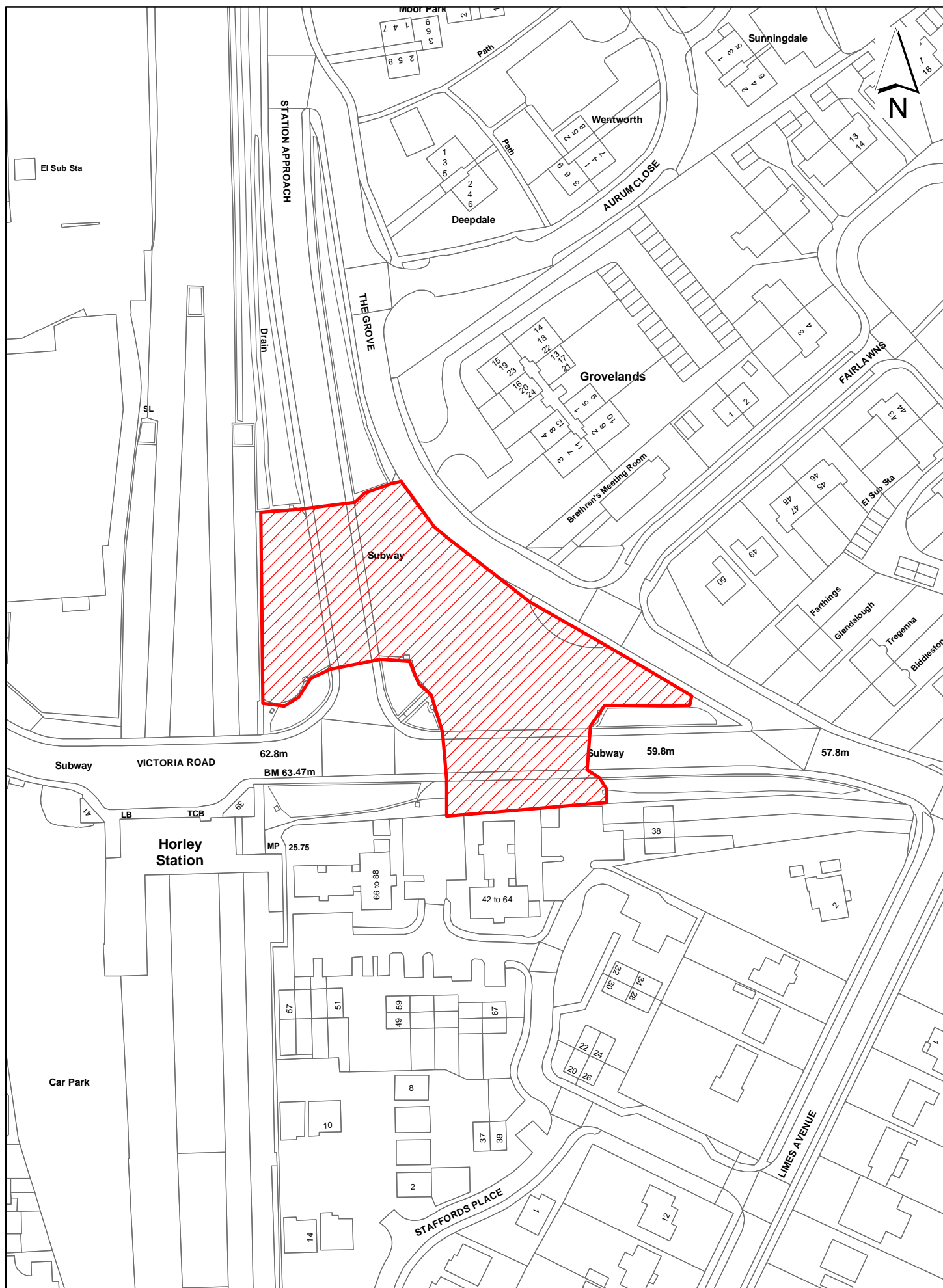


# Land at the Grove, Horley (S2011HC01)



<b>Site details</b>	
SHLAA Reference	S2011HC01
Source of site	Borough Local Plan 2005
Site name	Land at the Grove, Horley
Existing use	Car park

<b>Housing potential</b>	
Density	90
Yield	40
Site area (ha)	0.45 ha

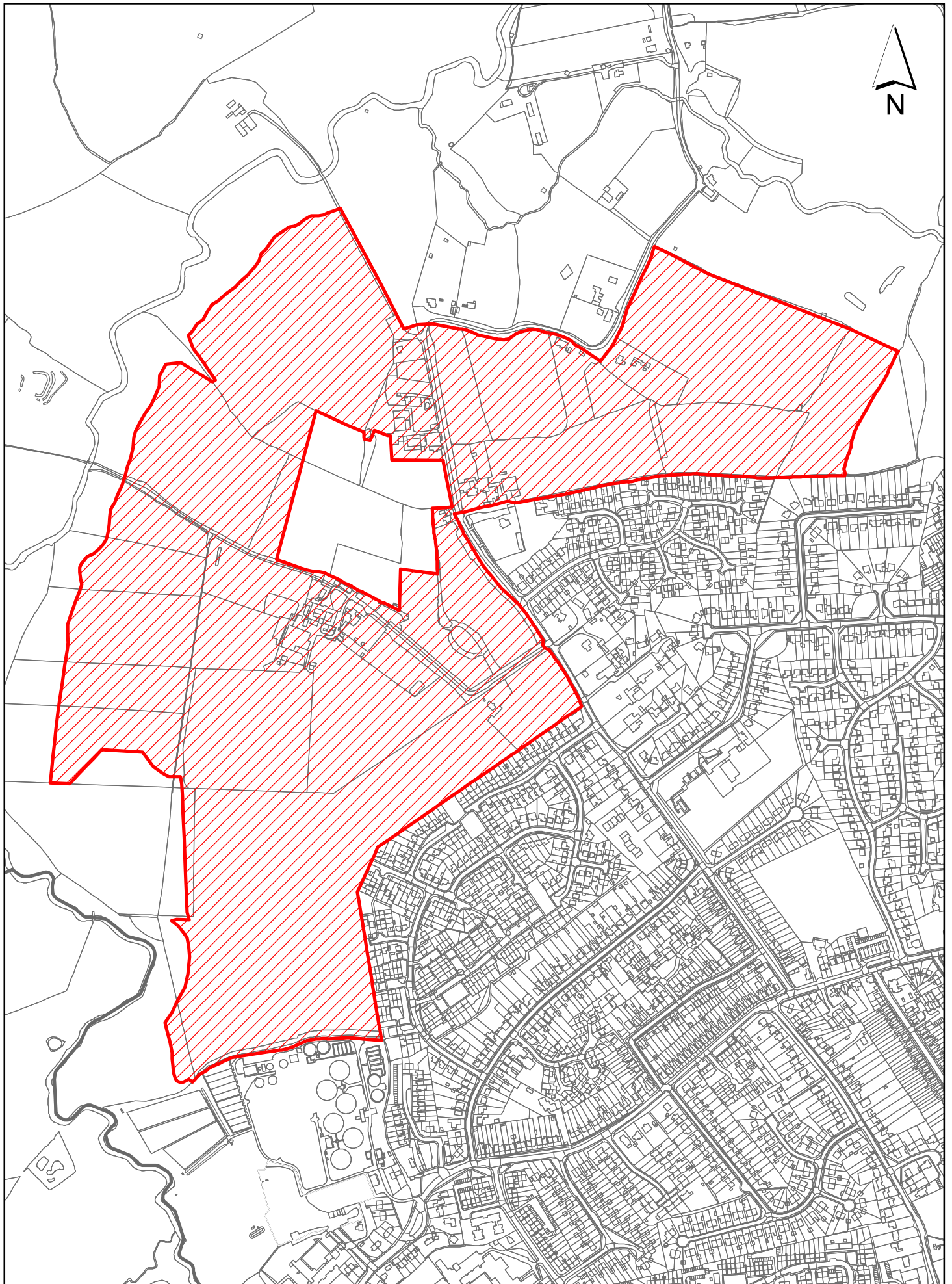
<b>Suitability</b>
<p>The site is allocated for housing development in the Borough Local Plan 2005. The site is in a sustainable location close to Horley town centre and railway station. Proximity to the railway line may have implications for residential amenity. There are no overriding physical constraints to development.</p> <p>The site is suitable for residential development.</p>

<b>Availability</b>
<p>The site is owned in the by Holiday Extras Properties Ltd and is available for development subject to relocation of airport parking. A planning application has been previously submitted by the landowner and the availability submission indicates development may occur in 2-5 years.</p>

<b>Achievability</b>
<p>Redevelopment of the site is concluded to be viable. There are not considered to be any market or delivery factors constraining deliverability.</p>

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

# Horley NW Sector (S2011HW01)



<b>Site details</b>	
SHLAA Reference	S2011HW01
Source of site	Borough Local Plan 2005
Site name	Horley North West Sector
Existing use	Various greenfield/agricultural sites

<b>Housing potential</b>	
Density	40 (approximately)
Yield	1,510
Site area (ha)	36 ha (approximate developable)

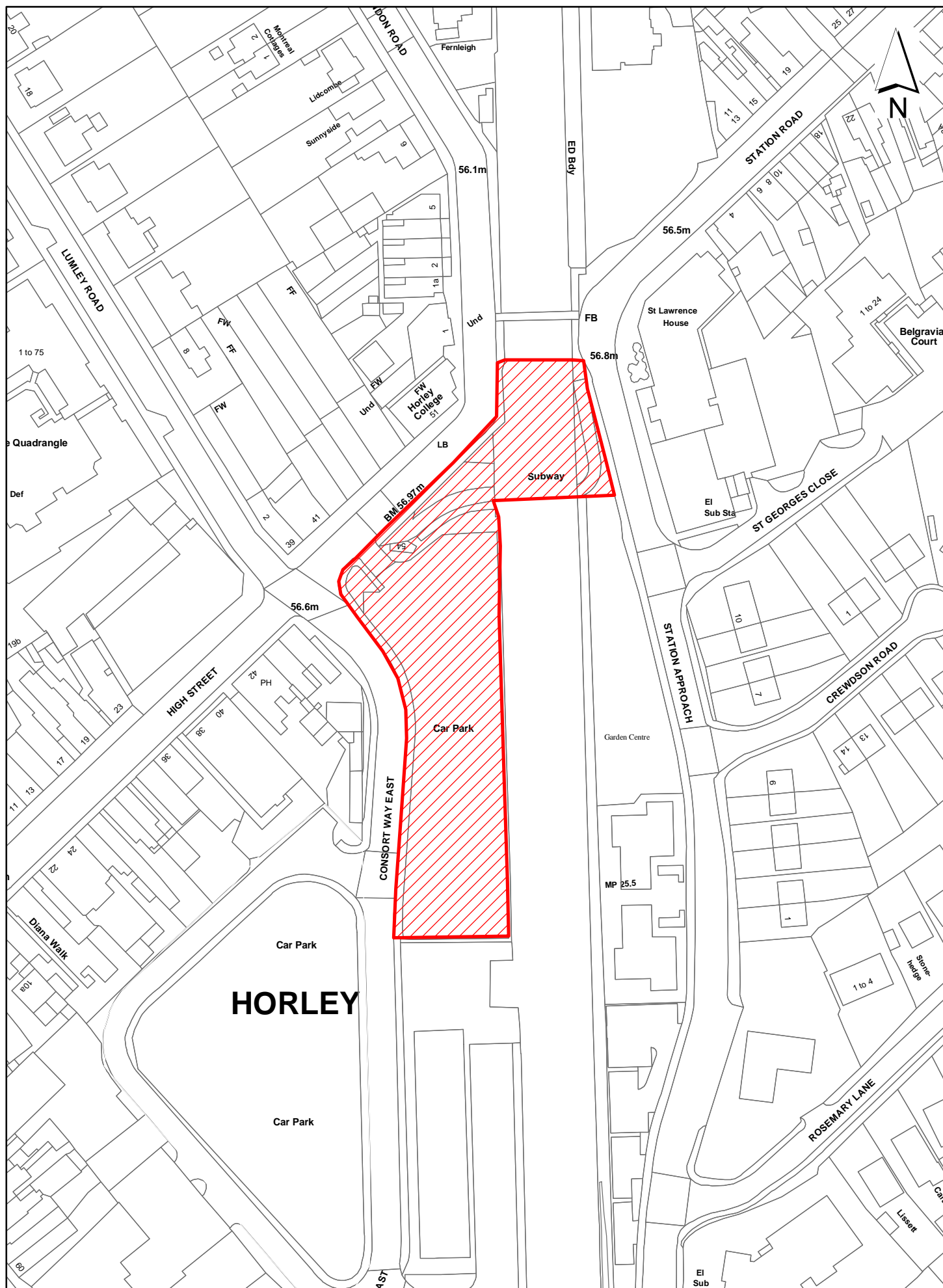
<b>Suitability</b>
<p>The site is allocated for housing development in the Borough Local Plan 2005, as part of the Horley Master Plan. The site was initially granted outline permission in 2007 subject to the signing of a satisfactory s106 agreement. Detailed assessment of the suitability of this location for housing development has been undertaken as part of the allocation and planning application.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The development is led by a consortium which consists of Miller Homes, David Wilson Homes, Taylor Wimpey and Persimmon. The consortium has option agreements on the land encompassed by the allocation.</p>

