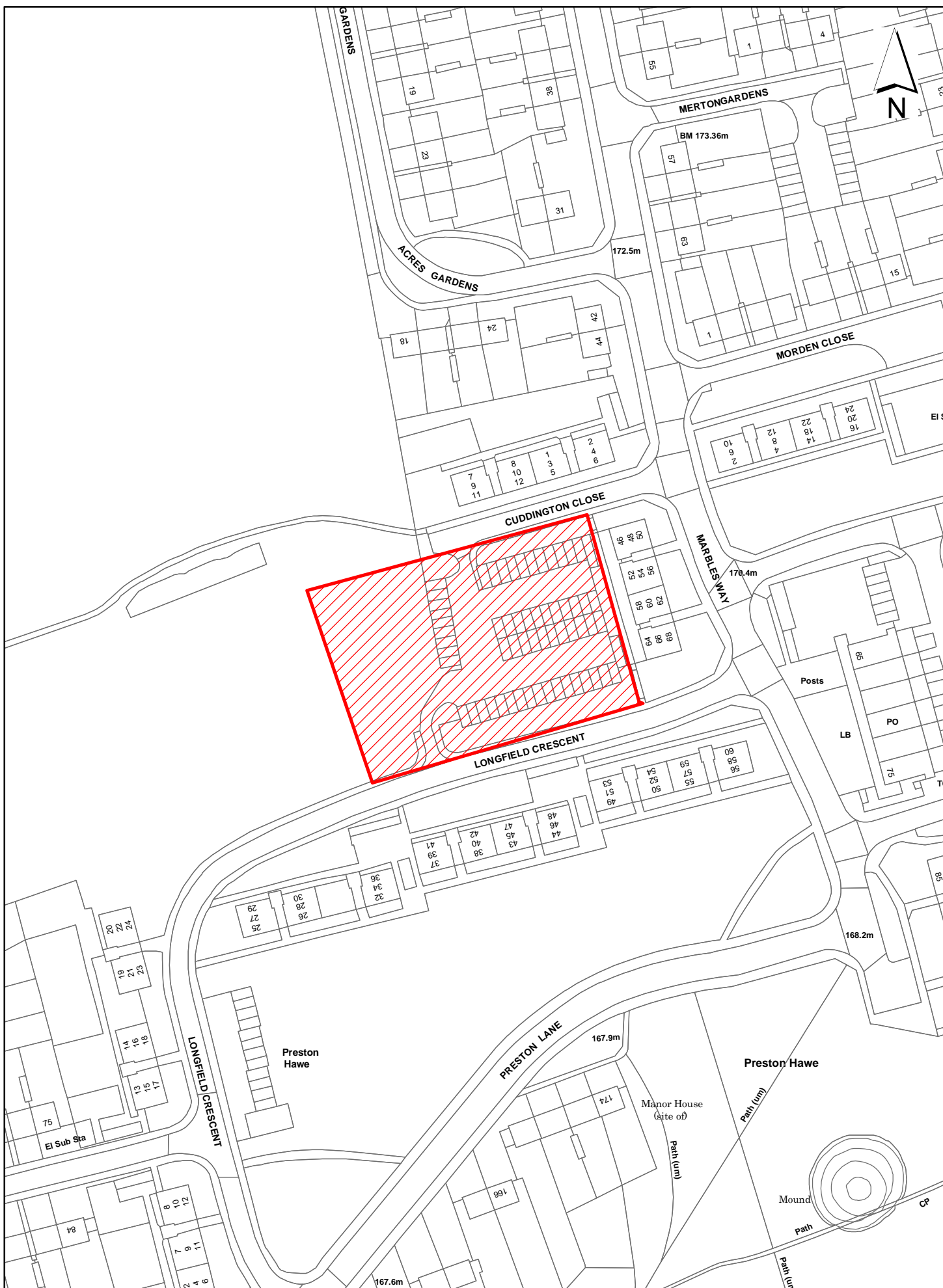
Suitability
<p>The site is designated Green Belt and AGLV. In terms of physical issues, the site also has a number of TPOs as well as TPO woodland group. The site also slopes downwards from east to west. There is a conservation area nearby along Walton Street.</p> <p>The site may be potentially suitable 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>

Longfield Crescent/Cuddington Close, Preston (S2011P05)



Site details	
SHLAA Reference	S2011P05
Source of site	Call for Sites
Site name	Longfield Crescent/Cuddington Close, Preston
Existing use	Car park

Housing potential	
Density	100
Yield	30
Site area (ha)	0.3

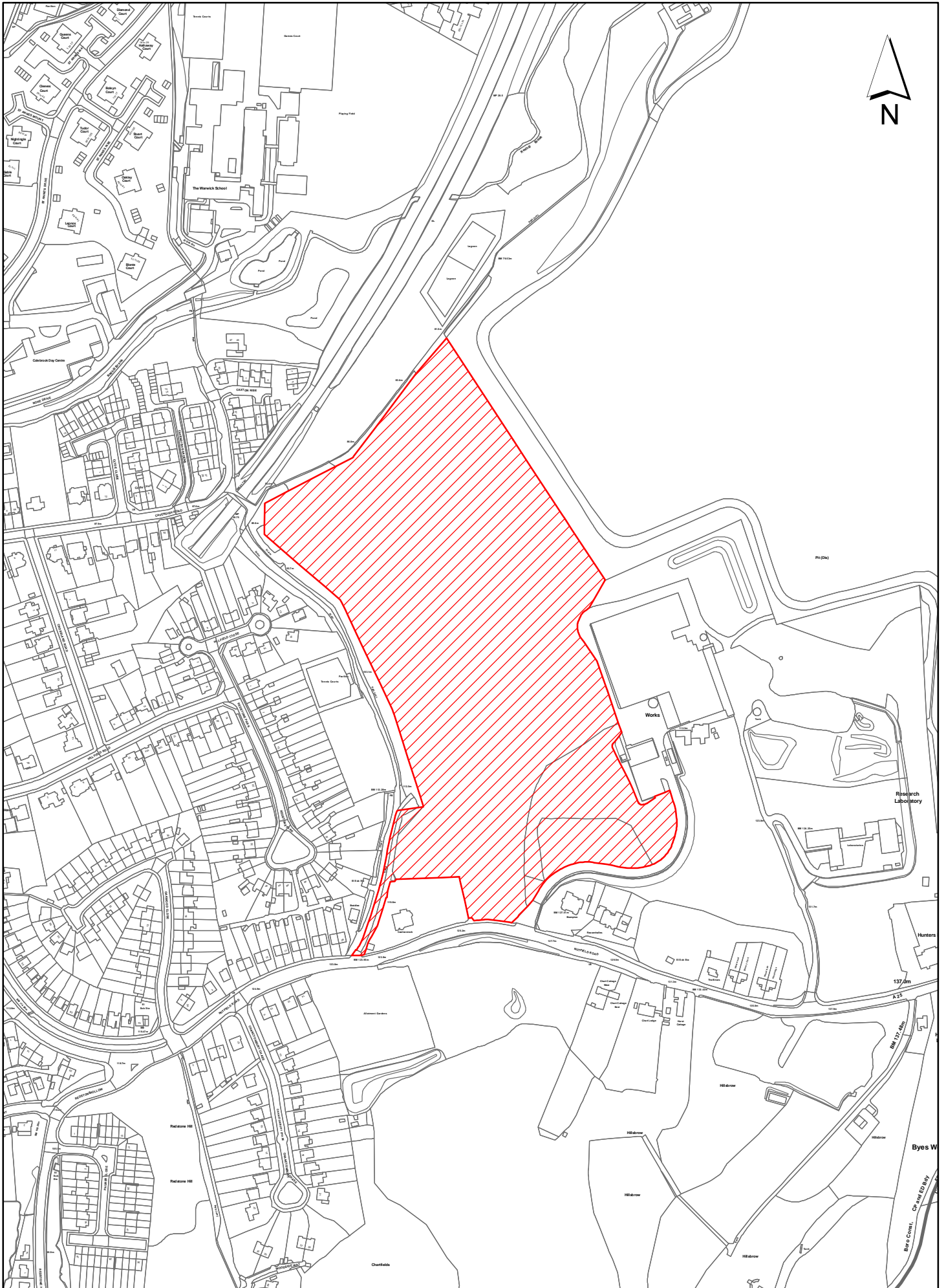
Suitability
<p>The site comprises a large garage block/parking area to the rear of residential flats. The site borders an area of UOL which is identified as part of the planned housing development at Merland Rise. The site includes an Area of Archaeological Importance and an Archaeological site which would need to be addressed prior to development. The site is in a sustainable location and could contribute to regeneration in the Preston area.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site owned by Raven Housing Trust. The site is available for development. It is likely that alternative parking provision would need to be arranged as part of the redevelopment.</p>

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

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

Land north of Nutfield Road, Redhill (S2012RE02)



Site details	
SHLAA Reference	S2012RE02
Source of site	Submission - 2012
Site name	Land North of Nutfield Road, Redhill
Existing use	Open field

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	7.75 ha

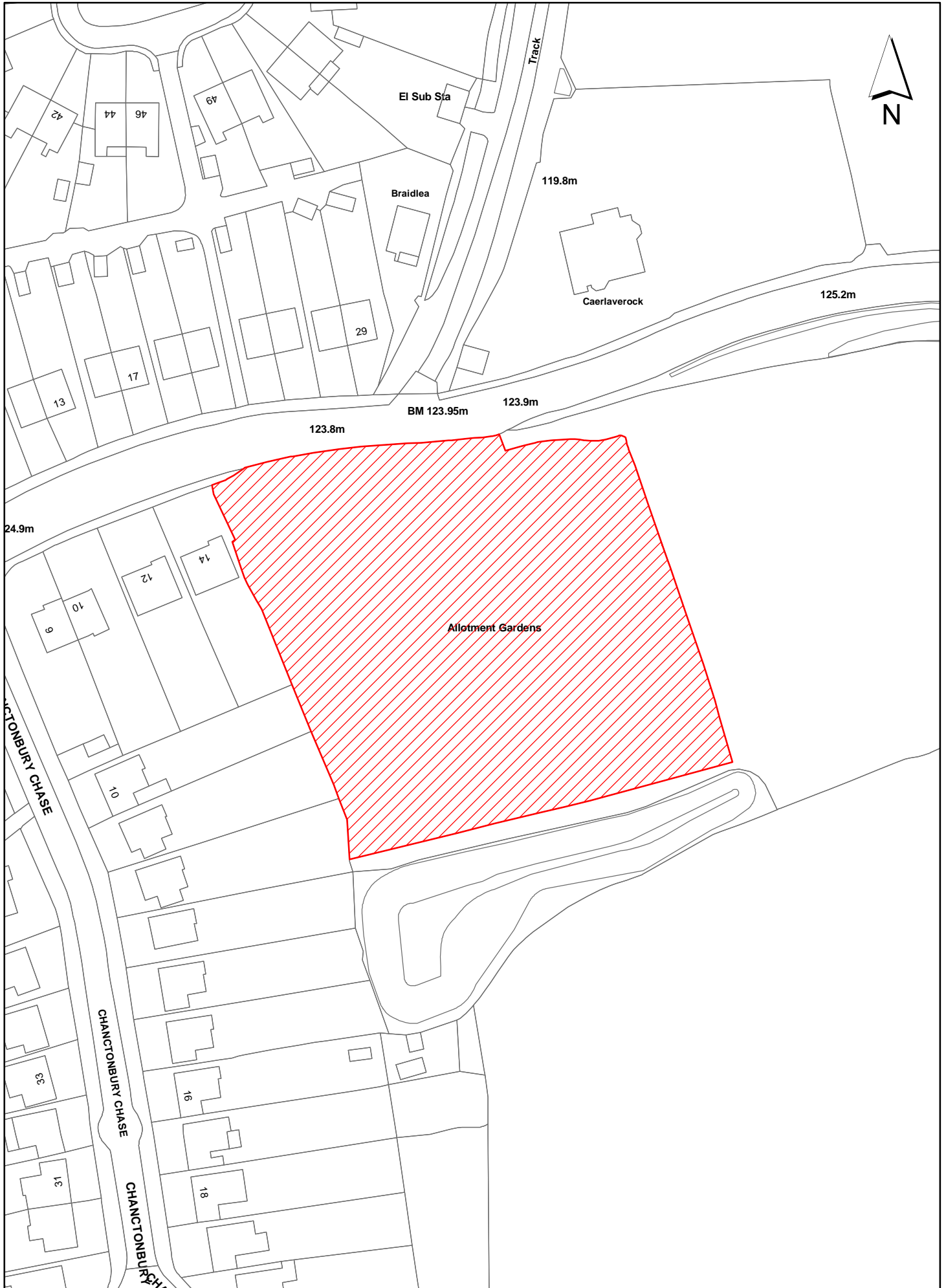
Suitability
<p>The site forms part of the land holding at the former Copyhold works. The site comprises open agricultural fields and a wooded area. Part of the site is in close proximity to an operational waste site and there are issues of potential contamination. The railway line is also in close proximity to the north west boundary of the site. In terms of sustainability, the site located close to Redhill town centre and the railway station and is contiguous with the urban area.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted in 2012 and is identified as being in single ownership with the landowner seeking to dispose.</p> <p>The submission indicates that delivery would be post 2021.</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 south of Nutfield Road, Redhill (S2012RE03)



Site details	
SHLAA Reference	S2012RE03
Source of site	Submission - 2012
Site name	Land South of Nutfield Road, Redhill
Existing use	Open field/Allotments

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.63 ha

Suitability
<p>The site forms part of the land holding at the former Copyhold works. The site is currently in use as allotments. The site is bordered on all sides by mature trees. In terms of sustainability, the site located close to Redhill town centre and the railway station and is contiguous with the urban area.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

Availability
<p>The site was submitted in 2012 and is identified as being in single ownership with the landowner seeking to dispose. However, the site is currently in use as allotments and alternative provision would be required.</p> <p>The submission indicates that delivery would be post 2021.</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>

Royal Mail Delivery Office, 28A High Street, Banstead (S2012BV01)



Site details	
SHLAA Reference	S2012BV01
Source of site	DMSA Site Submission - 2011
Site name	Royal Mail site, Banstead DO, 28A High Street, Banstead
Existing use	Postal delivery office