<b>Achievability</b>
<p>Grant of the outline planning permission is expected to occur in late 2012 following finalisation of the S106 agreement and updated impact assessments. Evidence has been submitted on behalf of the consortium indicating development is programmed to commence in 2014.</p> <p>Given the scale of the development and number of development partners, it is anticipated that a peak annual delivery rate of 150 dwellings per annum could reasonably be achieved. This is supported by the development programme submitted on behalf of the consortium. Redevelopment of the site is concluded to be financially viable.</p>

<b>Summary</b>
<p>The site is suitable, available within the identified timescale and redevelopment would be financially viable.</p> <p>Outline planning consent is expected to be finalised during Autumn 2012 and it is anticipated that delivery on site could be realised in the latter stages of years 1-5 and continue throughout the majority of the plan period.</p>

# High Street Car Park, Horley (S2011HC02)



<b>Site details</b>	
SHLAA Reference	S2011HC02
Source of site	Borough Local Plan 2005
Site name	High Street Car Park, Horley
Existing use	Car park

<b>Housing potential</b>	
Density	100
Yield	45
Site area (ha)	0.43 ha

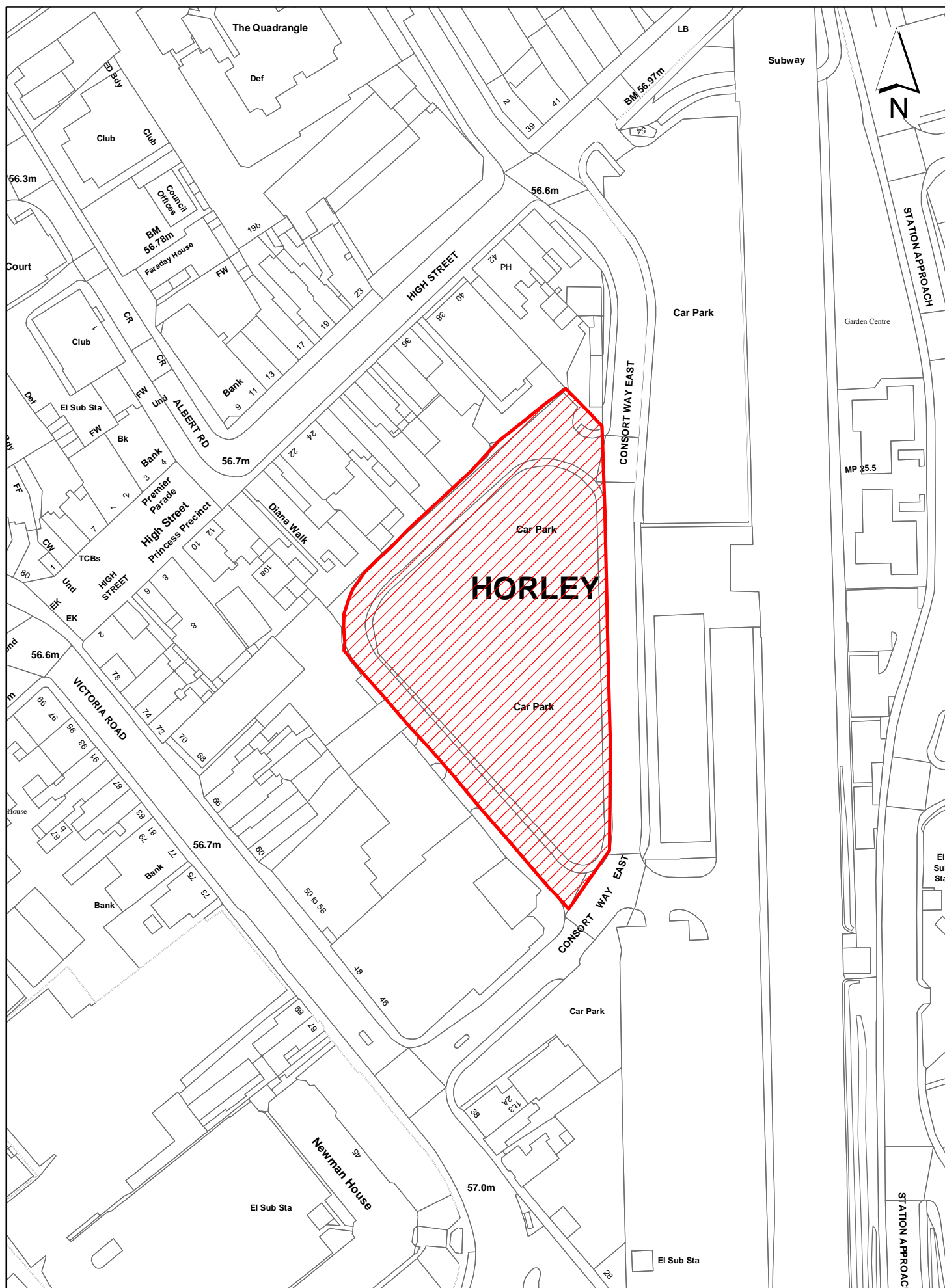
<b>Suitability</b>
<p>The site is allocated for an integrated mixed-use development in the Borough Local Plan 2005. The site is in a highly accessible location within Horley town centre, close to the railway station and a wide variety of shops and services. Redevelopment of the site would also contribute to the regeneration of Horley town centre. Proximity to the railway line may have implications for residential amenity. Development at the site will need to be sensitive to the locally listed Old Goods Shed to the south.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site is likely to be available in years 6-10.</p>

<b>Achievability</b>
<p>Viability appraisal indicates that redevelopment of the site is financially viable. There are not considered to be any other market or delivery factors constraining achievability.</p>

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

# Central Car Park, Horley (S2011HC03)



<b>Site details</b>	
SHLAA Reference	S2011HC03
Source of site	Borough Local Plan 2005
Site name	Central Car Park, Horley
Existing use	Car park

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.42 ha

<b>Suitability</b>
<p>The site is allocated for an integrated mixed-use development in the Borough Local Plan 2005. The site is in a sustainable location within Horley town centre. There are no physical constraints affecting redevelopment of the site. However, development at the site will need to be done sensitively in relation to the locally listed Old Goods Shed.</p> <p>The site is suitable for housing development, potentially as part of a mixed use scheme.</p>

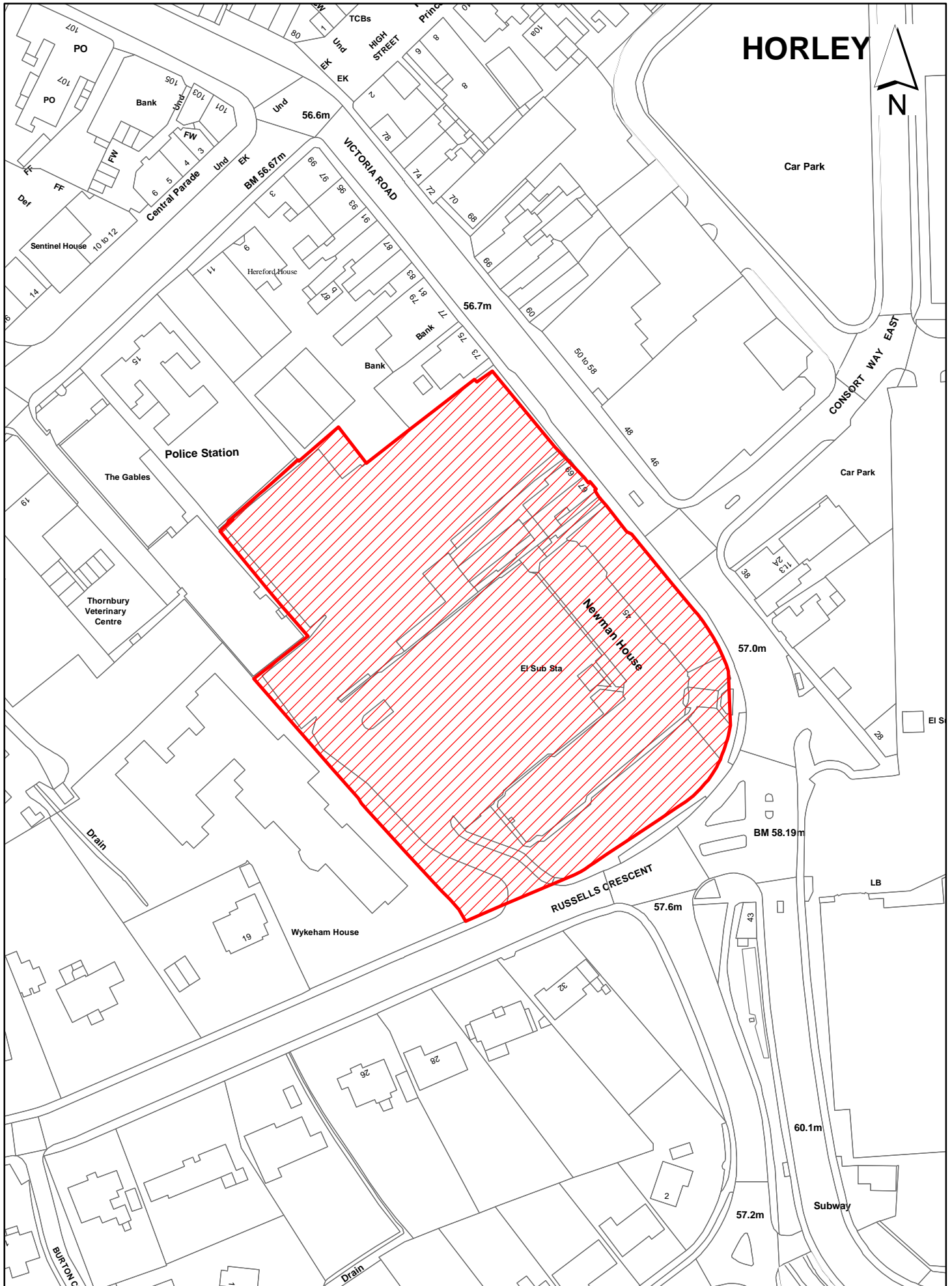
<b>Availability</b>
<p>The site is owned by RBBC. At present, availability of the site for redevelopment is deemed unlikely due to the need to find alternative options to relocate existing parking provision on the site.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for residential development as part of a mixed use scheme; however, at this time it is not sufficiently certain whether the site will become available for development.</p> <p>The site is not currently deliverable/developable.</p>



# Garage site and Newman House, Victoria Road, Horley (2011HC04)



<b>Site details</b>	
SHLAA Reference	S2011HC04
Source of site	Borough Local Plan 2005
Site name	Former Henry's Garage site and Newman House, Victoria Road, Horley
Existing use	Business (Newman House) and car park (Henry's Garage site)

<b>Housing potential</b>	
Density	110
Yield	120
Site area (ha)	1.07 ha

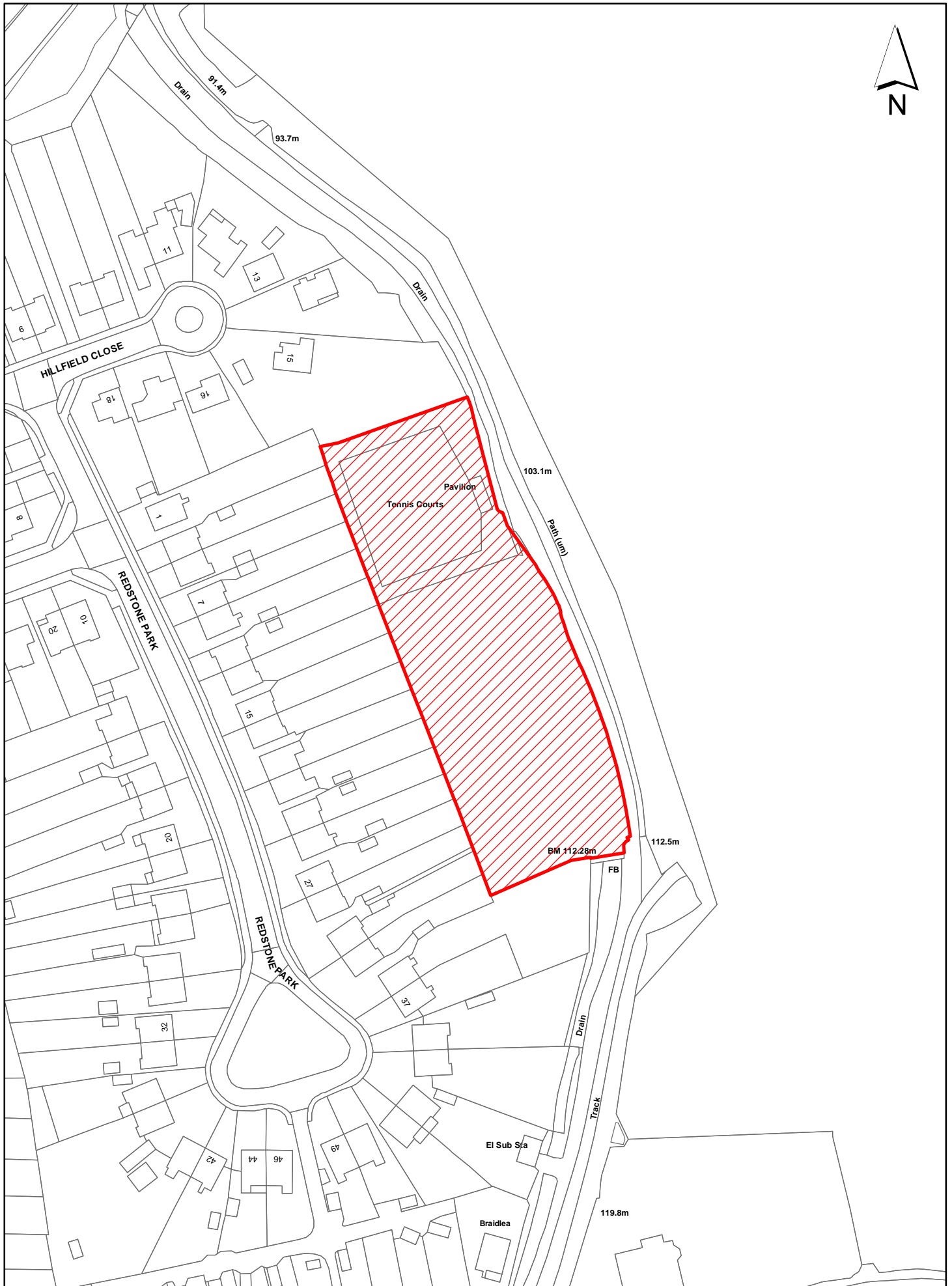
<b>Suitability</b>
<p>The site is in a sustainable location within Horley town centre and close to the railway station. There are no physical constraints to redevelopment; however, the site is within the Horley Air Quality Management Area.</p> <p>The Former Henry's Garage Site is a cleared site allocated for integrated mixed-use development in the Borough Local Plan 2005. Its frontage forms part of the Primary Shopping Area and as such it is likely that redevelopment will be required to provide some ground floor retail accommodation. The site also comprises Newman House, a vacant office block which lies within the Town Centre Business Area. Loss of employment uses will need to be considered; however, redevelopment of the site would contribute to the regeneration of Horley town centre.</p> <p>The site is suitable for a residential-led mixed use development.</p>

<b>Availability</b>
<p>The Newman House site is owned by RBBC and is available for development. The cleared site is owned by LV Bank and there is reasonable prospect that the site will be available for development in the identified timescales.</p>

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

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

# Rear of Redstone Park gardens, Redstone Park, Redhill (S2011RE12)



<b>Site details</b>	
SHLAA Reference	S2011RE12
Source of site	RBBC
Site name	Rear of Redstone Park gardens, Redstone Park, Redhill
Existing use	Recreation/woodland

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

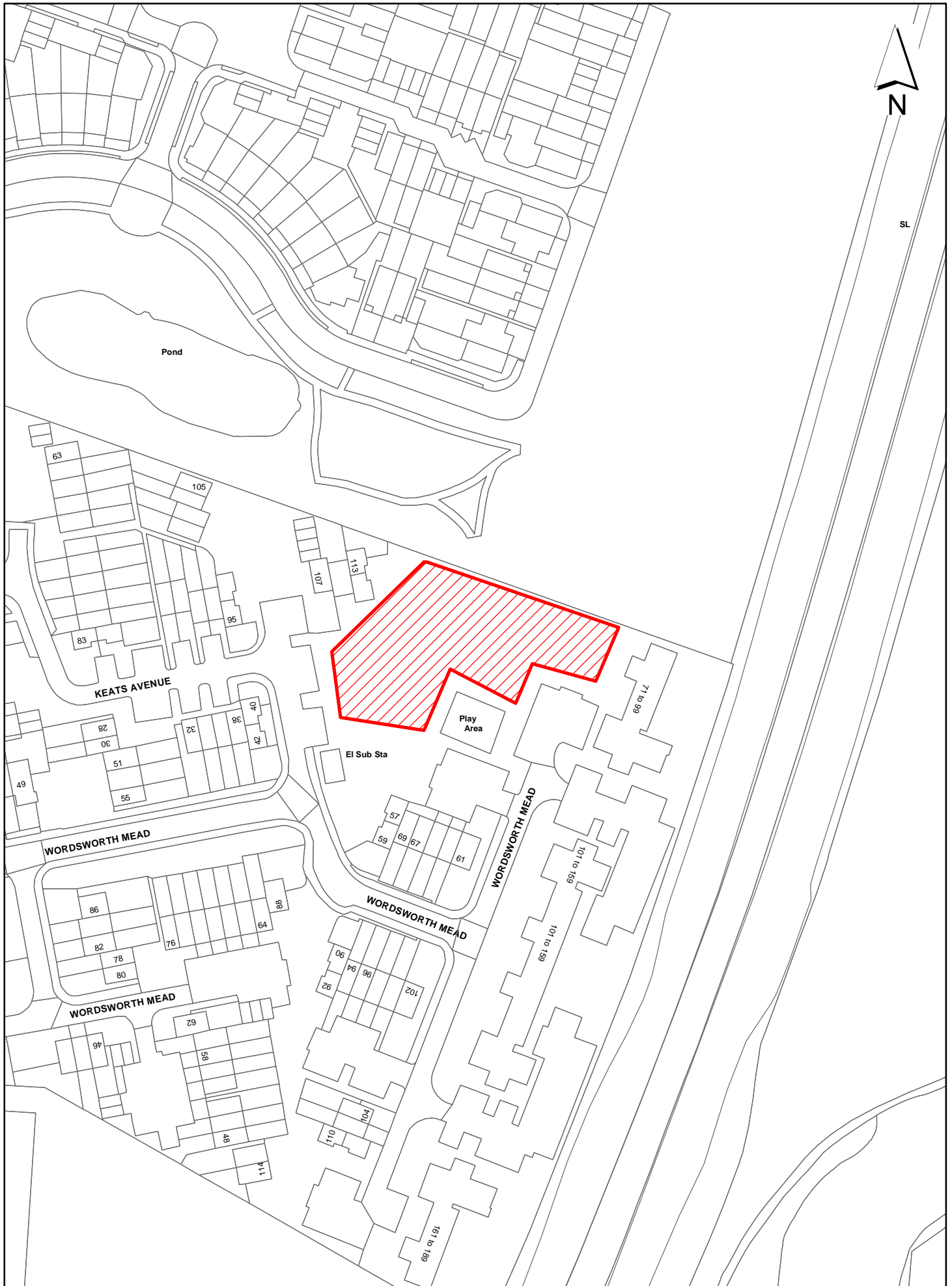
<b>Suitability</b>
<p>The site includes a tennis court and small pavilion. In terms of physical constraints, parts of the site are heavily wooded and access is very limited with only a narrow track from Nutfield Road. The site is sustainably located in reasonable proximity to Redhill town centre and railway station.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site was identified by RBBC Development Management Team. It has not been possible to ascertain availability of the site.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for residential development but availability cannot be ascertained.</p> <p>The site is not currently deliverable/developable.</p>

# Land near Wordsworth Mead, Redhill (S2011RE13)



<b>Site details</b>	
SHLAA Reference	S2011RE13
Source of site	RBBC
Site name	Land near Wordsworth Mead, Redhill
Existing use	Green space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.18 ha

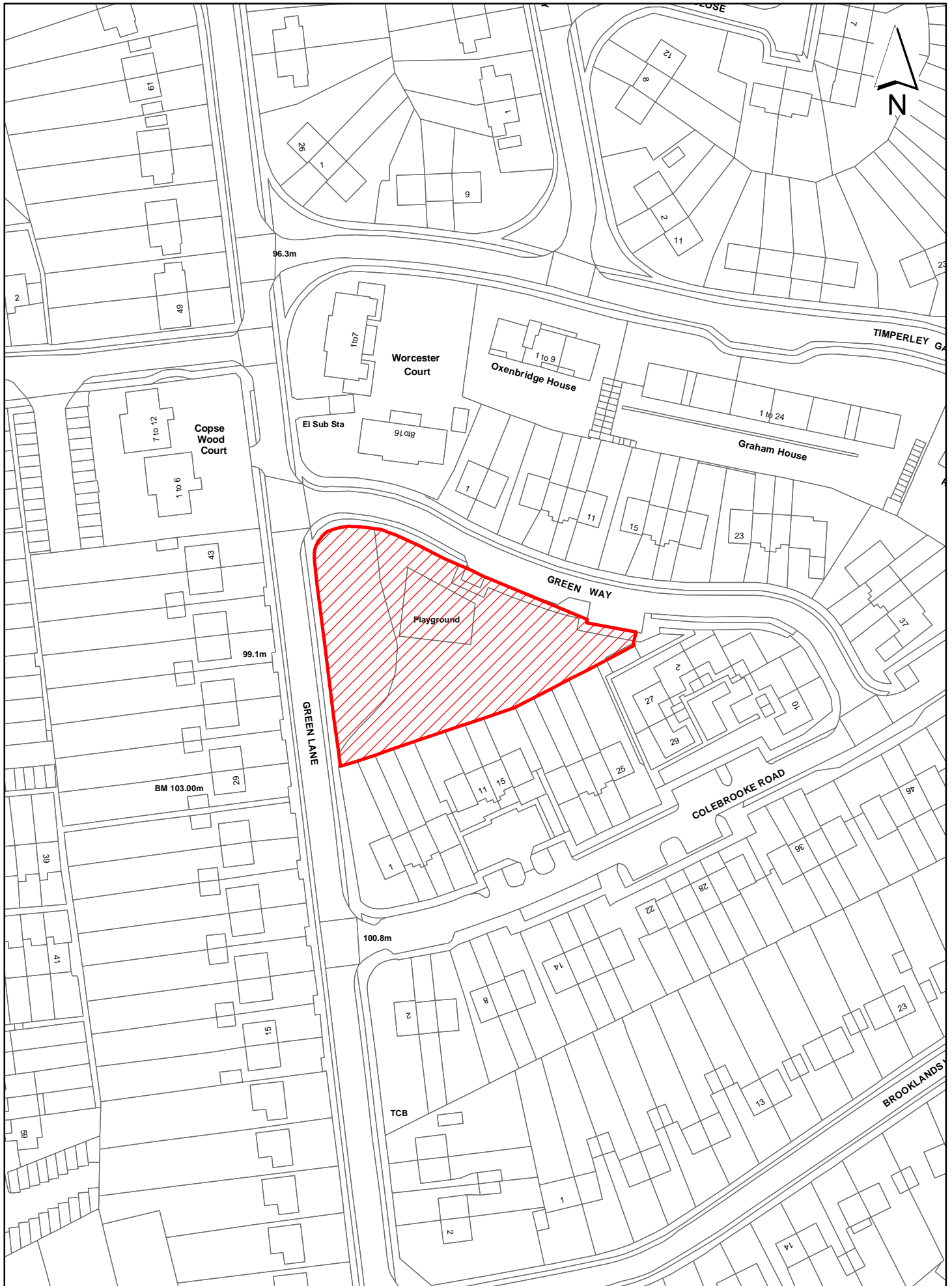
<b>Suitability</b>
<p>The site is an area of amenity open space within a residential estate. The Councils Open Space Assessment indicates that the borough is deficient in such open space. There are no overriding physical constraints to redevelopment. In terms of environmental conditions, the site is close to the railway and 250m from a landfill site which may have amenity implications.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to the site's unsuitability.</p>

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

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

# Land at Green Way, Redhill (S2011RW06)



<b>Site details</b>	
SHLAA Reference	S2011RW06
Source of site	RBBC
Site name	Land at Green Way, Redhill
Existing use	Green space and play area

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

<b>Suitability</b>
<p>The site is an area of amenity space with an equipped play area within a built up residential area. The Open Space Assessment recommends the protection of such play/amenity space. The site is sustainably located in reasonable proximity to Redhill town centre and in an established residential area.</p> <p>The site is not suitable for housing development.</p>

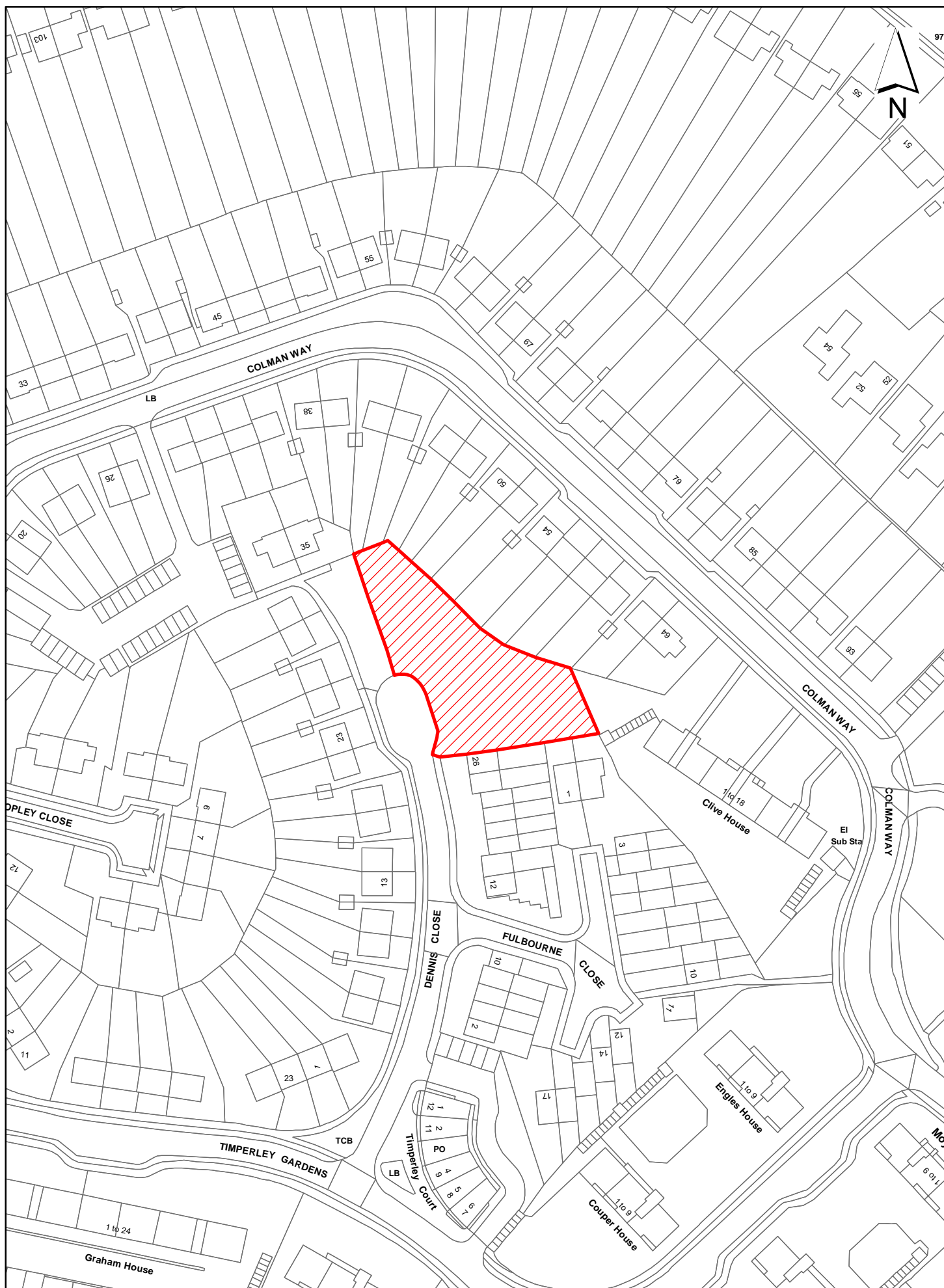
<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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