Housing potential	
Density	80
Yield	10
Site area (ha)	0.12 ha

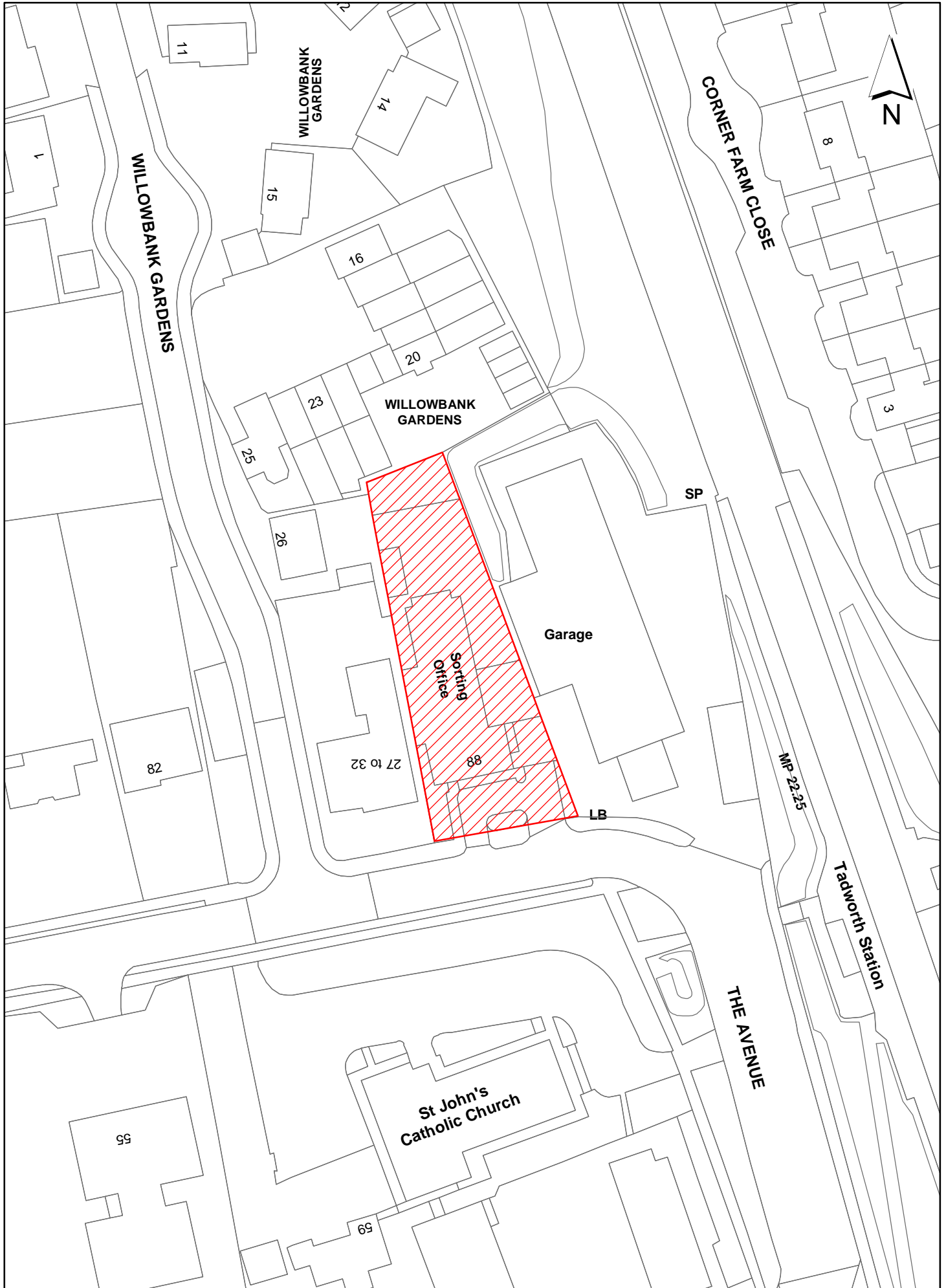
Suitability
<p>The site comprises an operational delivery office to the rear of the main high street in Banstead. The site is constrained in terms of access but similar surrounding sites have been successfully developed; however, any development would need to carefully consider the amenity of existing and future occupiers. The site is in a highly sustainable location within the town centre.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012. Redevelopment is subject to satisfactory alternative arrangements regarding operations.</p>

Achievability
<p>The site is considered to be financially viable. There are no other overriding constraints regarding achievability of the development.</p>

Summary
<p>The site is suitable for housing, there is reasonable prospect that it will be available in the identified timescale and development is financially viable.</p> <p>Due to the current operations, the site is considered to be developable with development likely to occur in years 6-10.</p>

Royal Mail Delivery Office, 88 The Avenue, Tadworth (S2012TW01)



Site details	
SHLAA Reference	S2012TW01
Source of site	DMSA Site Submission - 2011
Site name	Royal Mail site, Tadworth DO, 88 The Avenue, Tadworth
Existing use	Postal delivery office

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.09 ha

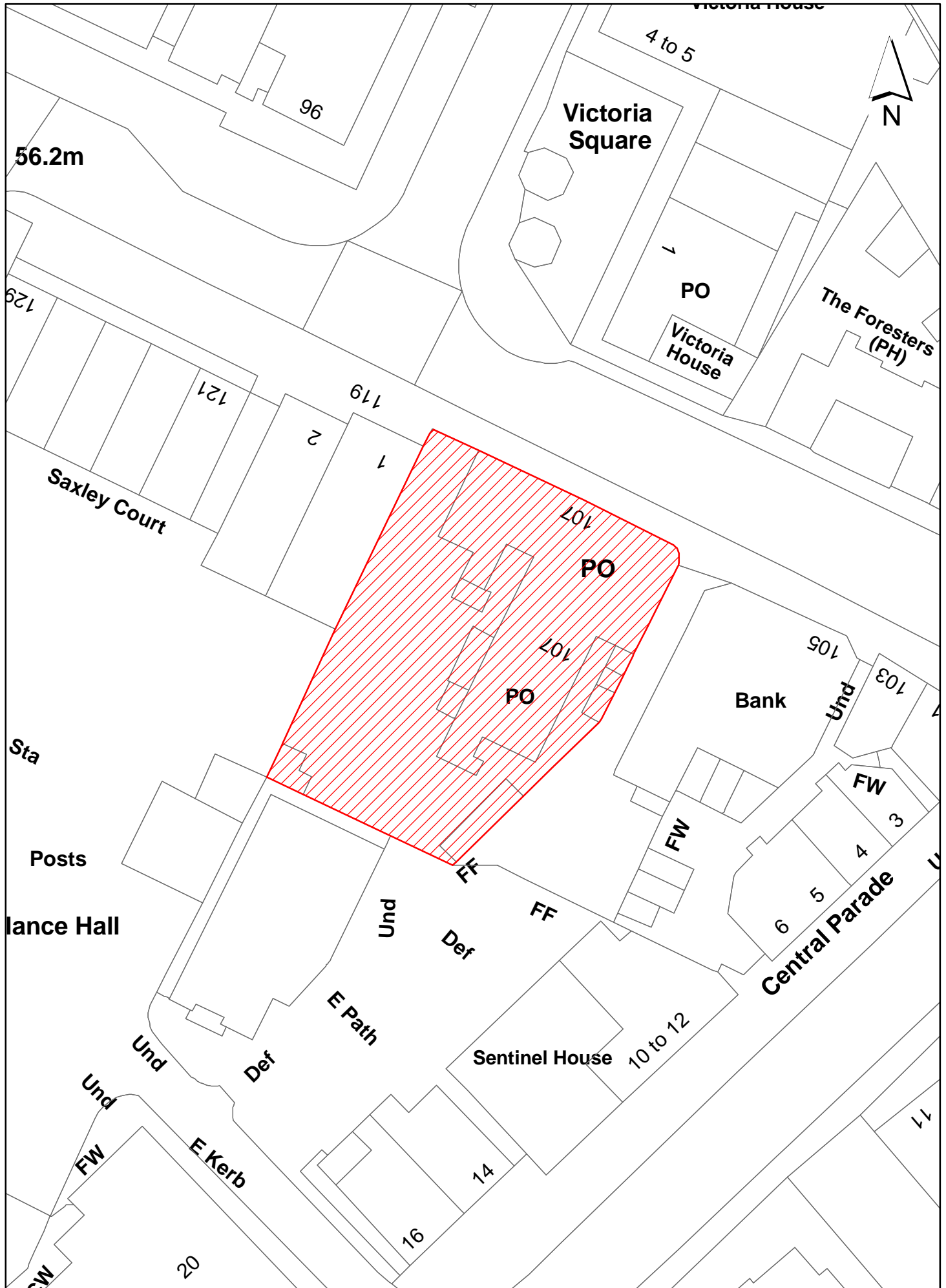
Suitability
<p>The site comprises an operational delivery office. The site is in a sustainable location close to Tadworth local centre and railway station. However, the site is small and recent developments nearby suggest that it would be unlikely to accommodate more than 6 dwellings in a flatted development.</p> <p>The site is suitable for housing development but given the size constraints falls below the SHLAA threshold.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012. Redevelopment is subject to satisfactory alternative arrangements regarding operations.</p>

Achievability
<p>Viability appraisal was not undertaken 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>

Royal Mail Delivery Office, 107 Victoria Road, Horley (S2012HC01)



Site details	
SHLAA Reference	S2012HC01
Source of site	DMSA Site Submission - 2011
Site name	Royal Mail site, Horley DO, 107 Victoria Road, Horley
Existing use	Postal delivery office

Housing potential	
Density	100
Yield	10
Site area (ha)	0.1 ha

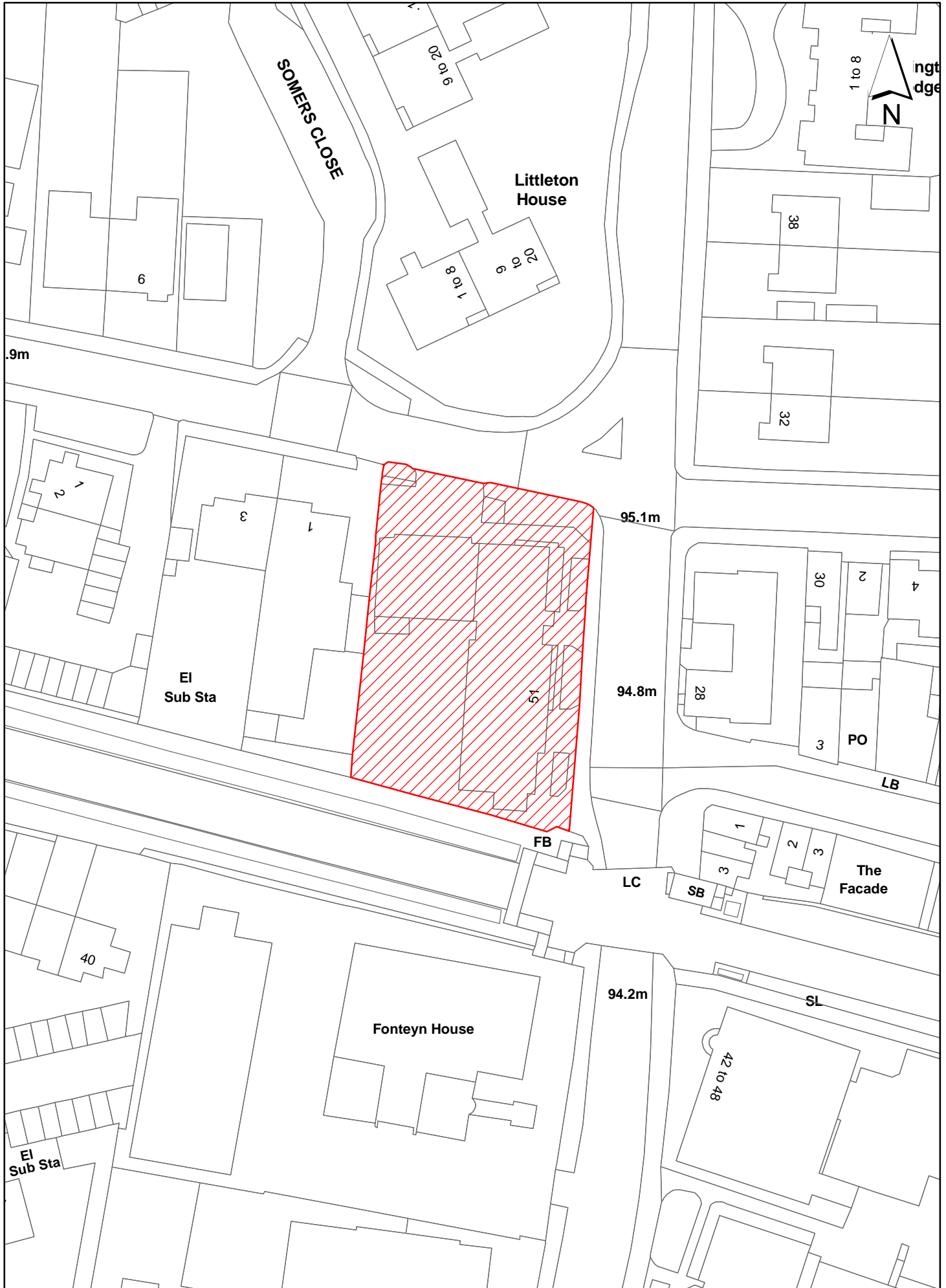
Suitability
<p>The site comprises an operational delivery and post office. The site is in a sustainable location within Horley town centre and close to the railway station. The site is within the primary shopping frontage and as such any redevelopment is likely to be required to provide retail accommodation at ground floor level. There are no other overriding constraints to development.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012. Redevelopment is subject to satisfactory alternative arrangements regarding operations.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable.</p>

Summary
<p>The site is suitable for housing, there is reasonable prospect that it will be available in the identified timescale and development is financially viable.</p> <p>Due to the current operations, the site is considered to be developable with development likely to occur in years 6-10.</p>

Trinity House, 51 London Road, Reigate (S2012RH01)



Site details	
SHLAA Reference	S2012RH01
Source of site	DMSA Site Submission - 2011
Site name	Trinity House, 51 London Road, Reigate
Existing use	Office block

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.16 ha

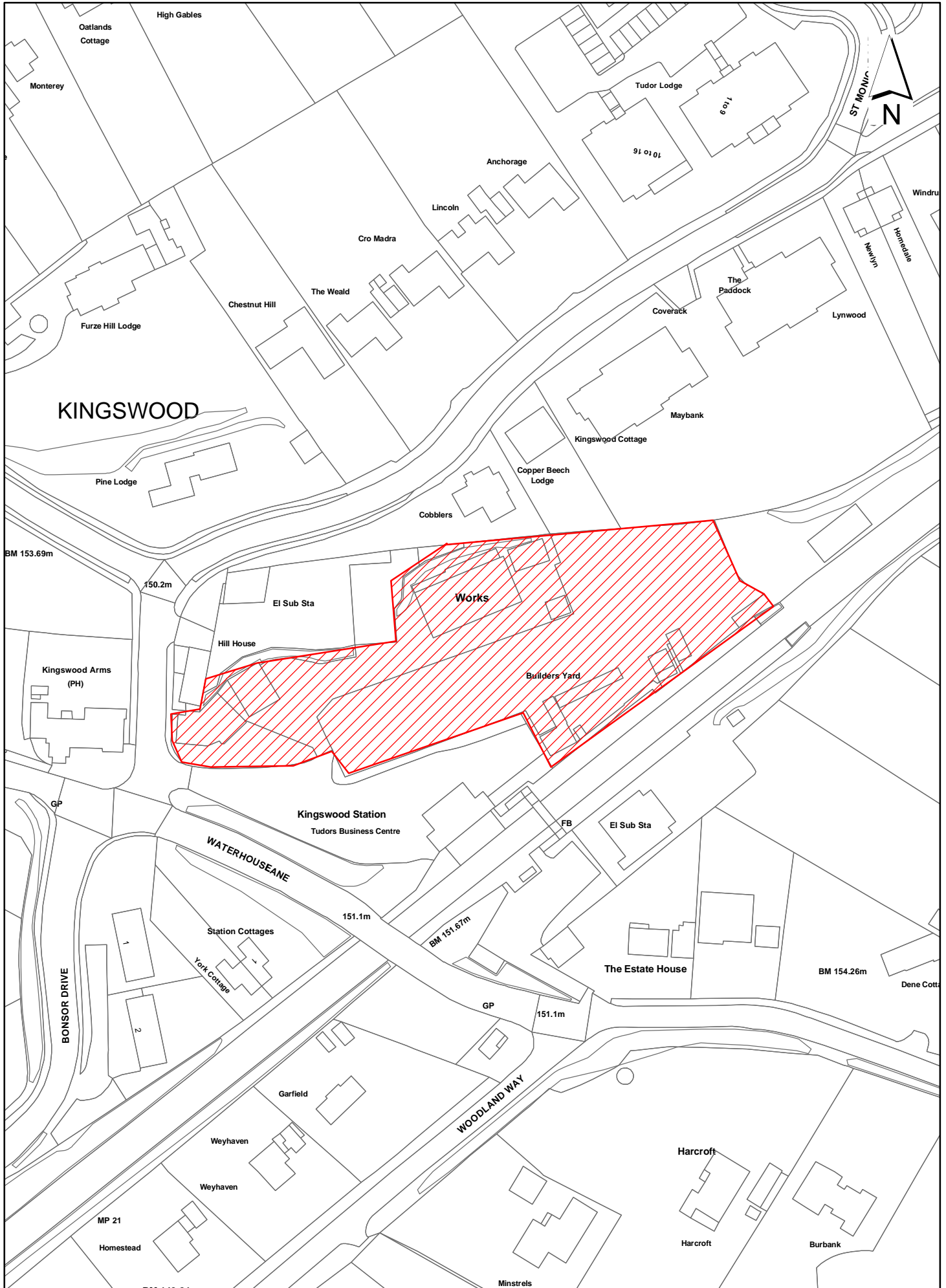
Suitability
<p>The site comprises a vacant office block. The site is in a highly sustainable location, adjacent to Reigate rail station and close to the town centre. Proximity to the railway line may have amenity implications. The site is within an Area for Small Businesses. The Core Strategy economic evidence base indicates a need to provide additional employment floorspace across the plan period and, as such, loss of such suitably located employment land would be resisted.</p> <p>Given the ongoing need for alternative uses on the site, the site is not suitable for housing development.</p>