# Land at Dennis Close, Redhill (S2011RW07)



<b>Site details</b>	
SHLAA Reference	S2011RW07
Source of site	RBBC
Site name	Land at Dennis Close, Redhill
Existing use	Amenity space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.15 ha

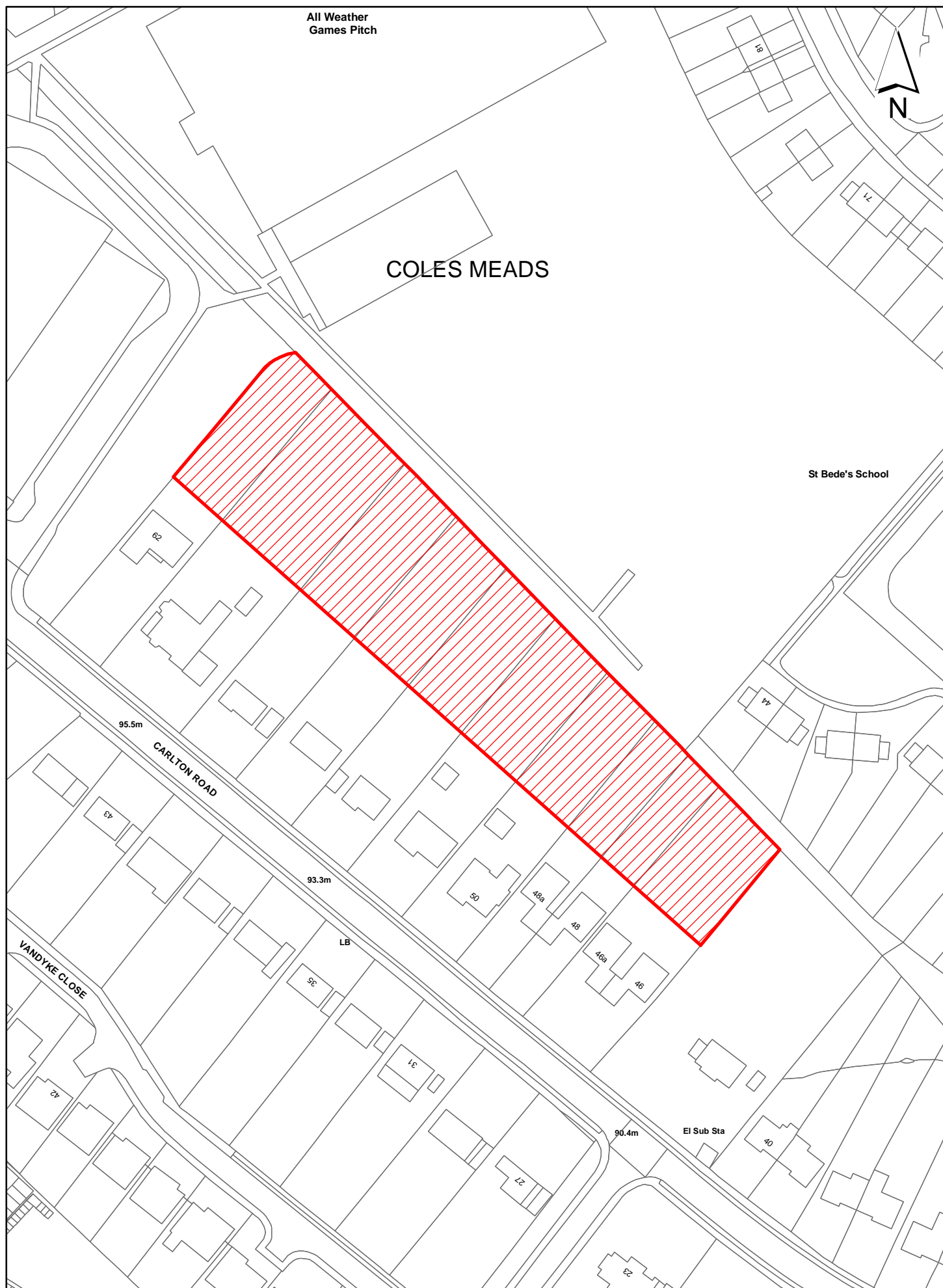
<b>Suitability</b>
<p>The site is a small parcel of largely wooded amenity space. The Councils Open Space Assessment indicates that the borough is deficient in such open space and recommends ongoing protection. Given the size of the site, it is unlikely the site could accommodate 10 dwellings and thus would fall below the SHLAA threshold.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land at rear of housing, Carlton Road, Redhill (S2011RW08)



<b>Site details</b>	
SHLAA Reference	S2011RW08
Source of site	RBBC
Site name	Land at rear of housing, Carlton Road, Redhill
Existing use	Green space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.7 ha

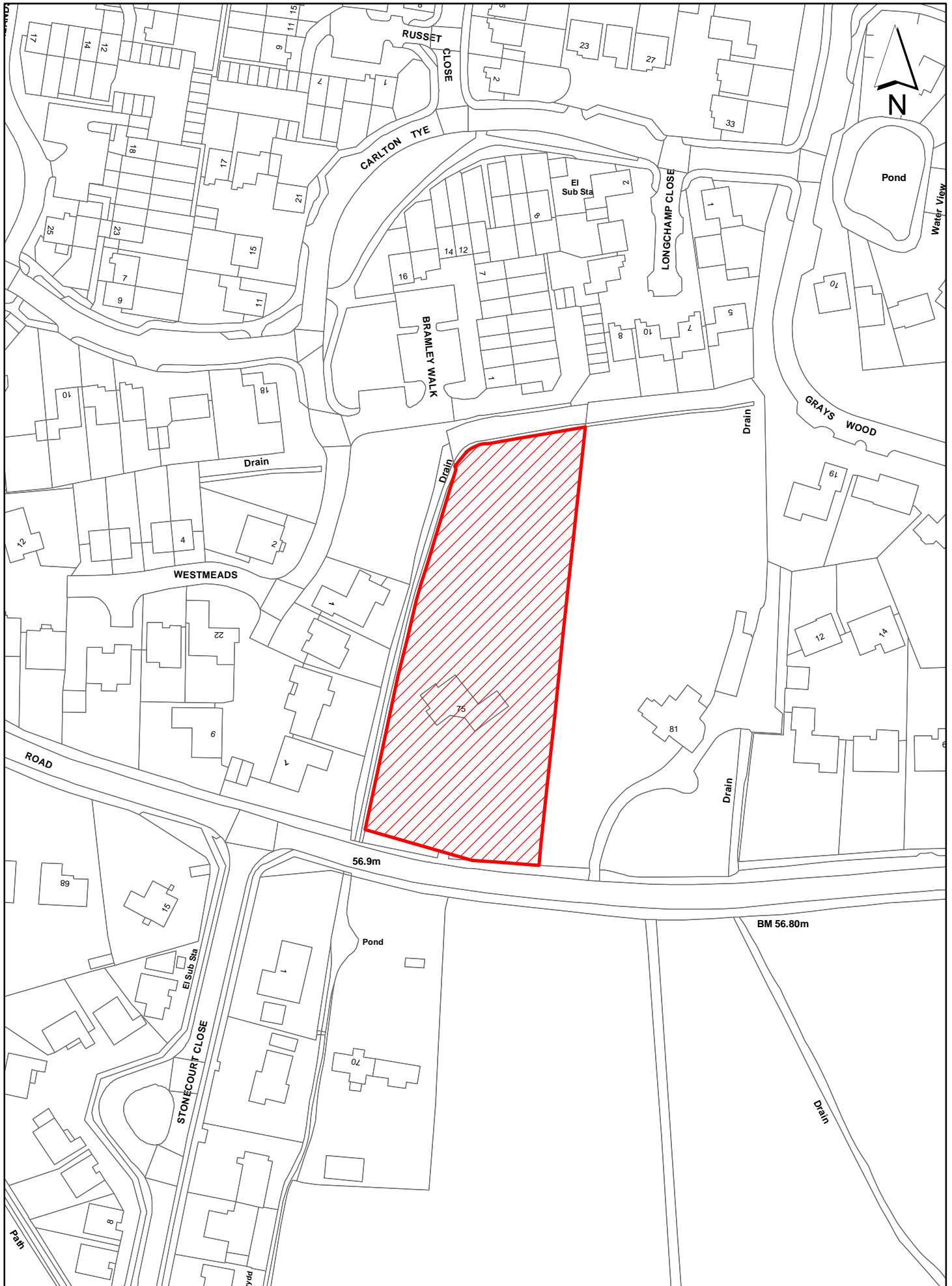
<b>Suitability</b>
<p>The site area consists of several back garden plots, development of which would constitute backland development. In terms of physical issues, there is no direct access to the site and this would have to be achieved either from the rear or through the frontage on Carlton Road. However, the site is reasonably close to Redhill town centre and considered to be sustainably located.</p> <p>The site is considered suitable for housing development.</p>

<b>Availability</b>
<p>As the site consists of the amalgamation of several garden plots, there are a number of separate landowners which would need to be negotiated with. This multiple landownership issue is considered to be a constraint and at this time availability cannot be ascertained..</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for residential development but availability cannot be ascertained.</p> <p>The site is not currently deliverable/developable.</p>

# Land at Smallfield Road, Horley (S2011HE03)



<b>Site details</b>	
SHLAA Reference	S2011HE03
Source of site	RBBC
Site name	Land at Smallfield Road, Horley
Existing use	Residential