Availability
<p>The site was submitted in 2012. The freehold of site is actively marketed and thus the site is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to unsuitability.</p>

Summary
<p>The site is not suitable for residential development given the need to safeguard such as site for employment uses.</p> <p>The site is not deliverable or developable.</p>

Land at Kingswood Station, Kingswood (S2012KBH01)



Site details	
SHLAA Reference	S2012KBH01
Source of site	DMSA Site Submission - 2011
Site name	Land at Kingswood Station, Kingswood
Existing use	Office block

Housing potential	
Density	45
Yield	25
Site area (ha)	0.55 ha

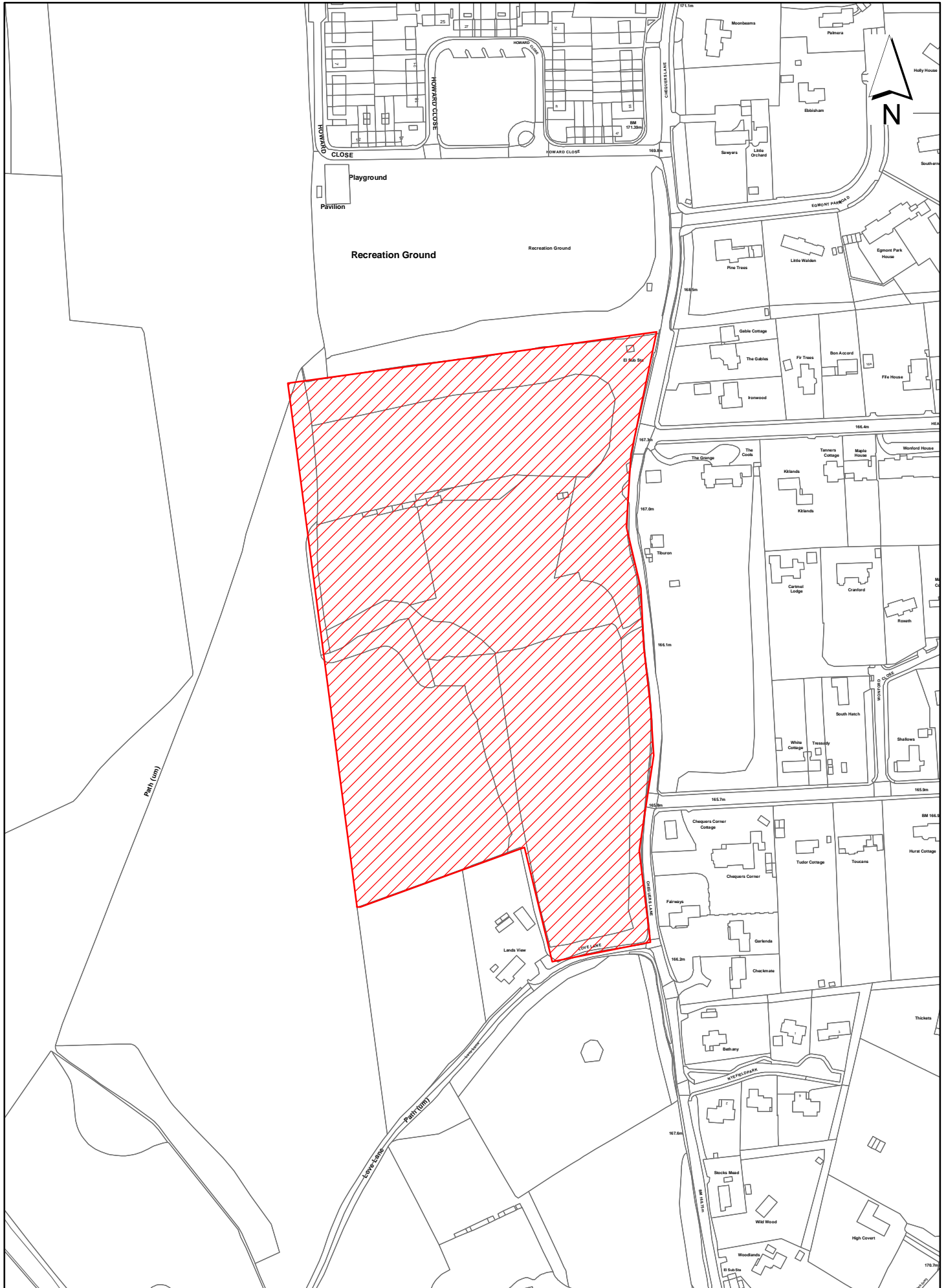
Suitability
<p>The site comprises an area of underutilised light industrial/storage land, part of which is currently used as a builder's yard. The site is in an established residential area, close to facilities at the Waterhouse Lane local centre and adjacent to Kingswood rail station. There is a group of protected trees on the northern boundary of the site and proximity to the railway line would need to be considered in terms of amenity. The site is currently in employment use but is not deemed to be suitably or sustainably located for on-going provision located given the surrounding context.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted by the landowner in 2012. There are some uses currently leasing parts of the site but more than half is vacant.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable.</p>

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

Land at Frith Park, Walton on the Hill (S2012TW02)



Site details	
SHLAA Reference	S2012TW02
Source of site	SHLAA Submission - 2012
Site name	Land at Frith Park, Walton on the Hill
Existing use	Open fields

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.66 ha

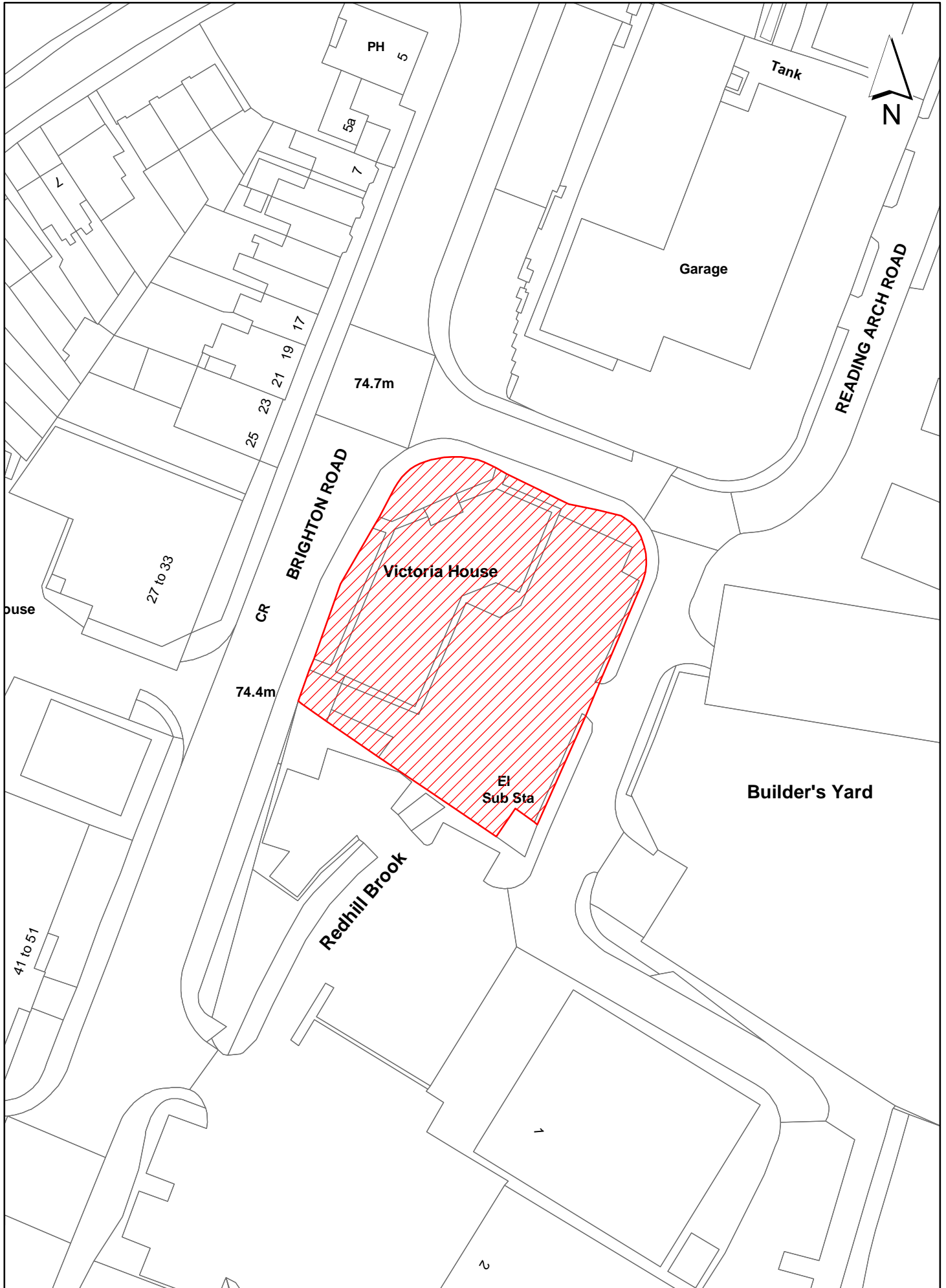
Suitability
<p>The site is designated Green Belt and within an Area of Great Landscape Value. There is a group of protected trees on the northern boundary of the site. The site is not in a sustainable location with limited facilities and services nearby and limited public transport accessibility.</p> <p>Given these constraints, the site is not suitable for residential development.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to unsuitability.</p>

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

Victoria House, Brighton Road, Redhill (S2012RE01)



Site details	
SHLAA Reference	S2012RE01
Source of site	DMSA Site Submission - 2011
Site name	Victoria House, Brighton Road, Redhill
Existing use	Office block

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.19 ha

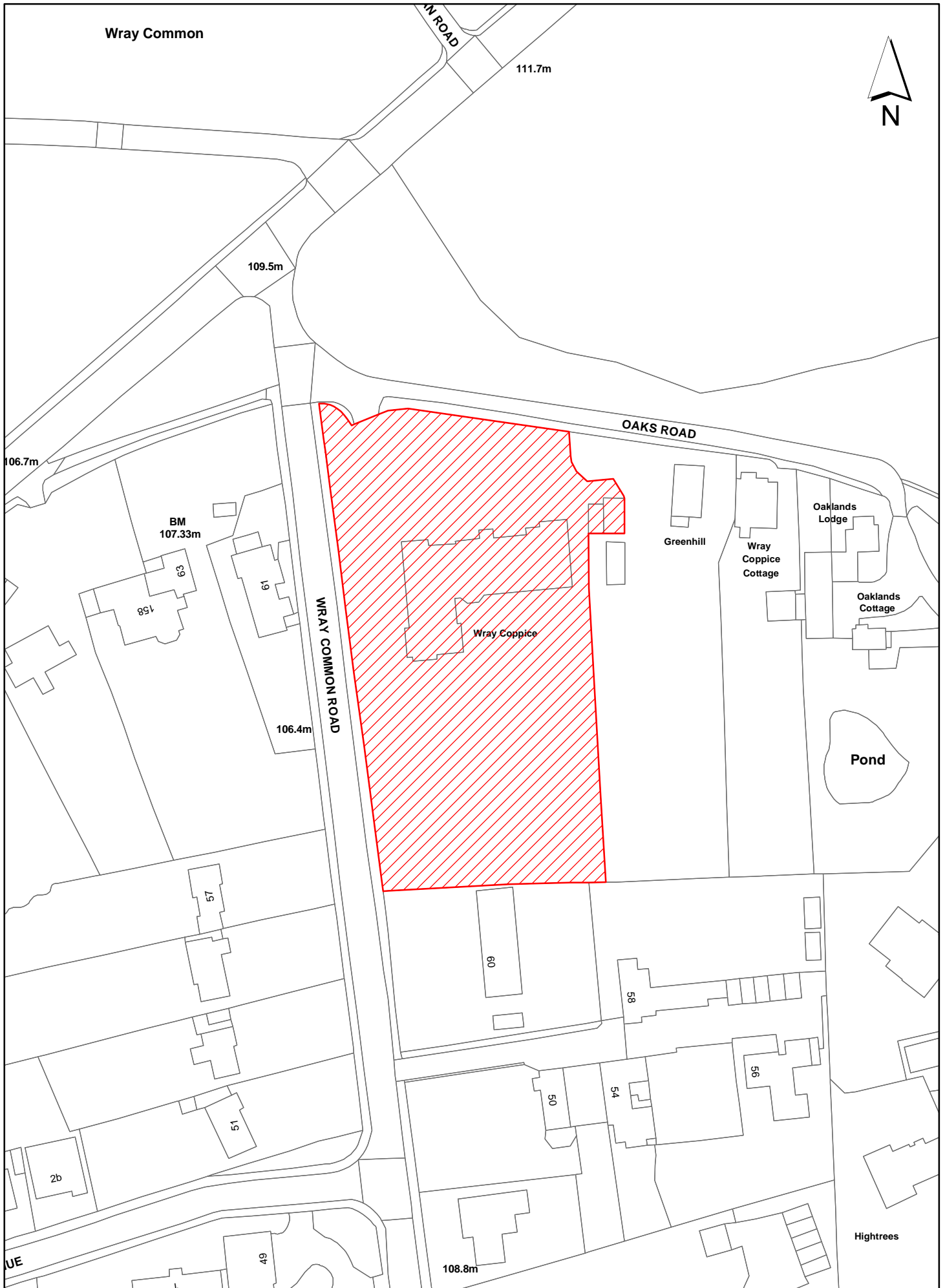
Suitability
<p>The site is sustainably located within Redhill town centre and falls within the emerging Area Action Plan boundary. The emerging Area Action Plan prioritises this area for a long-term retail extension to the town centre. Redevelopment of this site in isolation would potentially compromise the achievement of this aim. Parts of the site are affected by Flood Zones 2 and 3 and nearby uses mean the site is potentially contaminated.</p> <p>Given this policy priority, this site is not suitable for residential development.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012 and is considered to be available. Part of the office accommodation is occupied with lease breaks in 2-3 years but the majority is vacant.</p>

Achievability
<p>Viability appraisal was not undertaken due to unsuitability.</p>

Summary
<p>Given the conflicting policy aim, the site is not suitable for residential development in isolation.</p> <p>The site is not deliverable or developable.</p>

Wray Coppice House, Oaks Road, Reigate (S2012RH02)



Site details	
SHLAA Reference	S2012RH02
Source of site	SHLAA Submission - 2012
Site name	Wray Coppice House, Reigate
Existing use	Office block

Housing potential	
Density	40
Yield	20
Site area (ha)	0.47 ha

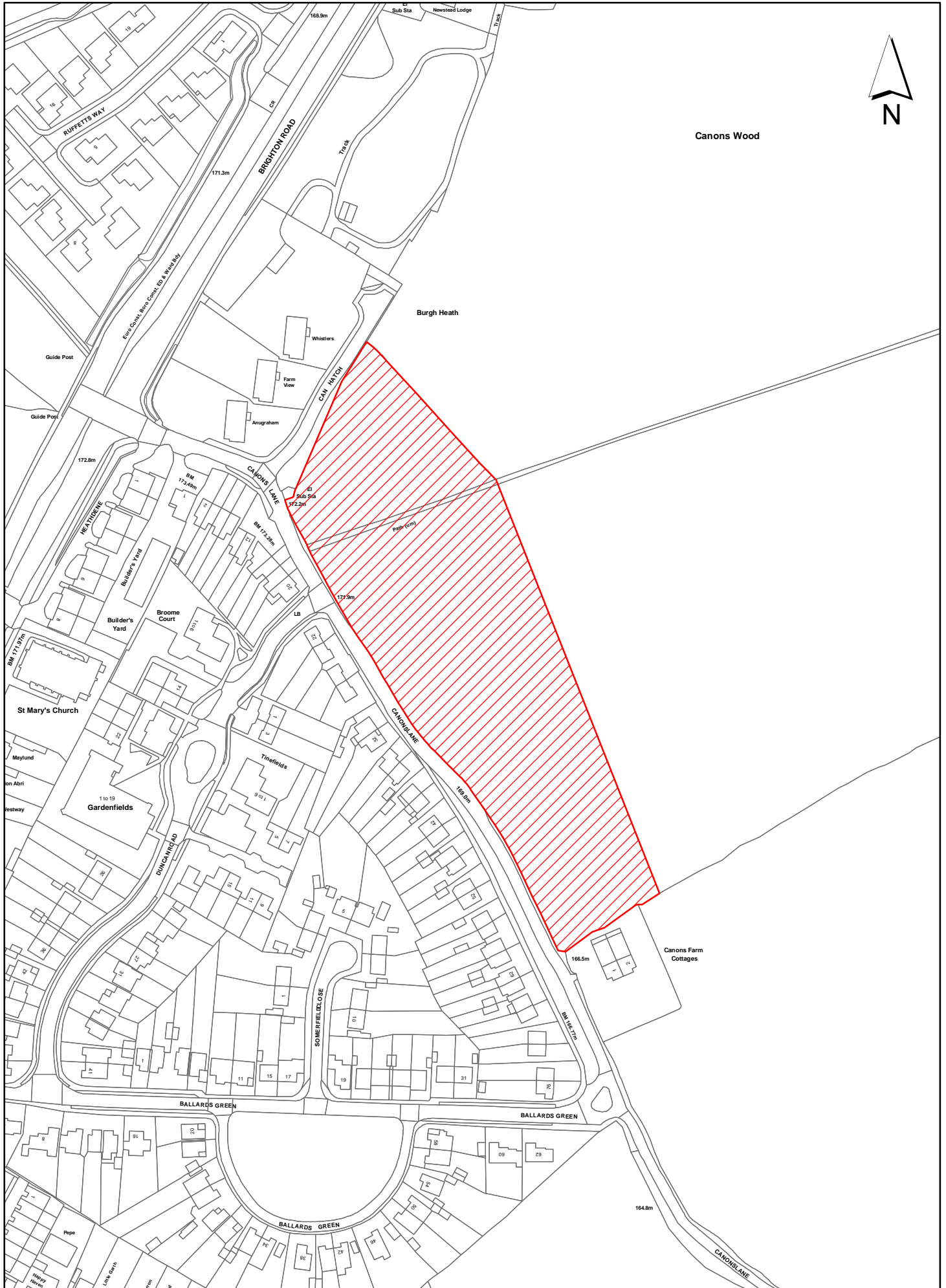
Suitability
<p>The site is located within the Wray Common Conservation Area and the existing building is locally listed. There are also a number of TPOs on the site. The building is in employment use but currently vacant following the relocation of the previous occupier. Given the location of the site, it is not considered to be suitably located for continued employment use and thus redevelopment could be acceptable.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012 and is considered to be available. The office accommodation is wholly vacant and the property is actively marketed.</p>

Achievability
<p>Viability appraisal indicates that redevelopment of the site would be viable.</p>

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

Land at Canons Lane, Burgh Heath (S2012KBH02)



Site details	
SHLAA Reference	S2012KBH02
Source of site	DMSA Site Submission - 2011
Site name	Land at Canons Lane, Burgh Heath
Existing use	Open field

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.5 ha

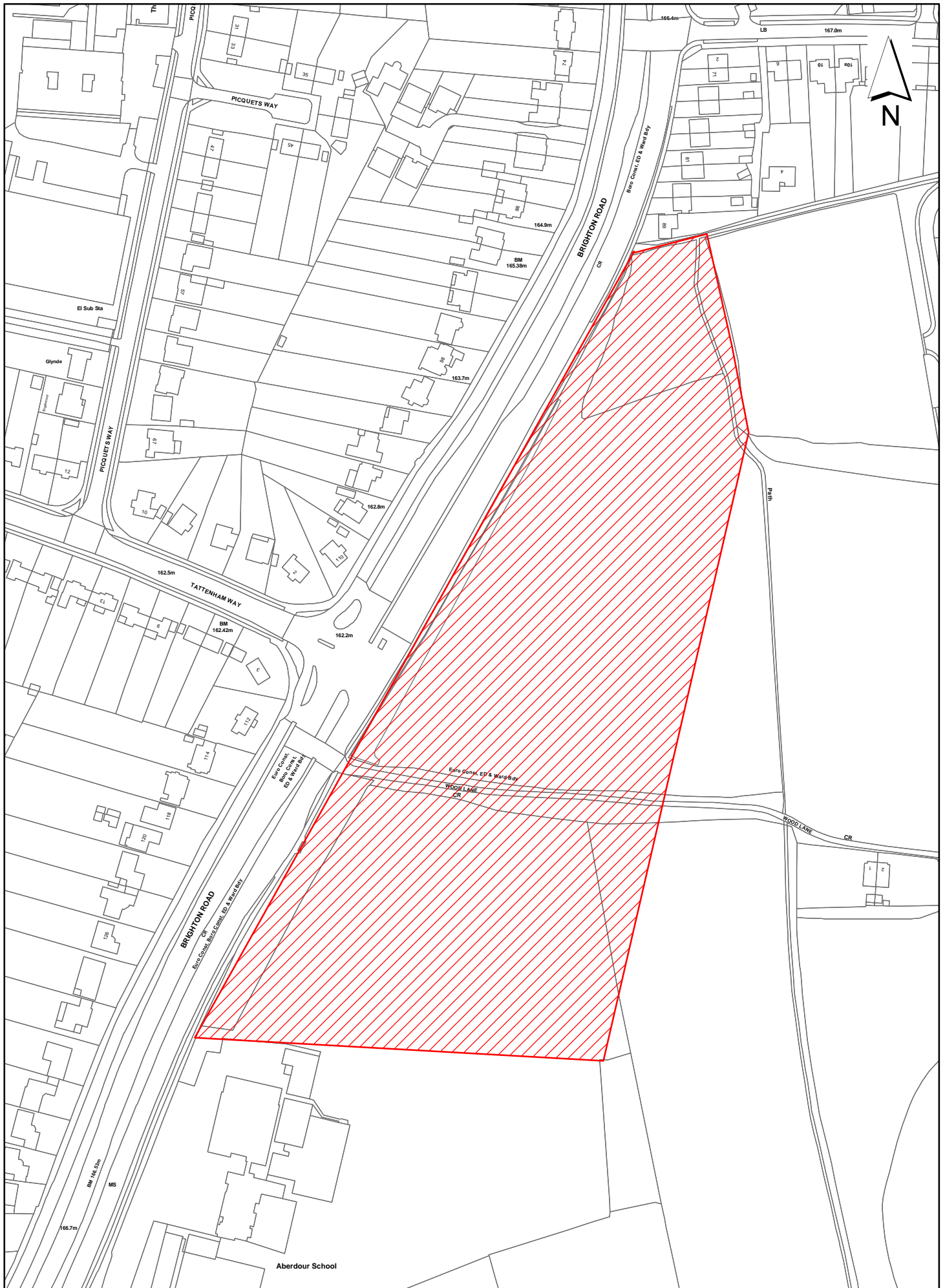
Suitability
<p>The site is located in the Green Belt and within an Area of Great Landscape Value. The site also adjoins an area of Ancient Woodland. In terms of sustainability, the site is in close proximity to the A217 corridor and access to local bus services. There are also shopping facilities and services nearby including a large foodstore.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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 adjacent to Brighton Road, Banstead (S2012KBH03)



Site details	
SHLAA Reference	S2012KBH03
Source of site	DMSA Site Submission - 2011
Site name	Land adjacent to Brighton Road, Kingswood
Existing use	Open field

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

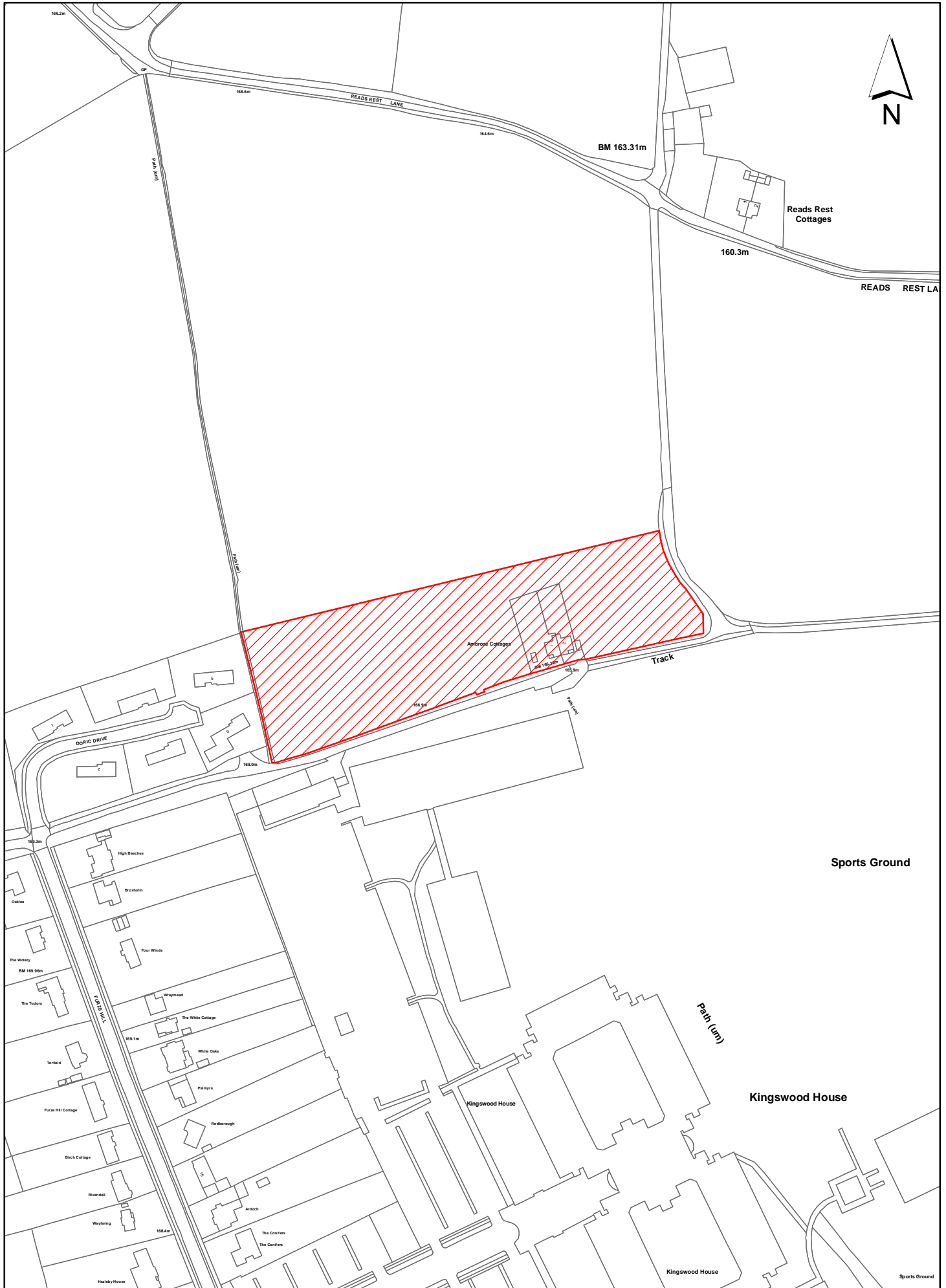
Suitability
<p>The site is located in the Green Belt and within an Area of Great Landscape Value. This site forms a visual separation between two urban settlement areas. There is also a significant group of protected trees in the north of the site. The site has access to some local bus routes along the A217 corridor and is in reasonable proximity to a selection of shops and services at Burgh Heath. Providing access to the site would need to be carefully considered as road access from the A217 is unlikely to be suitable.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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 Copt Hill Lane, Kingswood (S2012KBH04)



Site details	
SHLAA Reference	S2012KBH04
Source of site	DMSA Site Submission - 2011
Site name	Land off Copt Hill Lane, Kingswood
Existing use	Parcel of land including two dwellings

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.3 ha

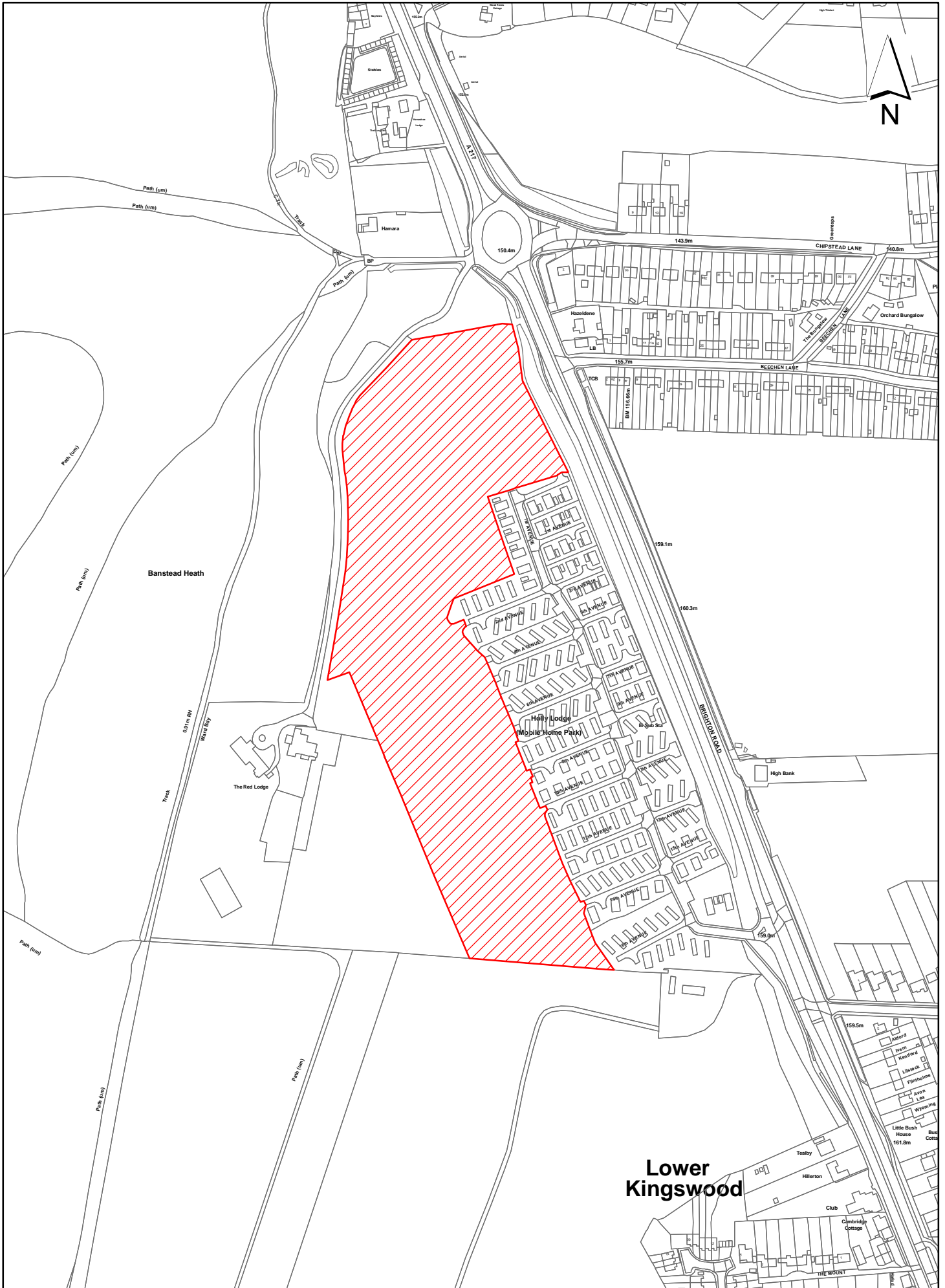
Suitability
<p>The site is located in the Green Belt and within an Area of Great Landscape Value and is not particularly well related to the urban area. The site is located down a relatively narrow lane and access would need to be carefully considered. The site is quite close to Kingswood Station and a selection of services at Burgh Heath but is not considered as a sustainable location.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted on behalf of the landowner in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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 Holly Lodge Caravan Park, Lower Kingswood (S2012KBH05)