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.42 ha

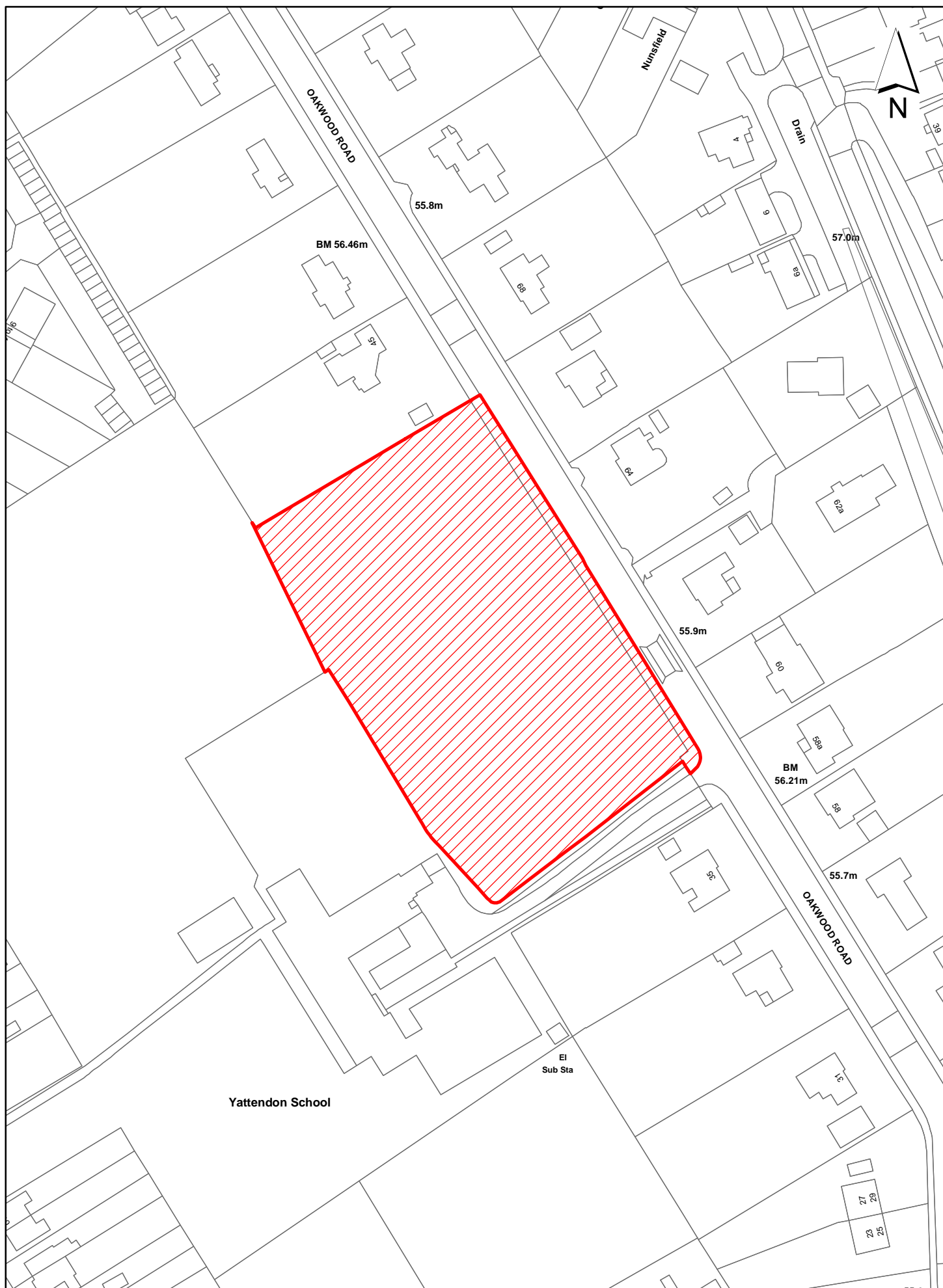
<b>Suitability</b>
<p>The site is in the urban area and not affected by any overriding policy constraints. In terms of physical issues, the site is within Flood Zones 2 and 3 and there are a number of protected tree groups on the boundary of the site. The site is reasonably sustainable within an acceptable distance of Horley town centre and rail station. The development of nearby sites indicate that redevelopment is in principle acceptable.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site was identified by RBBC Development Management. The site is in private ownership and it has been deemed inappropriate to contact regarding availability.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for redevelopment subject to a satisfactory approach to flood risk. However, the site is not been possible to ascertain availability.</p> <p>The site is not deliverable/developable.</p>

# Land at Oakwood Road, Horley (S2011HC06)



<b>Site details</b>	
SHLAA Reference	S2011HC06
Source of site	RBBC
Site name	Land at Oakwood Road, Horley
Existing use	School playing field

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.76 ha

<b>Suitability</b>
<p>The site forms part of the school playing fields for Yattendon School. The Open Space Assessment recommends the continued protection of playing fields. In terms of physical issues, there are potential contamination issues. The site is sustainably located with good access to schools and shops and facilities in Horley town centre nearby. Redevelopment would form a coherent continuation of the frontage along Oakwood Road.</p> <p>Given the need to protect open space, the site is not suitable for housing development.</p>

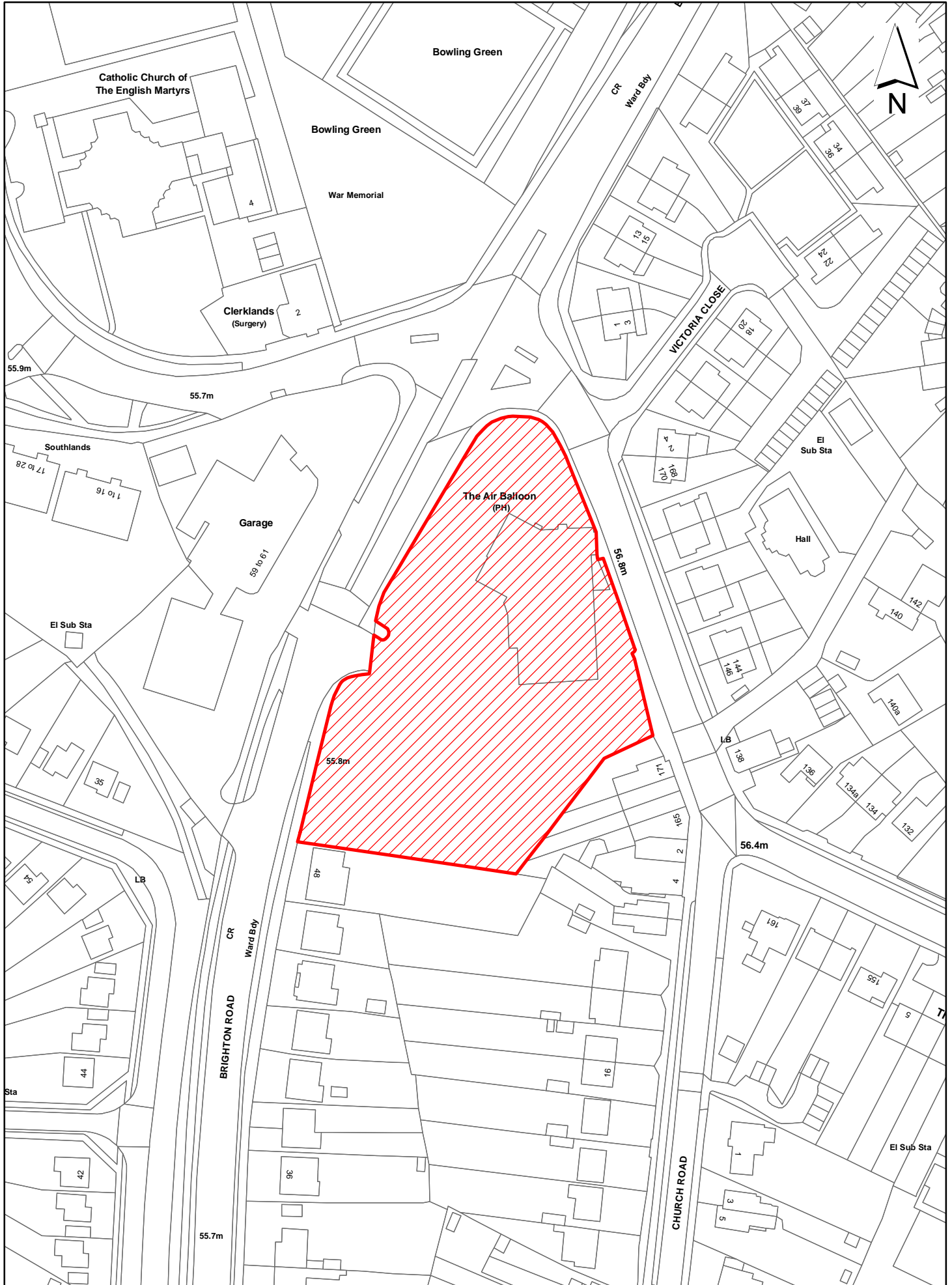
<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability. Any release of the site would be subject to the operational need of Yattendon School.</p>

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

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



# Land at Air Balloon Public House, Brighton Road, Horley (S2011HC07)



<b>Site details</b>	
SHLAA Reference	S2011HC07
Source of site	RBBC
Site name	Land at Air Balloon Public House, Brighton Road, Horley
Existing use	Public house

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.64 ha

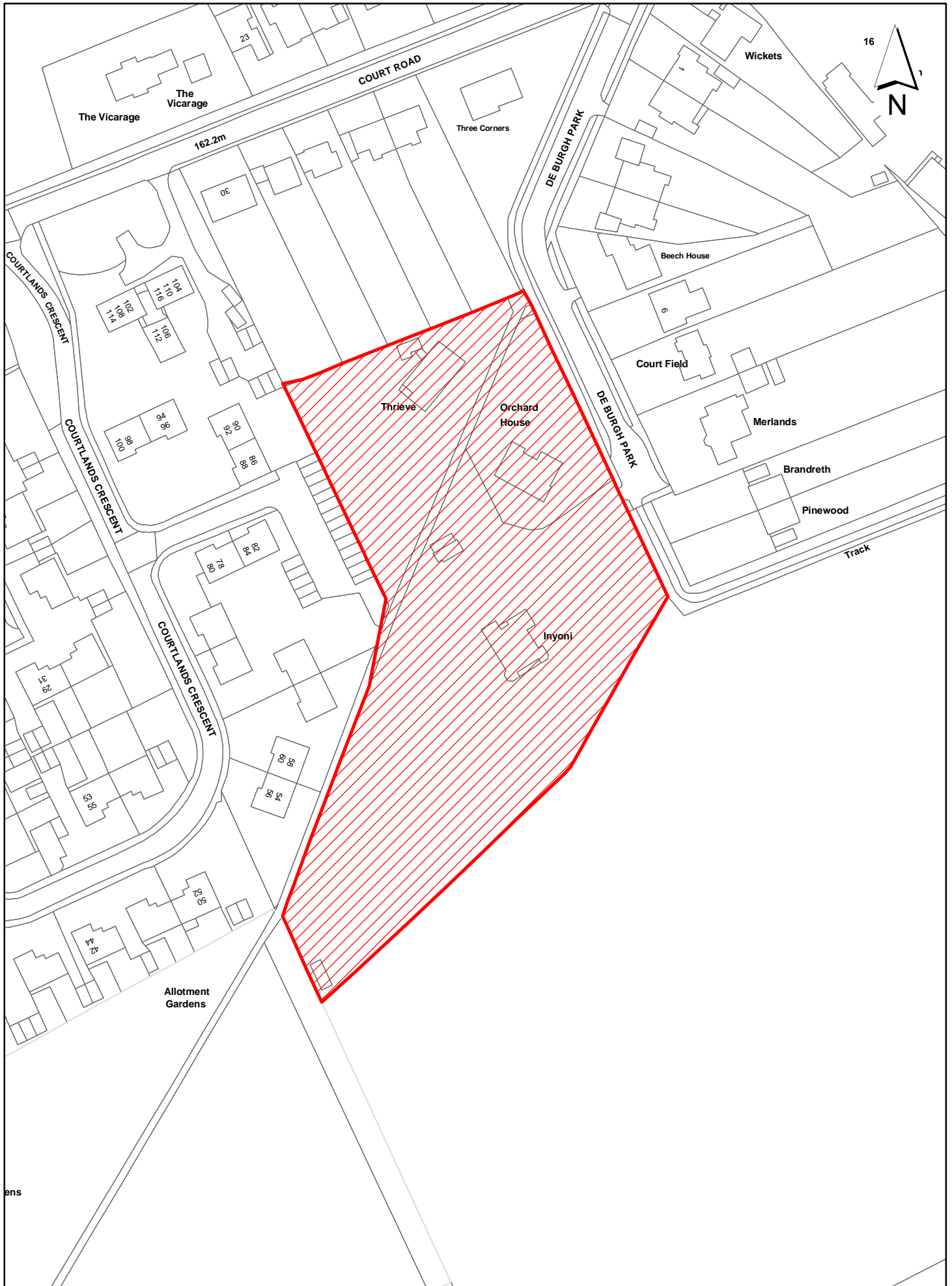
<b>Suitability</b>
<p>The site comprises an operational pub and large hard surfaced parking area. The site is brownfield land and there are no overriding physical constraints to redevelopment. The site is in a sustainable location in close proximity to Horley town centre and with good access to the strategic road network.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by Punch Taverns Ltd and is not currently available for redevelopment.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to the lack of availability.</p>

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

# 3 houses and bottom of De Burgh Park, Banstead (S2011BV03)



<b>Site details</b>	
SHLAA Reference	S2011BV03
Source of site	RBBC
Site name	3 houses and bottom of De Burgh Park, Banstead
Existing use	Residential