Site details	
SHLAA Reference	S2012KBH05
Source of site	DMSA Site Submission - 2011
Site name	Land to the rear of Holly Lodge Caravan Park, Lower Kingswood
Existing use	Open field

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	6.2 ha

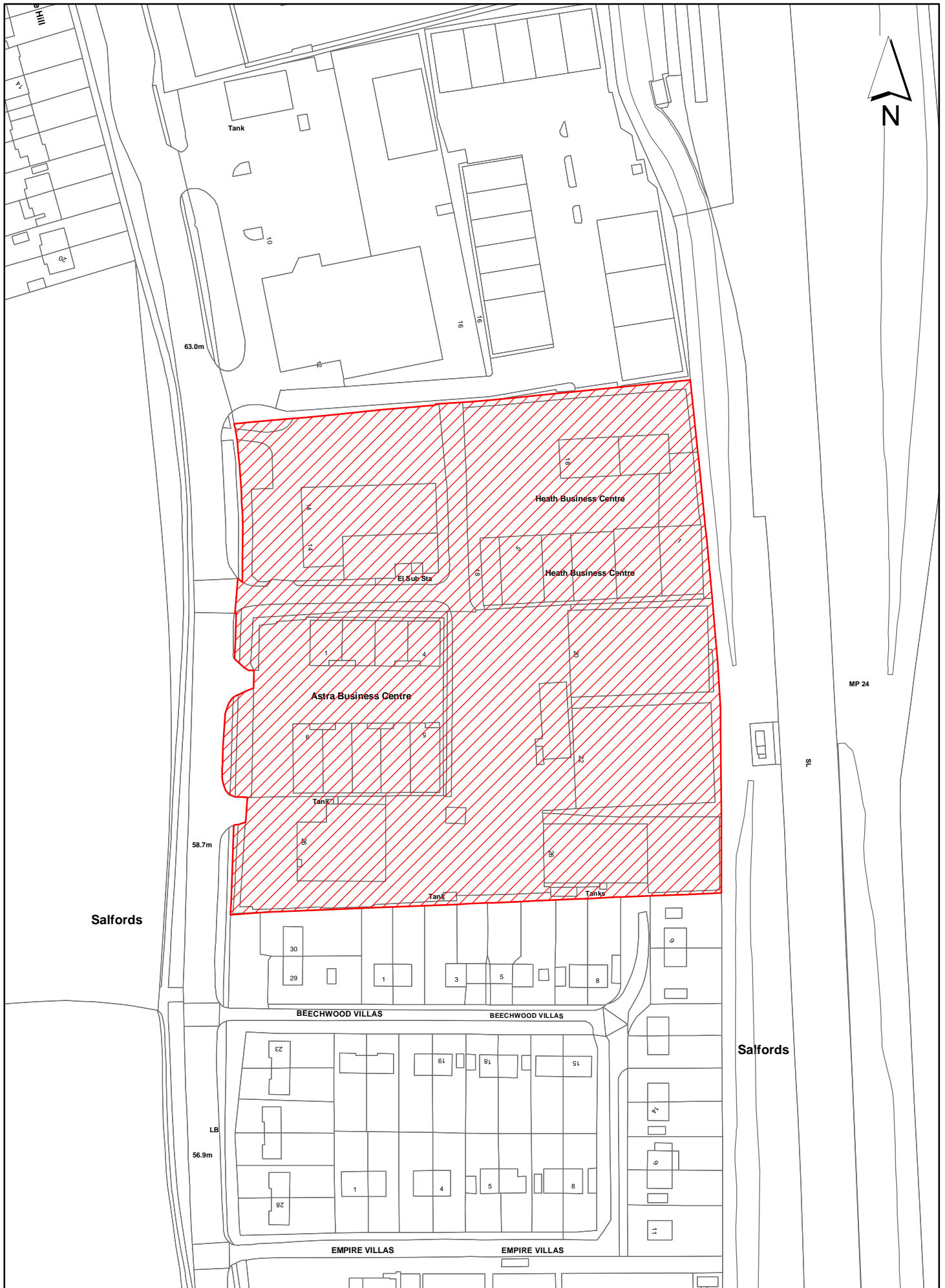
Suitability
<p>The site is designated Green Belt. The site is close to Lower Kingswood local centre but this provides only limited services/shops and the area has limited public transport accessibility. The site adjoins an Area of Great Landscape Value and common land.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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>

Astra & Heath Business Centre, Salfords (S2012SS02)



Site details	
SHLAA Reference	S2012SS02
Source of site	SHLAA Submission - 2012
Site name	Land at Astra/Heath Business Centre, Salfords
Existing use	Mixed industrial/distribution uses

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	2.2 ha

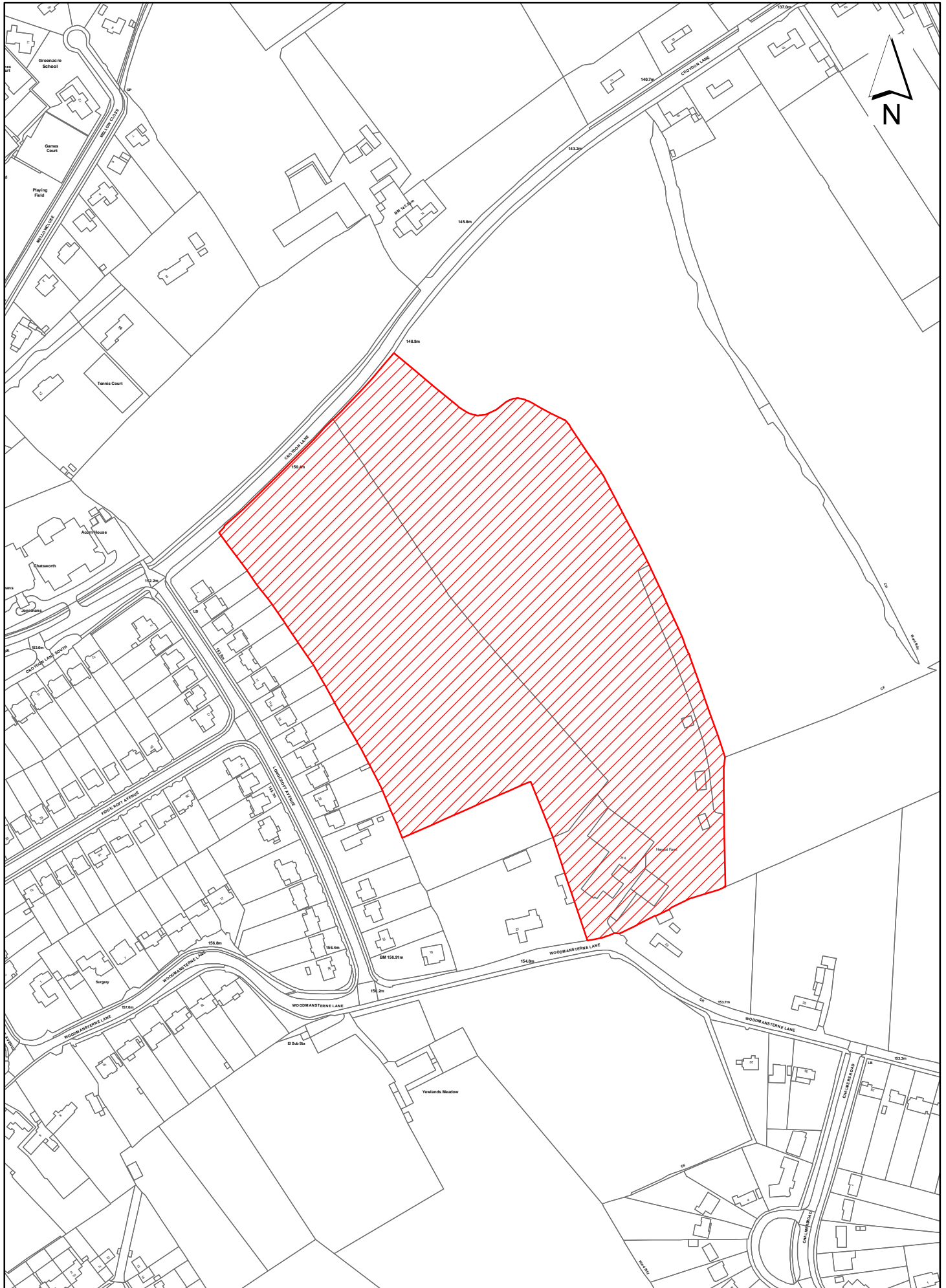
Suitability
<p>The site comprises a variety of industrial distribution uses of varying ages and quality. The site is part of the designated Employment Area in Salfords. The site is in a relatively sustainably located, close to Salfords rail station and Fastway bus services along the A217. There are some shops and facilities available at the nearby local centre. Given the current uses, it has been identified that there may be contamination issues on the site and amenity would need to be considered given proximity to the railway line. The Core Strategy economic evidence base identifies the need to provide additional employment land moving forward and to protect provision at existing employment areas.</p> <p>The site remains suitable for ongoing employment use and is not suitable for housing development.</p>

Availability
<p>The site was submitted in 2012 and is considered to be available. However, the various sites are well occupied and operational leases would need to be extinguished prior to any development.</p>

Achievability
<p>Viability appraisal was not undertaken due to unsuitability.</p>

Summary
<p>The site is not suitable for residential development given its ongoing suitability as an employment location.</p> <p>The site is not deliverable or developable.</p>

Hengest Farm, Woodmansterne Lane, Banstead (S2012BV02)



Site details	
SHLAA Reference	S2012BV02
Source of site	SHLAA Submission - 2012
Site name	Hengest Farm, Woodmansterne Lane, Banstead
Existing use	Agricultural land and buildings

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	6.1 ha

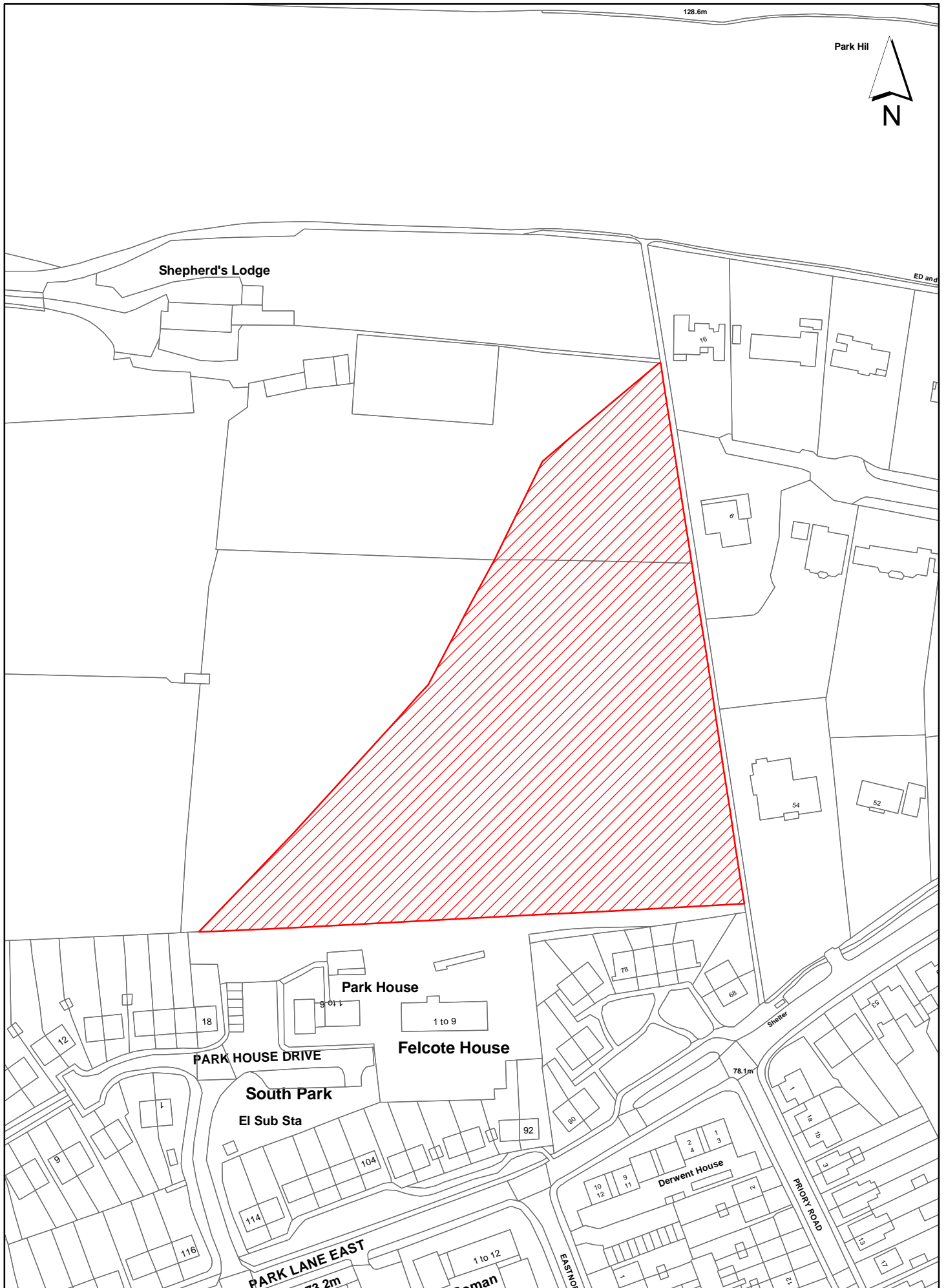
Suitability
<p>The site lies within the Green Belt. The site is located close to facilities and shops in Banstead town centre but has relatively poor public transport accessibility. The site adjoins the urban area.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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 Shepherd's Lodge Farm, Park Lane East, Reigate (S2012SPW02)



Site details	
SHLAA Reference	S2012SPW02
Source of site	SHLAA Submission - 2012
Site name	Shepherd's Lodge Farm (part), Park Lane East, Reigate
Existing use	Open grazing land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.3 ha