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.97 ha

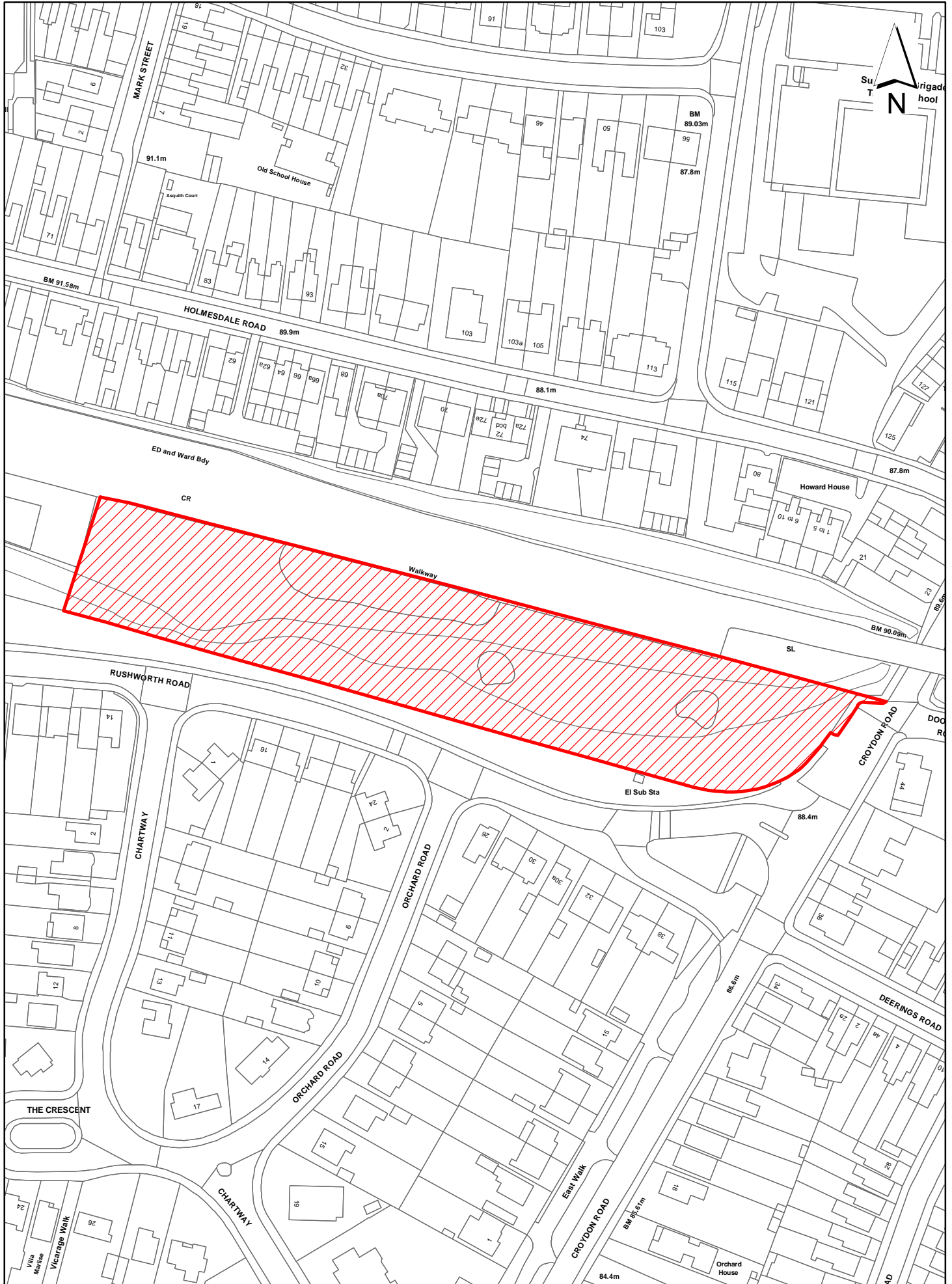
<b>Suitability</b>
<p>The site area constitutes three separate dwellings set within large plots. The site adjoins the Green Belt and development would need to consider this transition. There are no overriding physical or policy constraints to development. The site is in a sustainable location close to Banstead town centre.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site consists of three separate landowners which would need to be negotiated with. This multiple landownership issue is considered to be a constraint and at this time availability cannot be ascertained.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for residential development but availability cannot be ascertained.</p> <p>The site is not currently deliverable/developable.</p>

# Land adjacent to railway line and end of station car park, Reigate (S2011RC05)



<b>Site details</b>	
SHLAA Reference	S2011RC05
Source of site	RBBC
Site name	Land adjacent to railway line and end of station car park, Reigate
Existing use	Woodland – railway embankment

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.89 ha

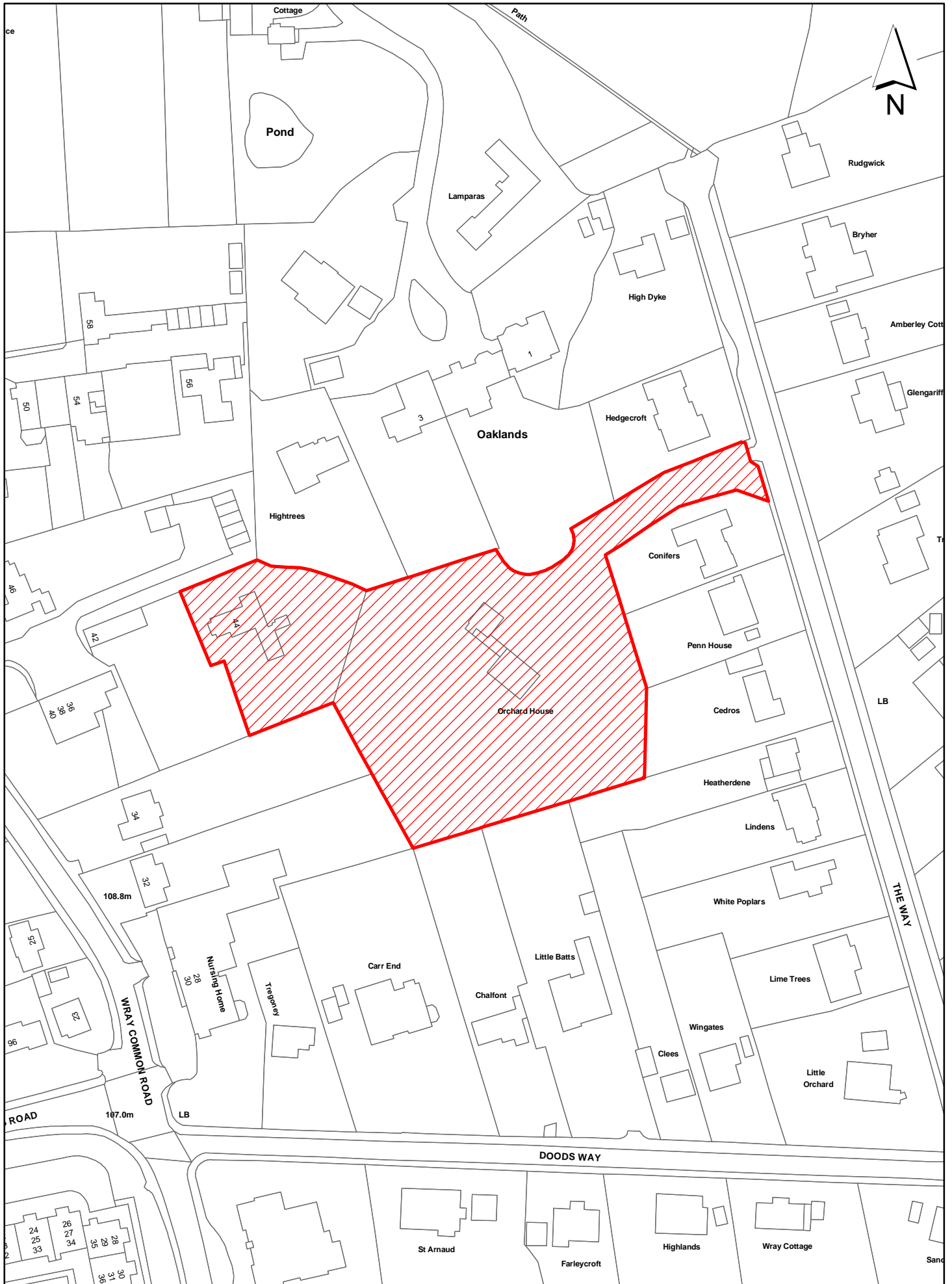
<b>Suitability</b>
<p>The site consists of a parcel of railway land and a wooded area adjacent to Reigate station. The site is physically unsuitable as it is quite steeply banked and proximity to the railway line would lead to significant amenity issues. The site is sustainably located.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Orchard House, The Way, Reigate (S2011RH03)



<b>Site details</b>	
SHLAA Reference	S2011RH03
Source of site	RBBC
Site name	Orchard House, The Way, Reigate
Existing use	Residential

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.64 ha

<b>Suitability</b>
The site consists of one residential plot surrounded by large grounds. The site is surrounded by the Wray Common Conservation Area and has TPOs on the site boundaries. The site is also 250m from landfill. It is in sustainable location and suitable for housing development.

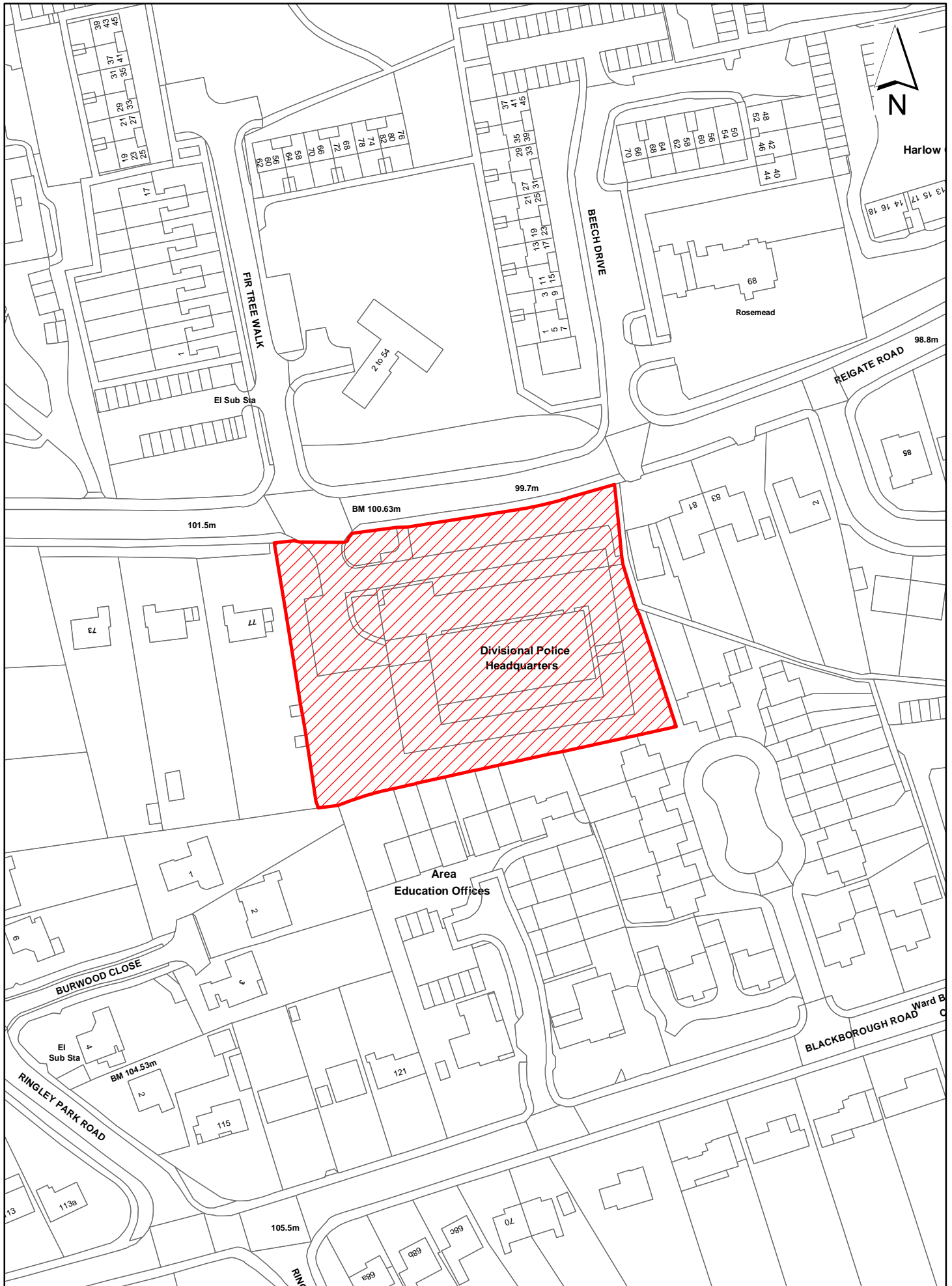
<b>Availability</b>
The site is not available as planning permission has been permitted on the site in 2007 for the demolition of the existing dwelling and erection of four dwellings and a bungalow.

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

<b>Summary</b>
The site is not available for development and therefore not currently deliverable/developable.



# Police Headquarters, Reigate Road, Reigate (S2011RC06)



<b>Site details</b>	
SHLAA Reference	S2011RC06
Source of site	RBBC
Site name	Police Headquarters, Reigate Road, Reigate
Existing use	Police headquarters

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.57 ha

<b>Suitability</b>
<p>The site is a sustainable location close to Reigate town centre and rail station. The surrounding area is an established residential neighbourhood. There are no physical or policy constraints to redevelopment of the site; however, there are potentially contamination issues.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by SCC and currently an operational site for Surrey Police. Given the operational requirement for the site, it is not currently available for development and it is not possible to ascertain future availability.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to the lack of availability.</p>

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

# 4 houses off West Street, Reigate (S2011RC07)



<b>Site details</b>	
SHLAA Reference	S2011RC07
Source of site	RBBC
Site name	4 houses off West Street, Reigate
Existing use	Residential