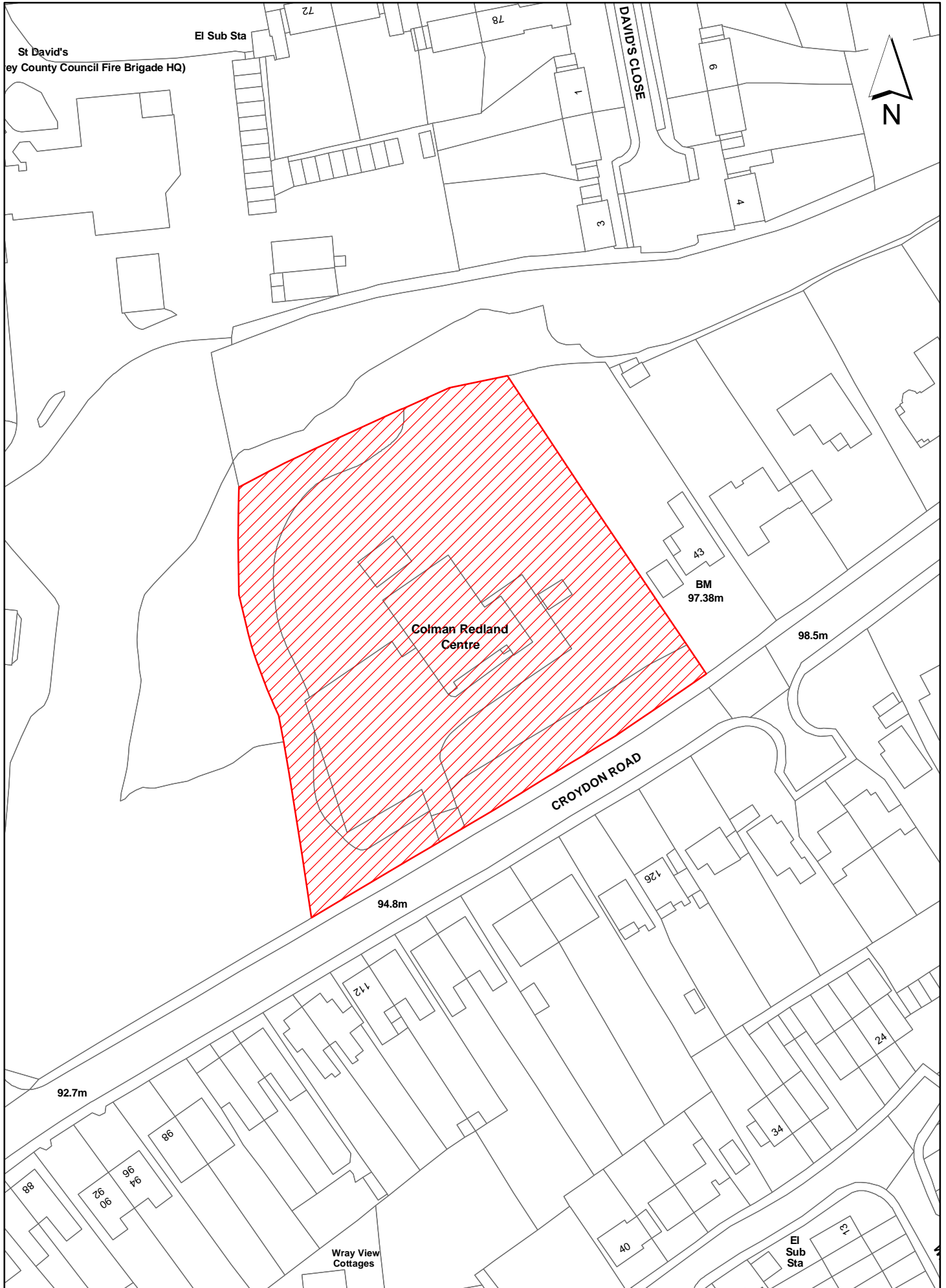
Suitability
<p>The site comprises an area of unkempt and unused grazing land. The site is designated Green Belt. The site is located adjacent to Reigate Park and a Site of Nature Conservation Importance. In terms of sustainability, the site is in close proximity to Reigate Town Centre and benefits from access to bus routes along Cockshot Hill.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted in 2012 on behalf of the landowners who are actively considering redevelopment of the site. Therefore, it is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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>

Colman Redland Centre, Croydon Road, Reigate (S2012RH03)



Site details	
SHLAA Reference	S2012RH03
Source of site	SHLAA Submission - 2012
Site name	Colman Redland Centre, Croydon Road, Reigate
Existing use	Community centre and associated land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.62 ha

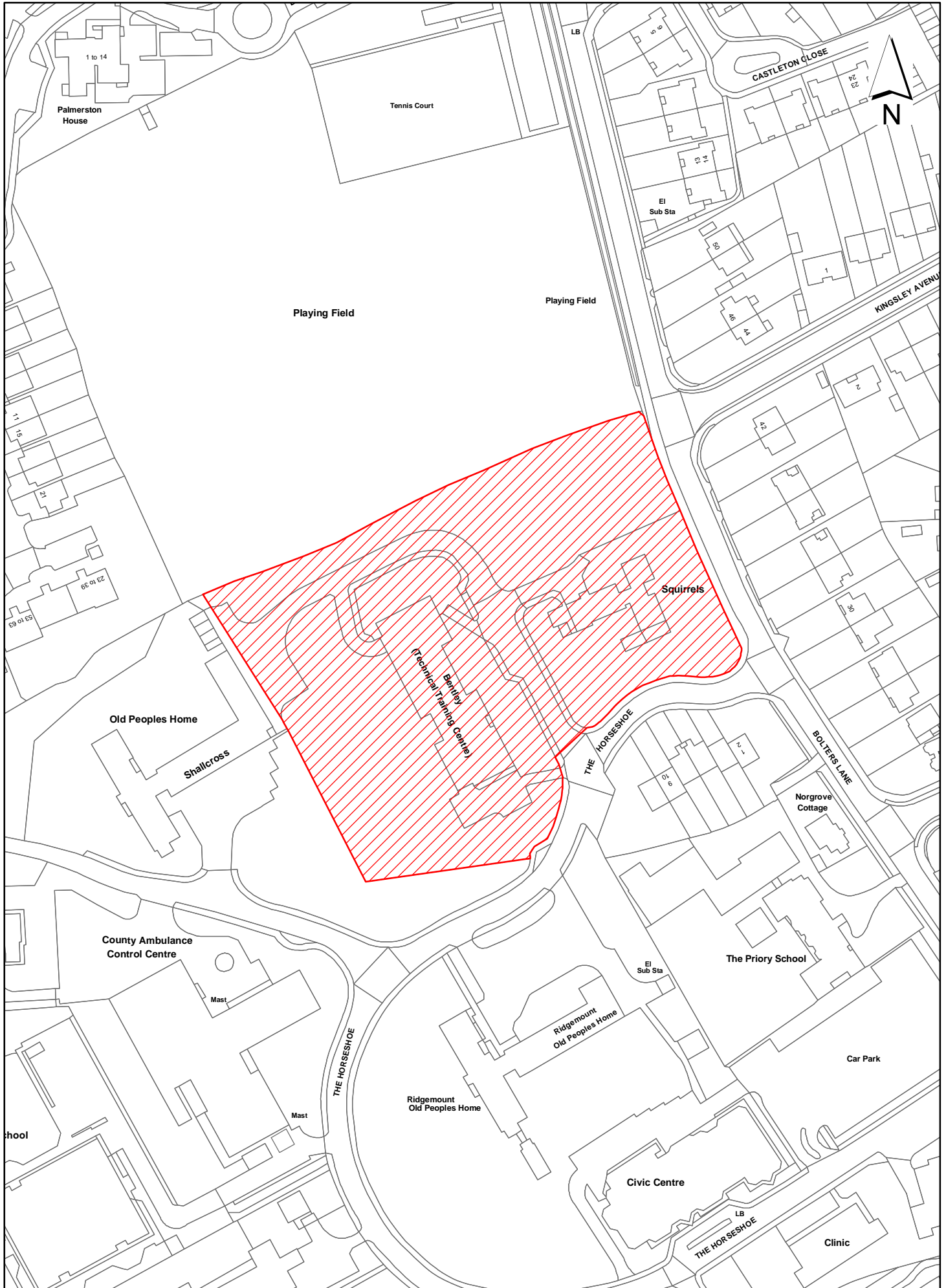
Suitability
<p>The site comprises a community centre which is currently undergoing redevelopment. The site is designated Urban Open Land and within the Wray Common Conservation Area. The site is in a sustainable location close to Reigate rail station and town centre. Planning permission has been granted to extend the existing community facilities to allow their ongoing operation, loss of such facilities would be contrary to policy.</p> <p>Given the value of the site with regards to community facilities, the site is not suitable for housing development.</p>

Availability
The site was submitted in 2012 and is confirmed as being available.

Achievability
Viability appraisal was not undertaken due to unsuitability.

Summary
<p>The site is not suitable for housing development.</p> <p>The site is not deliverable or developable.</p>

Bentley & The Squirrels, The Horseshoe, Banstead (S2012BV03)



Site details	
SHLAA Reference	S2012BV03
Source of site	SHLAA Submission - 2012
Site name	Bentley Resource Centre & The Squirrels, The Horseshoe, Banstead
Existing use	Civic services/Offices

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.32 ha

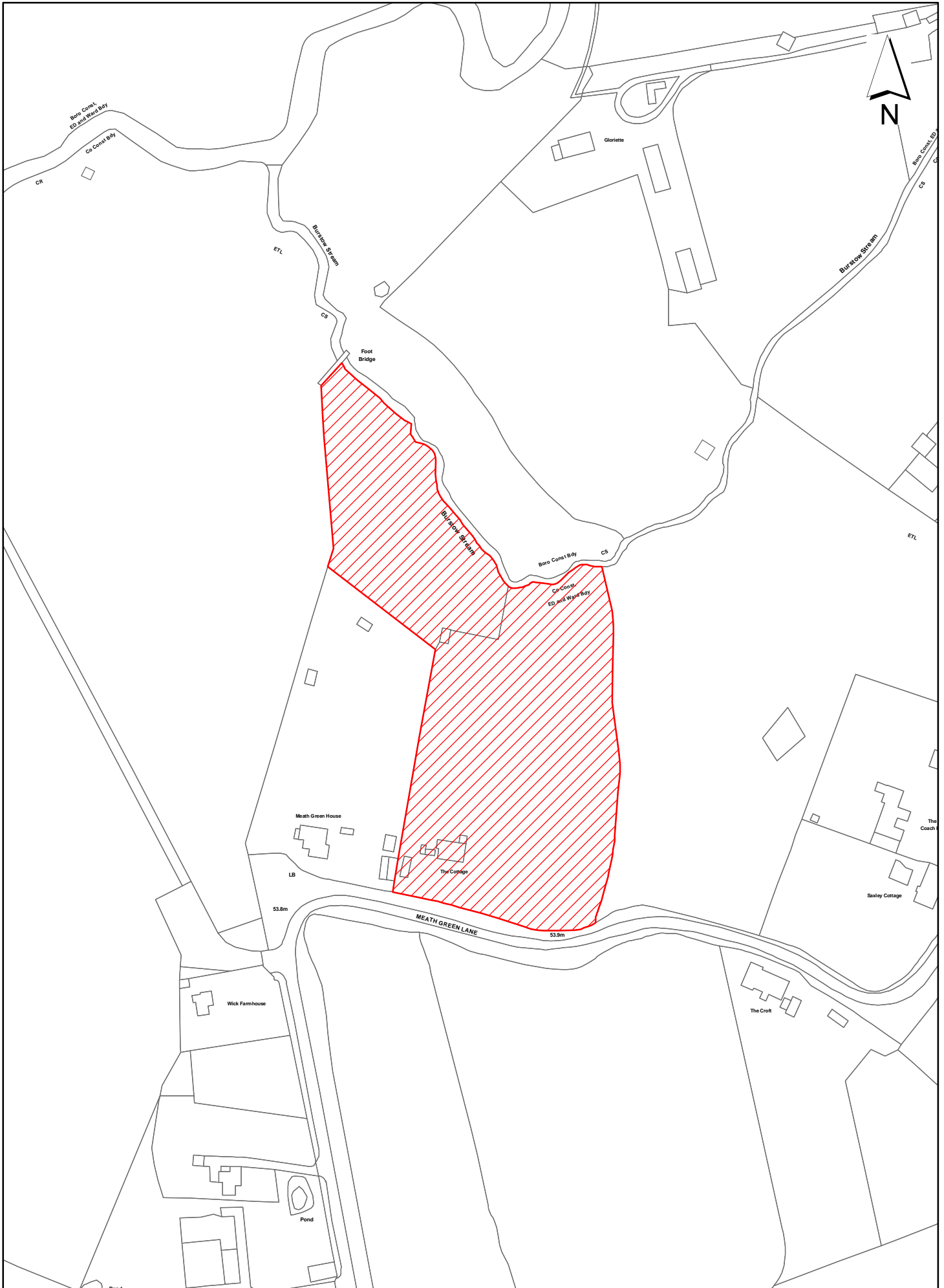
Suitability
<p>The site is designated Urban Open Land. The site comprises two older office style buildings and areas of parking and landscaping. The site is bounded by a significant number of mature trees. The site is in a sustainable location close to Banstead village town centre and in reasonable proximity of Banstead rail station. The development potential of the wider Horseshoe area is currently being explored.</p> <p>The site may be potentially suitable subject to a UOL review.</p>

Availability
<p>The site is owned by Surrey County Council and is available for development. One of the buildings will be vacated shortly.</p>

Achievability
<p>Viability appraisal has not been undertaken due to 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. Further exploration of development options at The Horseshoe is also necessary to confirm development potential.</p>

Land North of Meath Green Lane, Horley (S2012HW03)



Site details	
SHLAA Reference	S2012HW03
Source of site	SHLAA Submission – 2012
Site name	Land North of Meath Green Lane, Horley
Existing use	Agricultural

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.50 ha

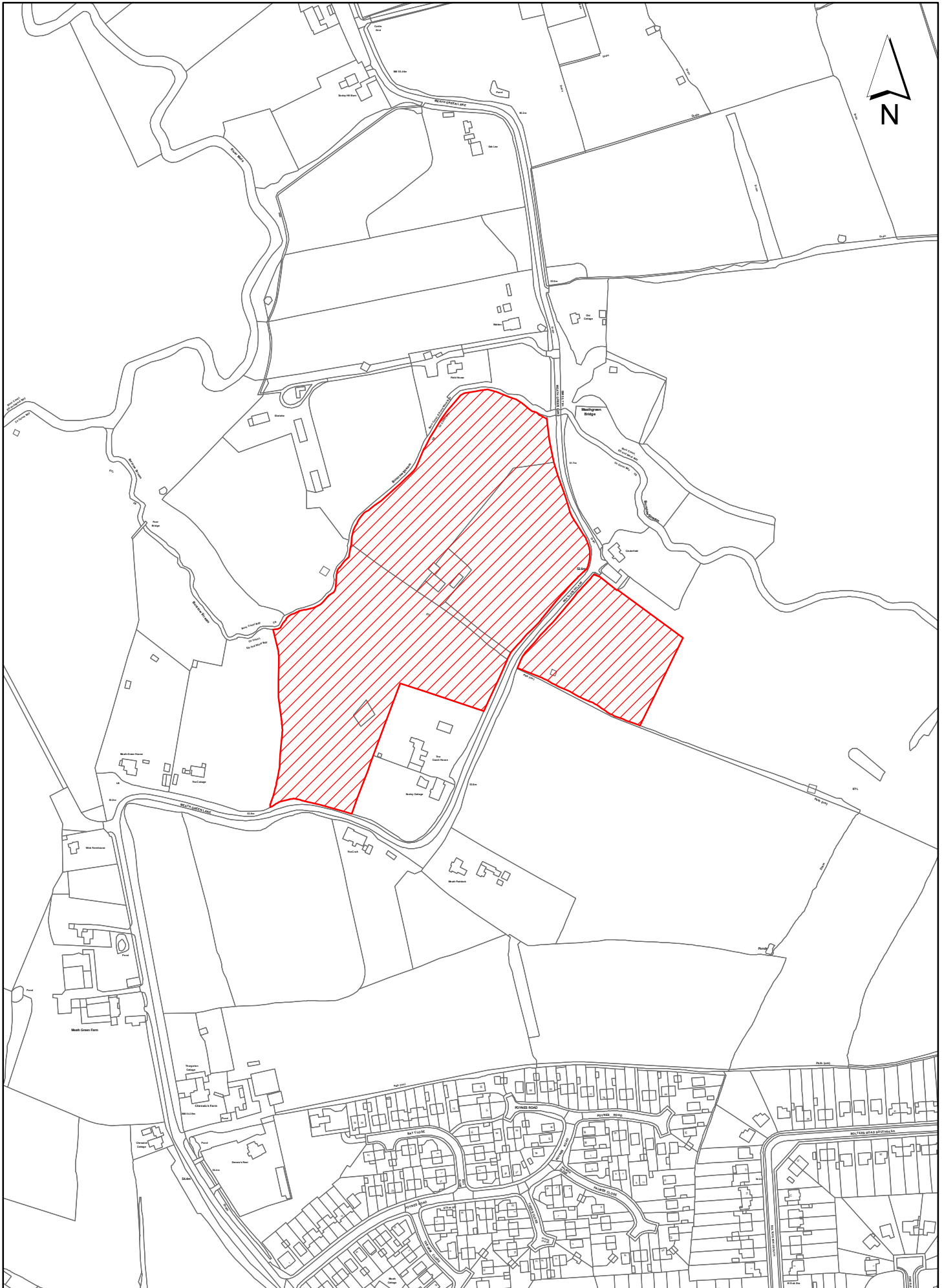
Suitability
<p>The site comprises an agricultural field and associated farm building. The site is within the designated Rural Surrounds of Horley on the northern edge of the safeguarded North West Sector allocation. The north of the site adjoins Burtstow Stream and an area is affected by Flood Zone 2.</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 in 2012 on behalf of the landowner. The submission indicates that any development could be phased appropriately alongside or after the Horley North west Sector.</p>