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.7 ha

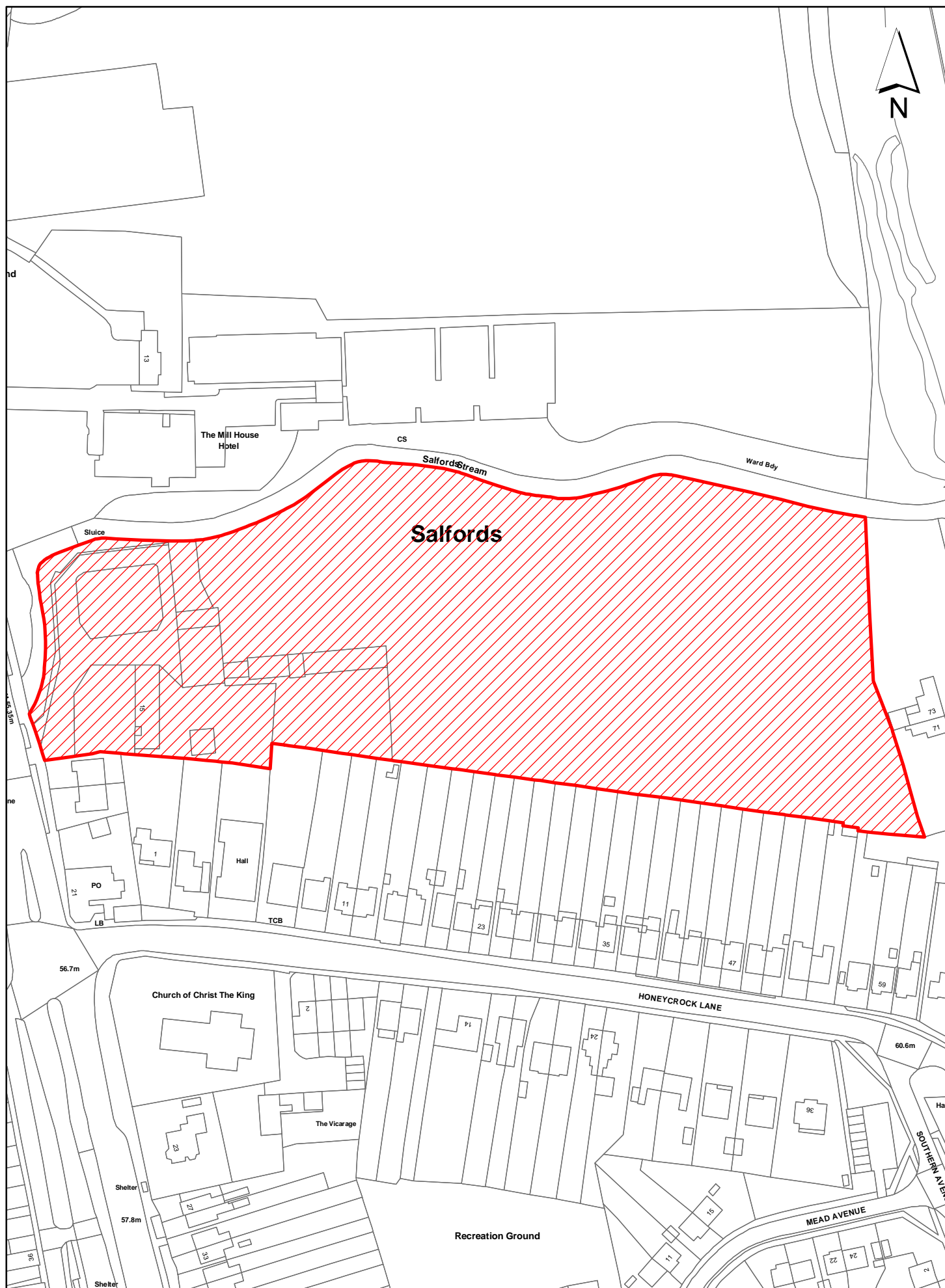
<b>Suitability</b>
<p>The site consists of four houses set within large plots. The site is in a sustainable location, close to Reigate town centre and rail station. The site borders Flanchford Road and Colley Lane Conservation Area and any redevelopment would need to consider this context. There are a number of protected trees on site but otherwise there are no overriding constraints to development.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site consists of three separate landowners which would need to be negotiated with. This multiple landownership issue is considered to be a constraint and at this time availability cannot be ascertained.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for residential development but availability cannot be ascertained.</p> <p>The site is not currently deliverable/developable.</p>

# Millstream Farm, Brighton Road, Salfords (S2011SS10)



<b>Site details</b>	
SHLAA Reference	S2011SS10
Source of site	RBBC
Site name	Millstream Farm, Brighton Road, Salfords
Existing use	Storage yard/light industrial

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.1 ha

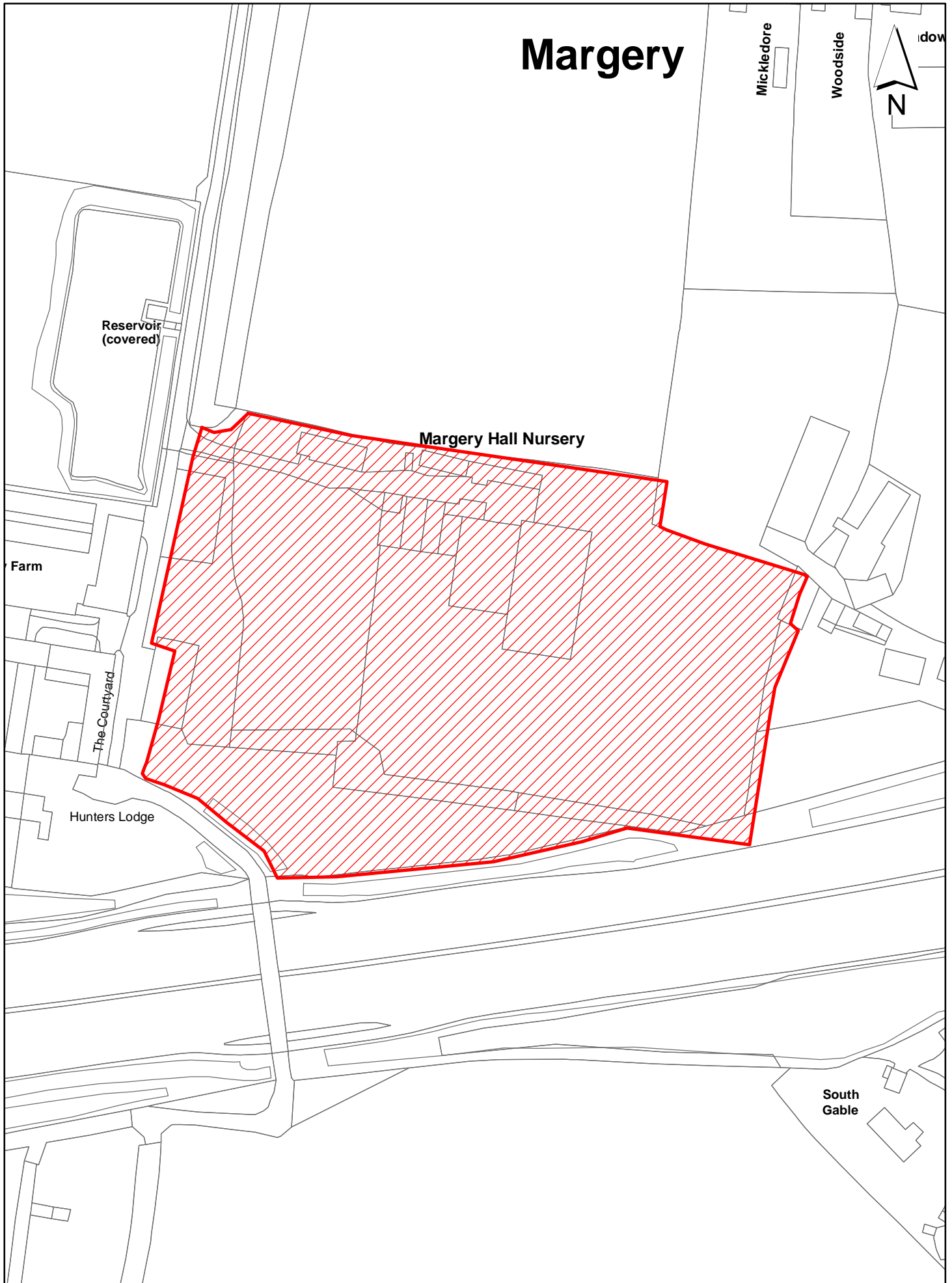
<b>Suitability</b>
<p>The site comprises a large storage/scrap yard and associated light industrial buildings. The site is designated Green Belt. In terms of physical issues, Flood Zones 2 and 3 affect the majority of the site and the site may be contaminated. The site benefits from access to the A23 and bus services along this corridor. There are a number of shops/services nearby at the Salfords local centre.</p> <p>The site may be potentially suitable subject to further analysis in a Green Belt review.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to the current unsuitability.</p>

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

<b>Summary</b>
<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 Margery Hall Nursery, Margery Lane, Lower Kingswood (S2011KBH01)



<b>Site details</b>	
SHLAA Reference	S2011KBH01
Source of site	RBBC
Site name	Land at Margery Hall Nursery, Margery Lane, Lower Kingswood
Existing use	Farm buildings

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.16 ha

<b>Suitability</b>	
<p>The site is within the Green Belt and in an Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site is located adjacent to the M25 and may be subject to noise pollution affecting residential amenity. The site is also potentially contaminated. There are limited shops and services available near to the site and public transport accessibility is poor.</p> <p>The site is not suitable for residential development.</p>	

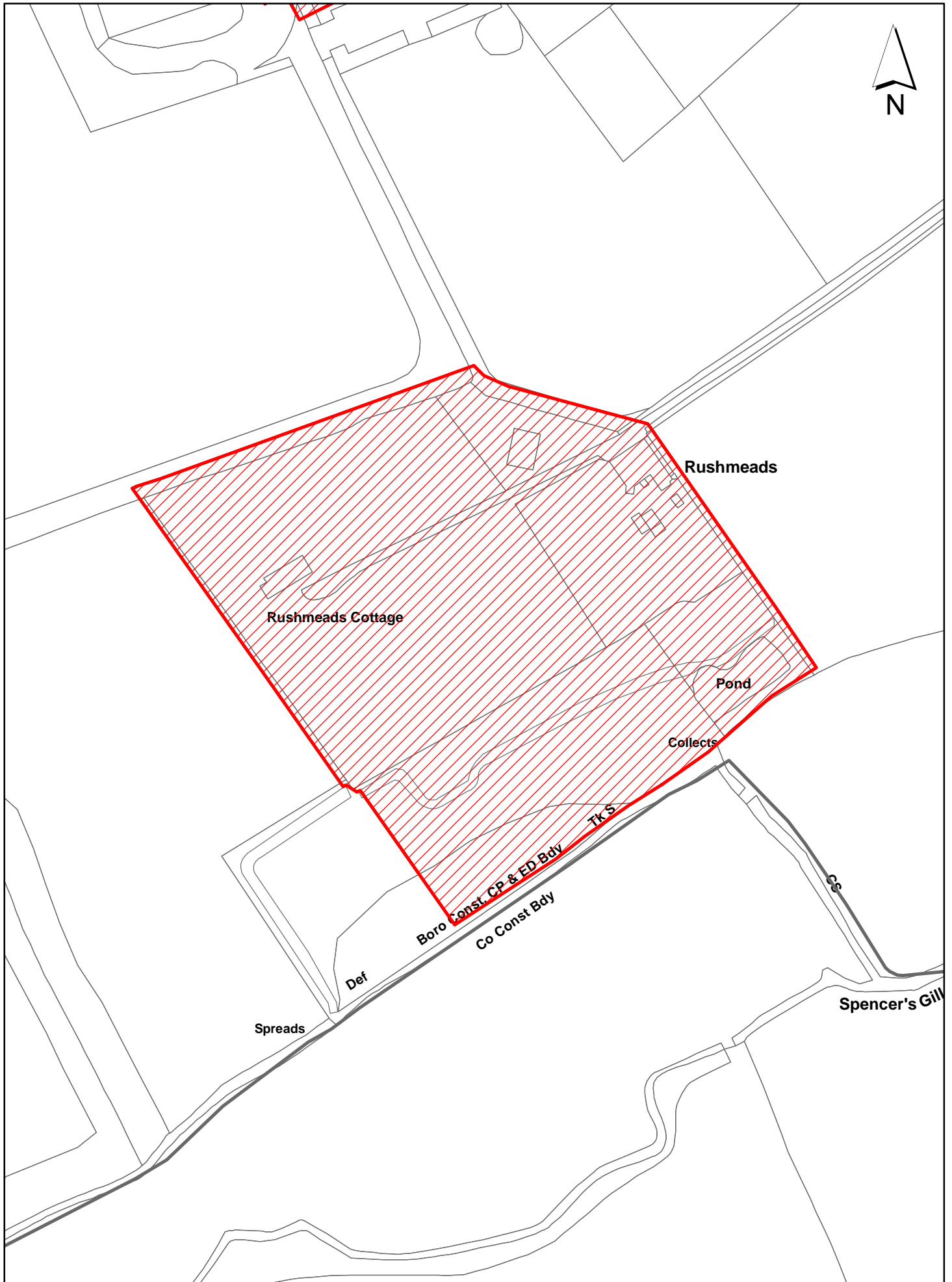
<b>Availability</b>	
<p>Researching the site's availability was not undertaken due to unsuitability.</p>	

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

<b>Summary</b>	
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>	



# Land at Rushmeads, Horse Hill, Horley (S2011SS01)



<b>Site details</b>	
SHLAA Reference	S2011SS01
Source of site	RBBC
Site name	Land at Rushmeads, Horse Hill, Horley
Existing use	Residential