Achievability
<p>Viability appraisal has not been undertaken due to 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>

Land at Meath Green Lane, Horley (S2012HW04)



Site details	
SHLAA Reference	S2012HW04
Source of site	SHLAA Submission – 2012
Site name	Land at Meath Green Lane, Horley
Existing use	Agricultural

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	5.25 ha

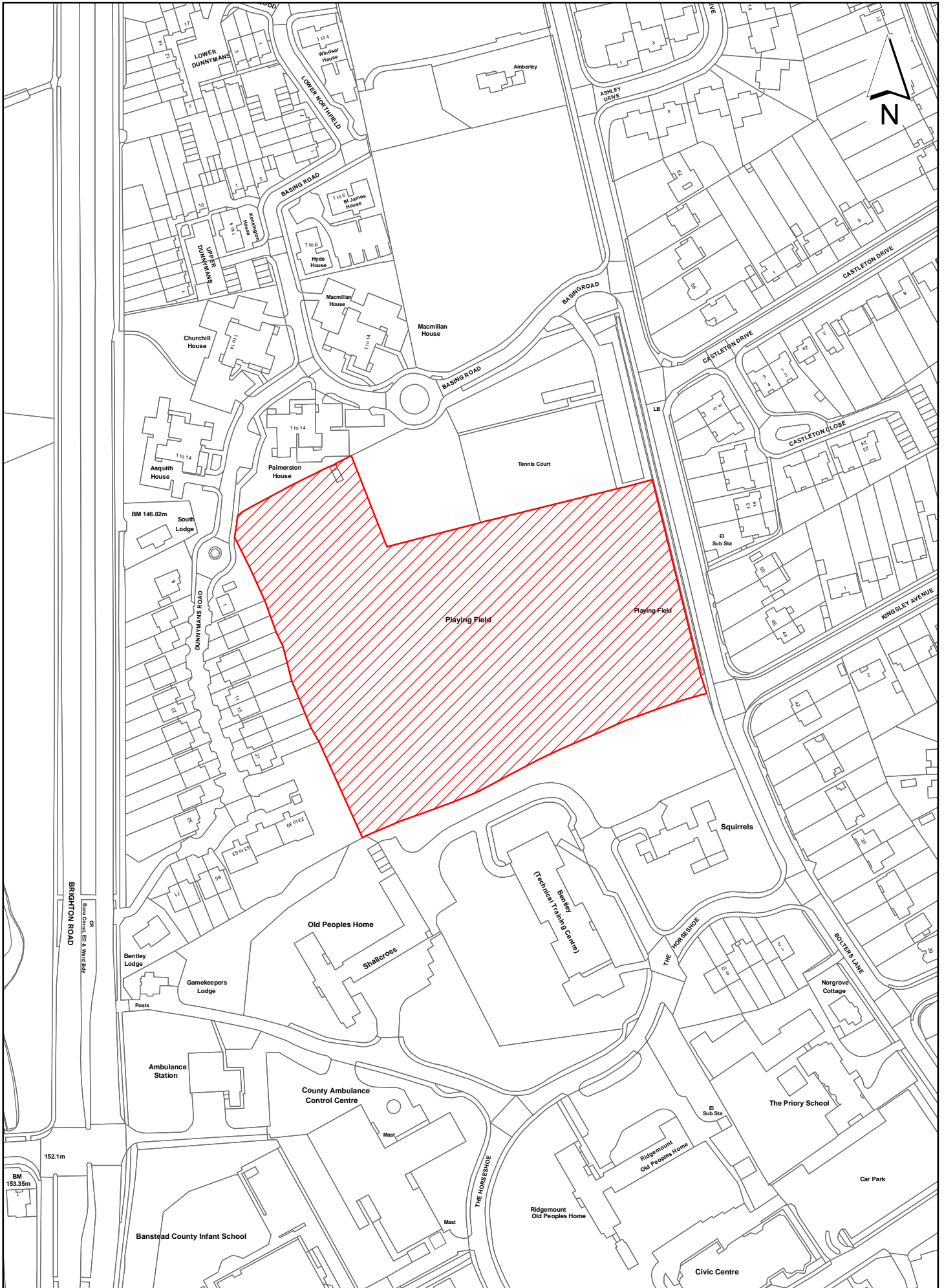
Suitability
<p>The site comprises agricultural land and associated buildings on either side of Meath Green Lane. The site is within the designated Rural Surrounds of Horley on the northern edge of the safeguarded North West Sector allocation. The north of the site adjoins Burtstow Stream and an area is affected by Flood Zone 2.</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 in 2012 on behalf of the landowner. The submission indicates that any development could be phased appropriately alongside or after the Horley North west Sector.</p>

Achievability
<p>Viability appraisal has not been undertaken due to 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>

Banstead Hall Fields, Bolters Lane, Banstead (S2012BV04)



Site details	
SHLAA Reference	S2012BV04
Source of site	SHLAA Submission – 2012
Site name	Banstead Hall Playing Fields, Bolters Lane, Banstead
Existing use	Open space/recreation

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.72 ha

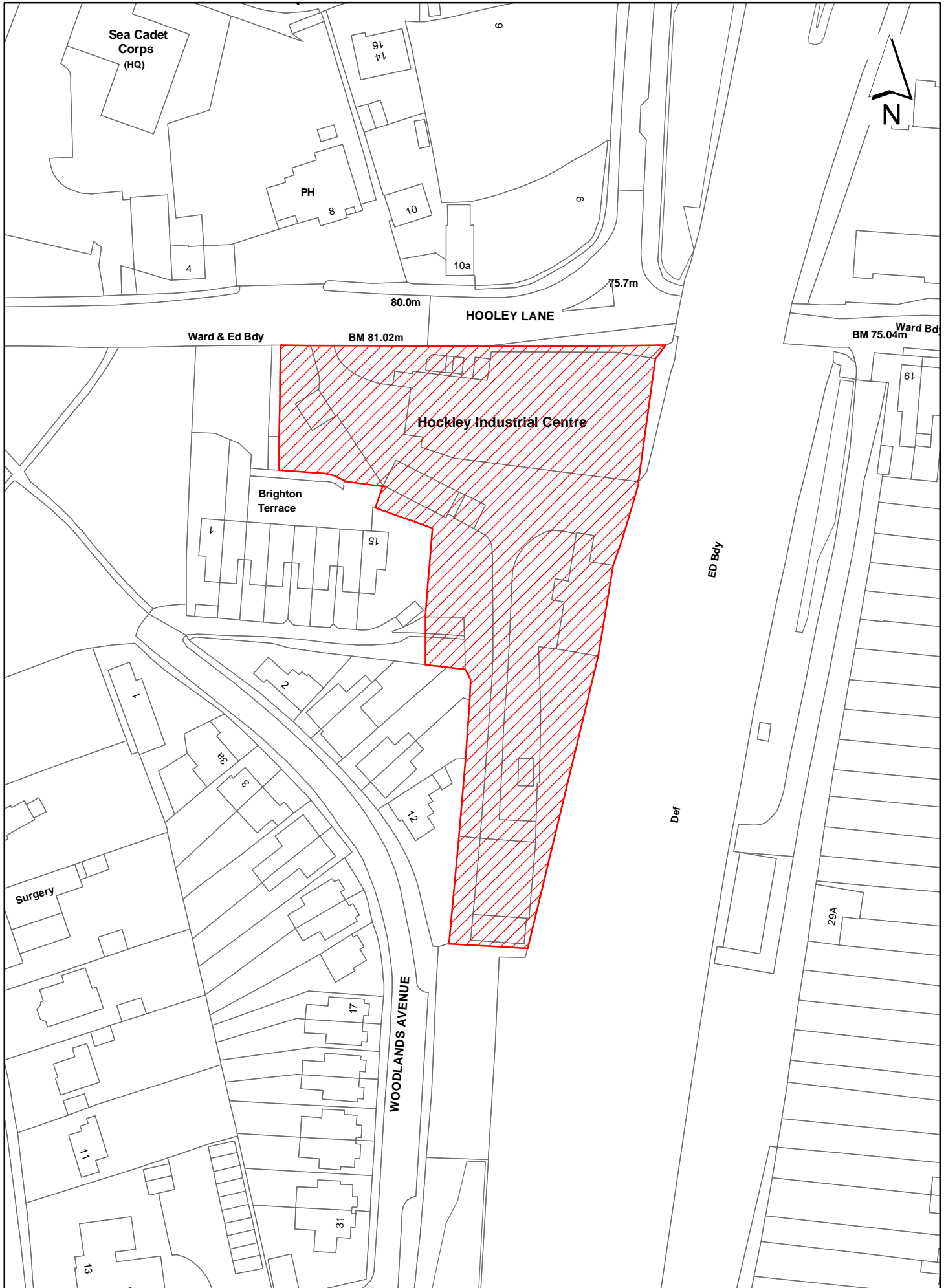
Suitability
<p>The site comprises an area of informal natural recreation land bounded by significant tree cover. The site designated UOL and forms part of a green corridor along with other areas of open space along Bolters Lane. There are no other physical constraints to development. The site is sustainably located on the edge of Banstead village town centre and within reasonable proximity to the rail station.</p> <p>The site may be potentially suitable subject to a UOL review.</p>

Availability
<p>The site is owned by Surrey County Council and is available for development.</p>

Achievability
<p>Viability appraisal has not been undertaken due to unsuitability.</p>

Summary
<p>The site is not currently deliverable/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>

Hockley Business Centre, Hooley Lane, Redhill (S2012EW01)



Site details	
SHLAA Reference	S2012EW01
Source of site	SHLAA Submission – 2012
Site name	Hockley Business Centre, Hooley Lane, Redhill
Existing use	Light industrial units

Housing potential	
Density	60
Yield	30
Site area (ha)	0.5 ha

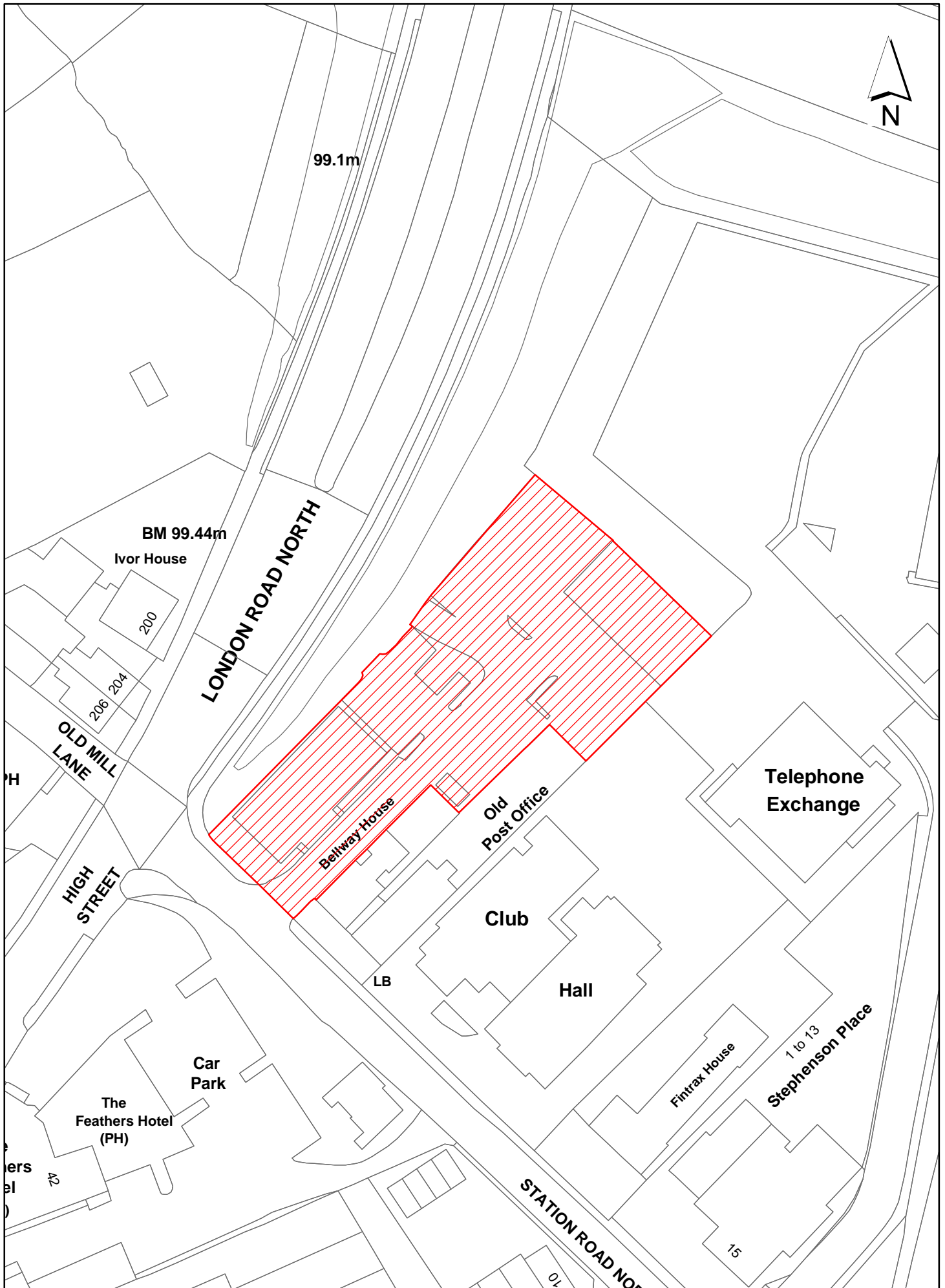
Suitability
<p>The site comprises a series of older style light industrial and car repair units. The site is located on the edge of Redhill town centre and benefits from reasonable access to shops and services and the rail station. In terms of physical constraints, the site is relatively level although raised up from street level in places and flanks the railway line which may have amenity implications. The site is in industrial use, however, its on-going prospect for this given the poor road access is limited and large scale employment use is unlikely to be viable. The site may be potentially contaminated due to current and historic uses on site.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted on behalf of the landowner. The freehold of the site is currently being actively marketed by the landowners agents. However, there are a number of operational leases for various buildings on the sites which would need to be negotiated prior to any redevelopment.</p>

Achievability
<p>Viability appraisal indicates that redevelopment of the site would be financially viable. There are no other market or delivery constraints which would affect achievability.</p>

Summary
<p>The site is suitable, available within the identified timescales and redevelopment would be financially viable.</p> <p>The site is developable with development likely to occur in years 6-10.</p>

Bellway House, Station Road North, Merstham (S2012M01)



Site details	
SHLAA Reference	S2012M01
Source of site	SHLAA Submission – 2012
Site name	Bellway House, Station Road North, Mertstham
Existing use	Office accommodation

Housing potential	
Density	20
Yield	10
Site area (ha)	0.2 ha

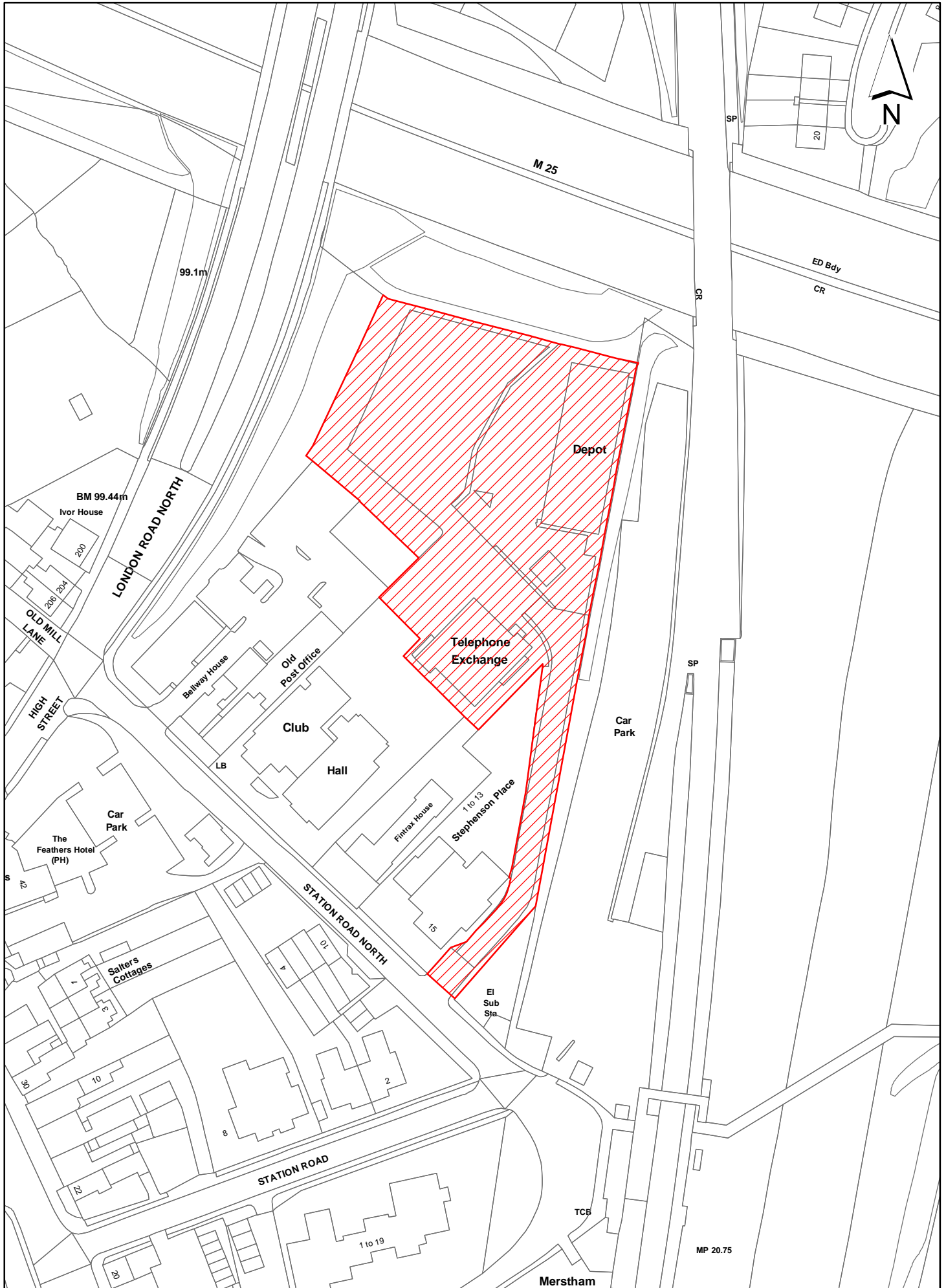
Suitability
<p>The site is located close to Merstham station and the nearby local centre. This location has relatively good bus access to Redhill TC. The site is located close to a conservation area and redevelopment would need to consider this context. There are no other physical constraints to development. Loss of employment land would need to be considered.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted on behalf of the landowner. The submission indicates that the current lease expires in 2018 after which the site will be available for redevelopment.</p>

Achievability
<p>Viability appraisal indicates that redevelopment of the site would be financially viable. There are no other market or delivery constraints which would affect achievability.</p>

Summary
<p>The site is suitable, available within the identified timescales and redevelopment would be financially viable.</p> <p>The site is developable with development likely to occur in years 6-10.</p>

Telephone Exchange & Depot Site, Station Road North, Merstham (S2012M02)



Site details	
SHLAA Reference	S2012M02
Source of site	SHLAA Submission – 2012
Site name	Telephone Exchange and Depot Site, Station Road North, Mertstham
Existing use	Telephone Exchange building and depot land

Housing potential	
Density	80
Yield	50
Site area (ha)	0.65 ha

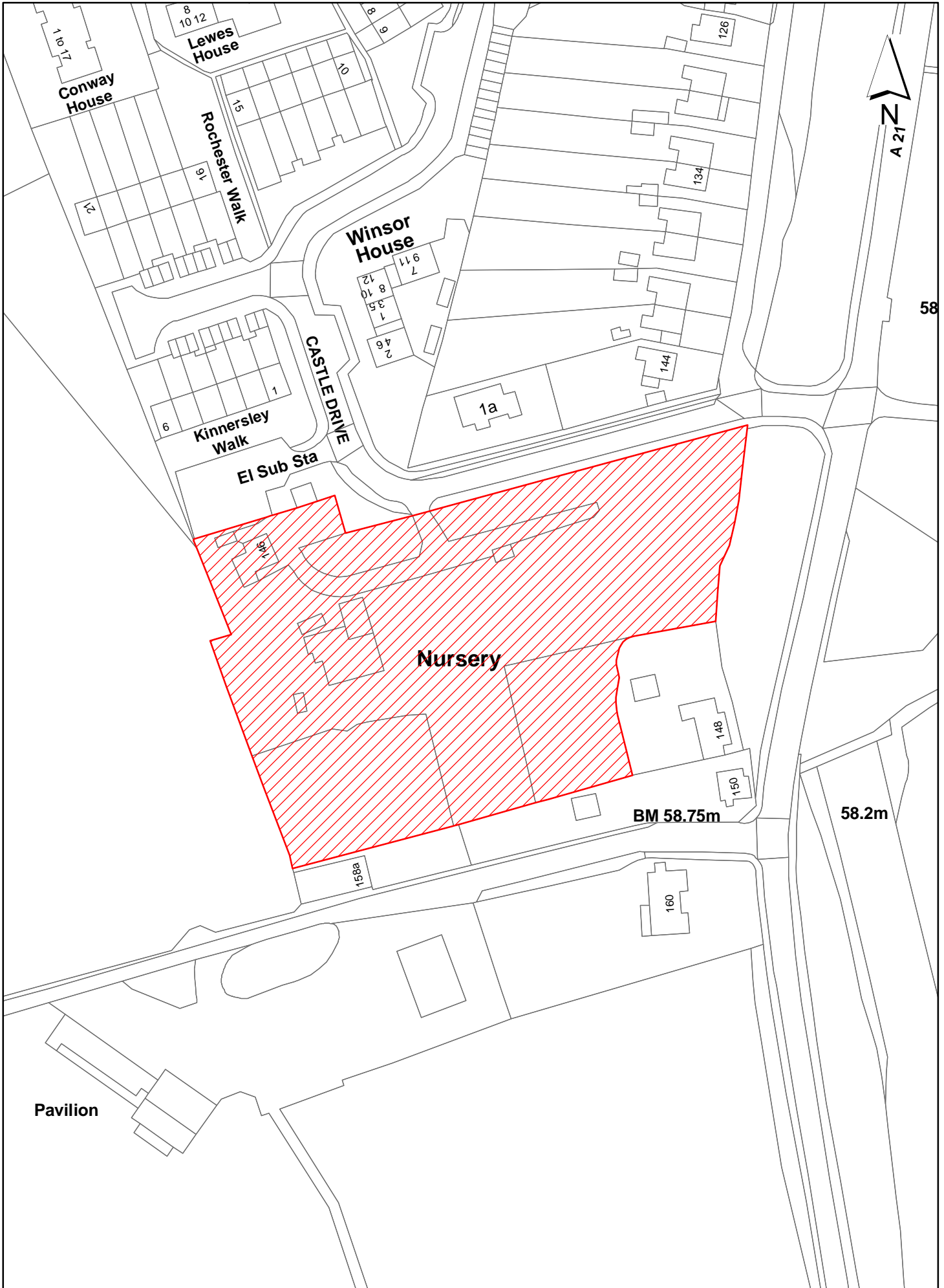
Suitability
<p>The site is located close to Merstham station and the nearby local centre and benefits from relatively good bus access to Redhill town centre. Proximity to the M25 and the railway line mean residential amenity would need to be carefully considered.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site was submitted in 2012. The site is separated into two separate interests both of which are within the same ownership, (Telereal Trillium on behalf of BT). The owners are aware of the submission and do not object to redevelopment of the site. The submission indicates that the site will be available for development in 2017-2022.</p>

Achievability
<p>Viability appraisal indicates that redevelopment of the site would be financially viable. There are no other market or delivery constraints which would affect achievability.</p>

Summary
<p>The site is suitable, available within the identified timescales and redevelopment would be financially viable.</p> <p>The site is developable with development likely to occur in years 6-10.</p>

Hartwood Nursery, 146 Dovers Green Road, Reigate (S2012SPW01)



Site details	
SHLAA Reference	S2012SPW01
Source of site	SHLAA Submission – 2012
Site name	Hartswood Nursery, 146 Dovers Green Road, Reigate
Existing use	Nursery/agricultural

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.96 ha

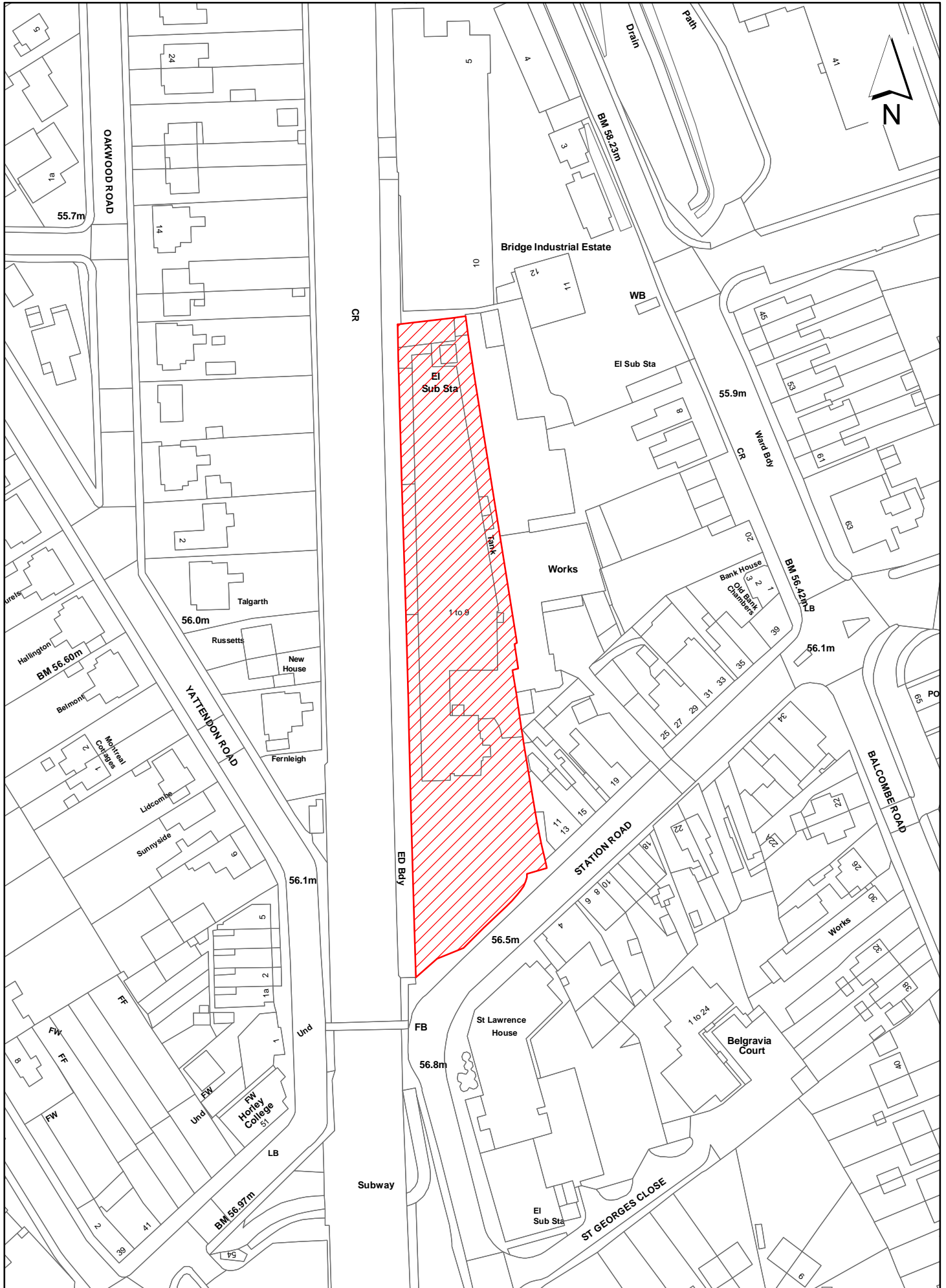
Suitability
<p>The site consists of an overgrown agricultural/nursery site with associated buildings. The site lies within the Green Belt. In terms of physical issues, there are no overriding constraints to development; however, it has been identified that the site may be potentially contaminated. The site is reasonably close to some shops and services at Woodhatch local parade and benefits from access to the A217.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

Availability
<p>The site was submitted in 2012 and is considered to be available.</p>

Achievability
<p>Viability appraisal was not undertaken due to 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>

Mitchells of Horley, 1-9 Station Road, Horley (S2012HC02)



Site details	
SHLAA Reference	S2012HC02
Source of site	SHLAA Submission – 2012
Site name	Mitchells Builders Yard, 1-9 Station Road, Horley
Existing use	Builders yard/storage

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	0.40ha

Suitability
<p>The site consists of builders centre and storage yard and is currently designated employment land. In terms of physical constraints, the site is narrow and lies directly adjacent to the railway line as well as adjoining industrial uses. The site is sustainably located on the edge of Horley Town Centre and close to the railway station. The Core Strategy economic evidence base identifies the need to provide additional employment land moving forward and to protect provision at existing employment areas.</p> <p>The site remains suitable for ongoing employment use and is not suitable for housing development.</p>

Availability
The site was submitted by the landowner in 2012 and is considered to be available.

Achievability
Viability appraisal was not undertaken due to current unsuitability.

Summary
<p>The site is not suitable for residential development given its ongoing suitability as an employment location.</p> <p>The site is not deliverable or developable.</p>