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.96 ha

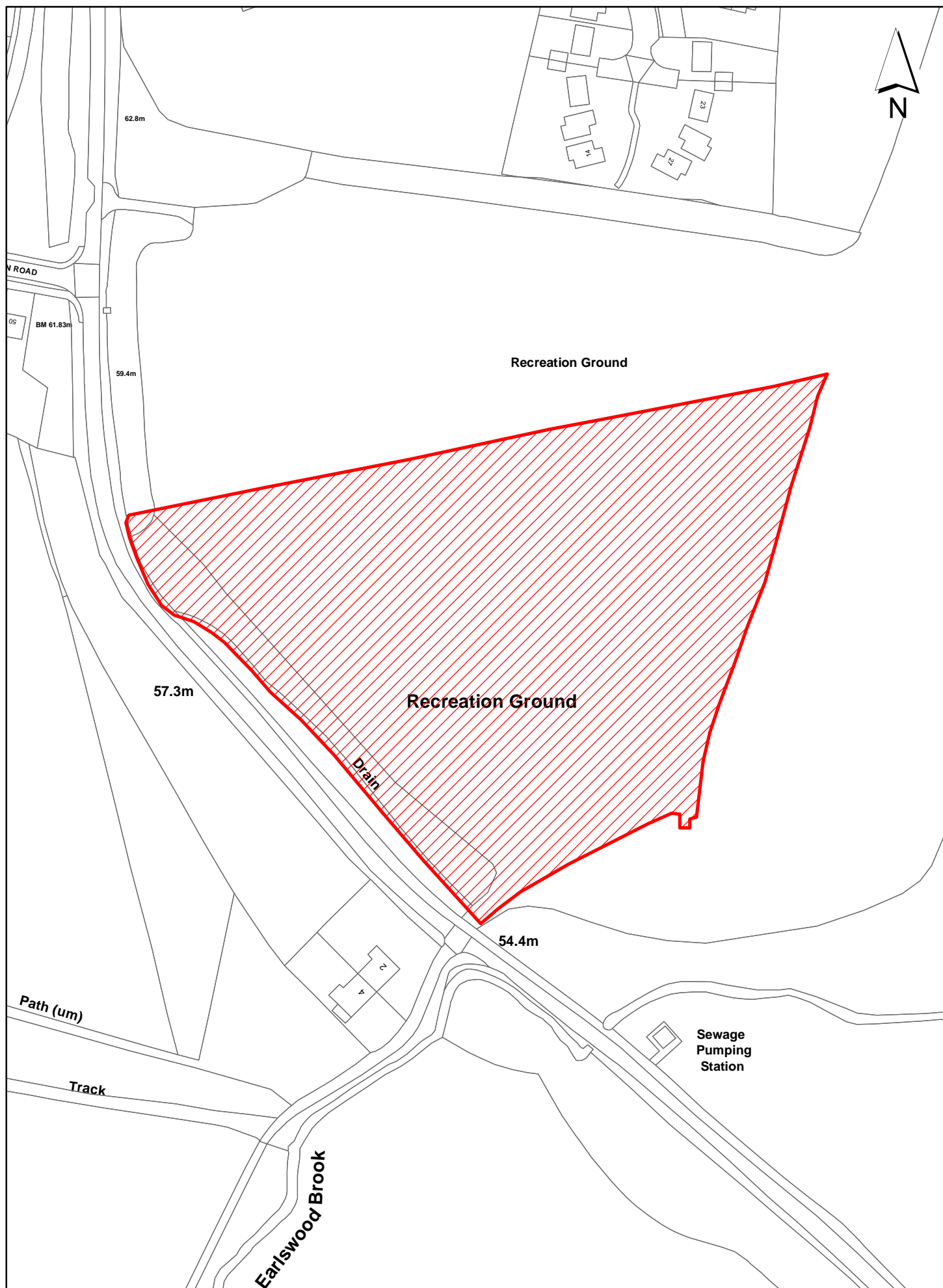
<b>Suitability</b>
<p>The site is designated Green Belt and affected by Flood Zone 2 and 3. The site is also potentially contaminated. The site is in an isolated location with no facilities or services nearby and very poor public transport accessibility.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Land at Lonesome Lane Recreation Ground, Reigate (S2011SPW01)



<b>Site details</b>	
SHLAA Reference	S2011SPW01
Source of site	RBBC
Site name	Land at Lonesome Lane Recreation Ground, Reigate
Existing use	Open space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.94 ha

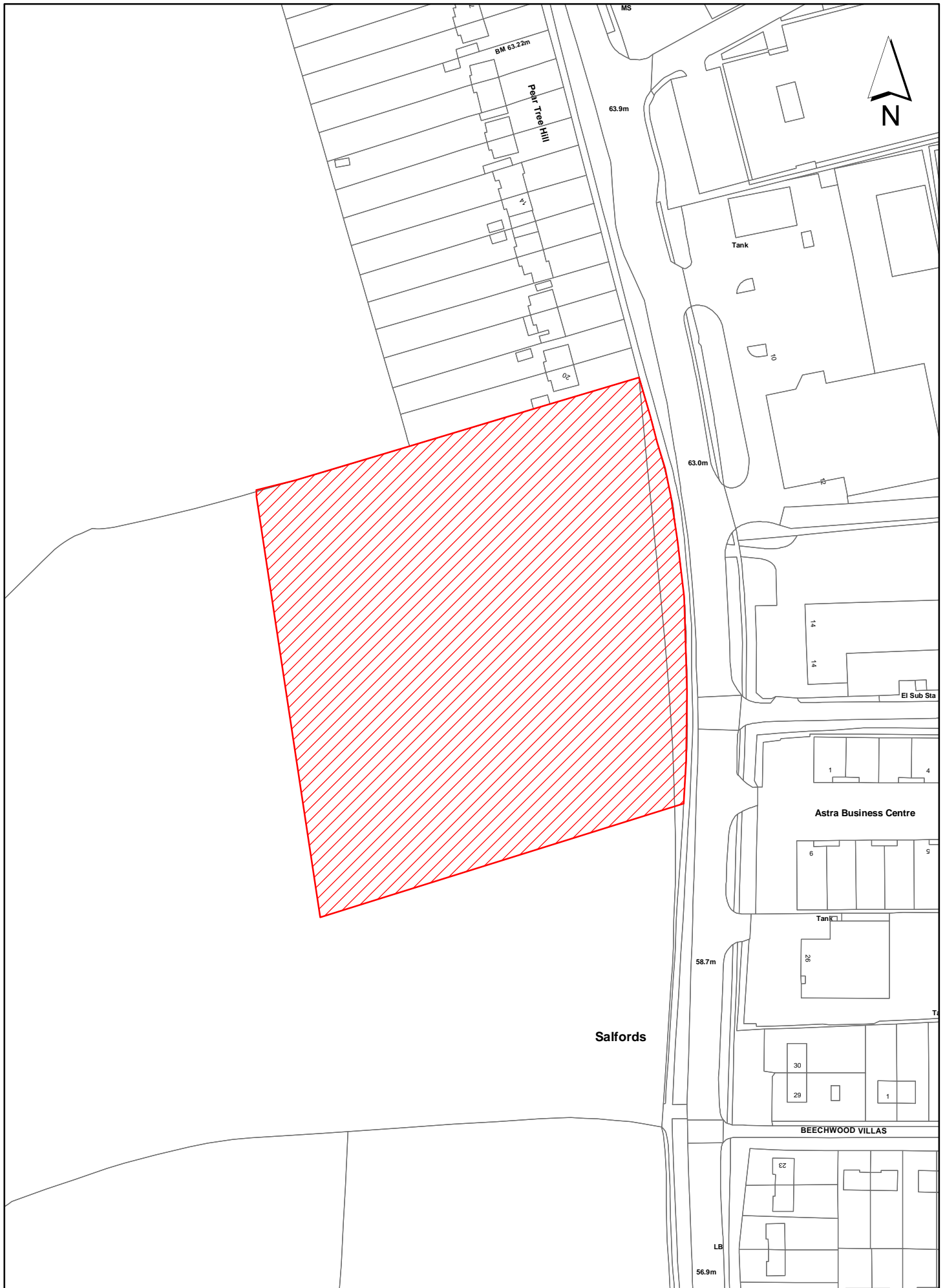
<b>Suitability</b>
<p>The site is designated Green Belt and a valued area of open space which includes a number of sports pitches. The Open Space Assessment recommends the retention of playing fields and sport pitches. The site also adjoins a Site of Nature Conservation Importance. In terms of sustainability, the site is within reasonable proximity of schools and some shops and services at Woodhatch but public transport accessibility is more limited.</p> <p>Given these constraints, the suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land west of Bonehurst Road, Salfords (S2011SS02)



<b>Site details</b>	
SHLAA Reference	S2011SS02
Source of site	RBBC
Site name	Land to the west of Bonehurst Road, Salfords
Existing use	Greenfield

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.61 ha

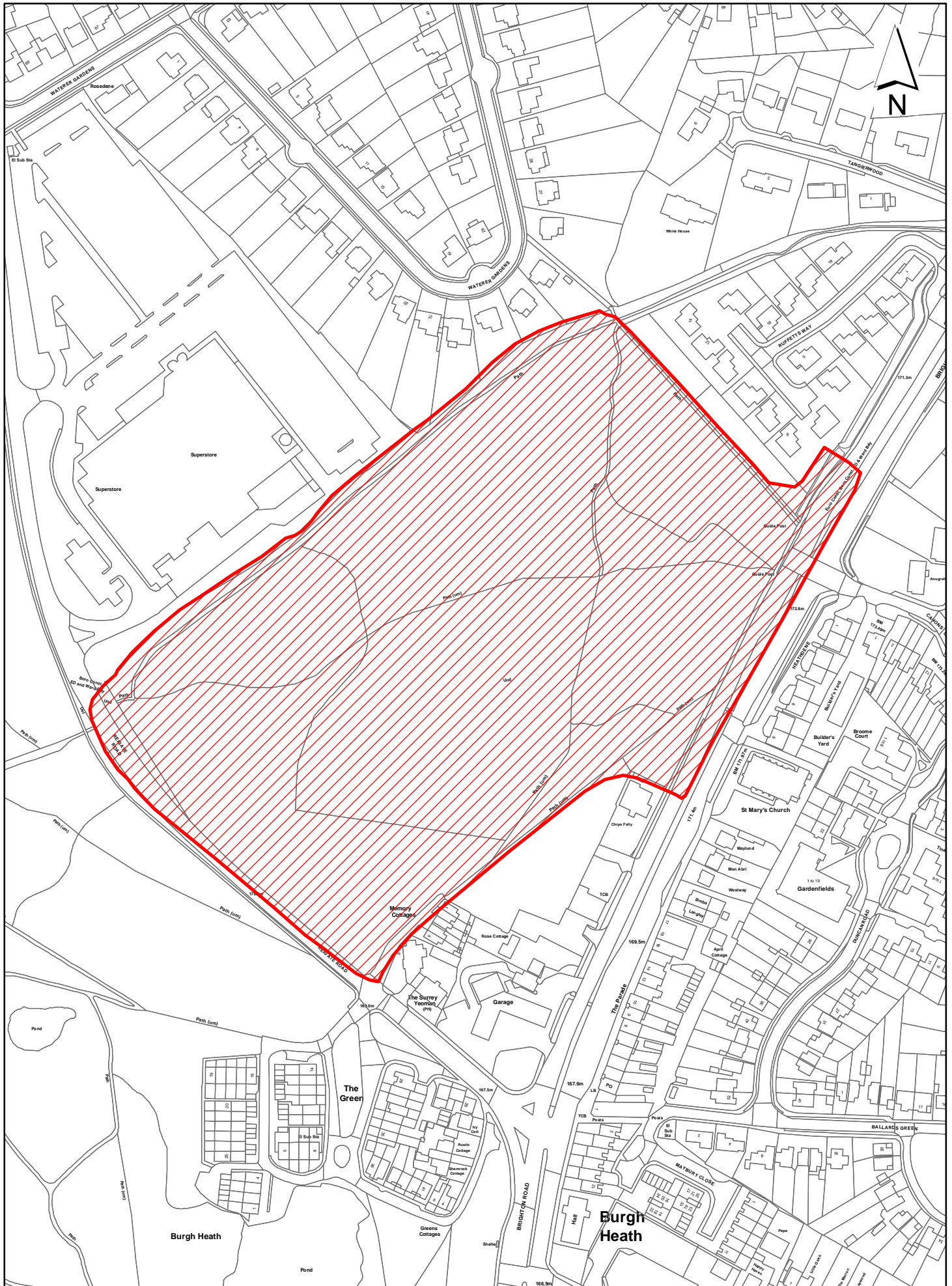
<b>Suitability</b>
<p>The site comprises an undeveloped field. The site is designated Green Belt. In terms of sustainability, the site is located on the A23 corridor, benefiting from good road access and public transport services into Horley and Redhill. The site is also close to Salfords employment area.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to the current unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<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 west of Brighton Road, Burgh Heath (S2011KBH02)



<b>Site details</b>	
SHLAA Reference	S2011KBH02
Source of site	RBBC
Site name	Land west of Brighton Road, Burgh Heath
Existing use	Greenfield (open space)

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	6.83 ha

<b>Suitability</b>
<p>The site comprises a wooded area of open space. The site is within the Green Belt, designated as common land and abuts the Burgh Heath SNCI. Physically, the site is heavily wooded and the topography is undulating. The site is in a reasonably sustainable location.</p> <p>Given the constraints, the site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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



# Land at Rocky Lane, Reigate (S2011M01)



<b>Site details</b>	
SHLAA Reference	S2011M01
Source of site	RBBC
Site name	Land at Rocky Lane, Reigate
Existing use	Nurseries

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.39 ha

<b>Suitability</b>
<p>The site is within the Green Belt and in an Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site is located adjacent to the M25 and may be prone to noise and air pollution which may affect residential amenity. The site is also identified as potentially contaminated. The site is in an unsustainable location with no shops, services or public transport nearby.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land at Haroldslea Drive, Horley (S2011HE01)



<b>Site details</b>	
SHLAA Reference	S2011HE01
Source of site	RBBC
Site name	Land at Haroldslea Drive, Horley
Existing use	Farm/nursery

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.24 ha

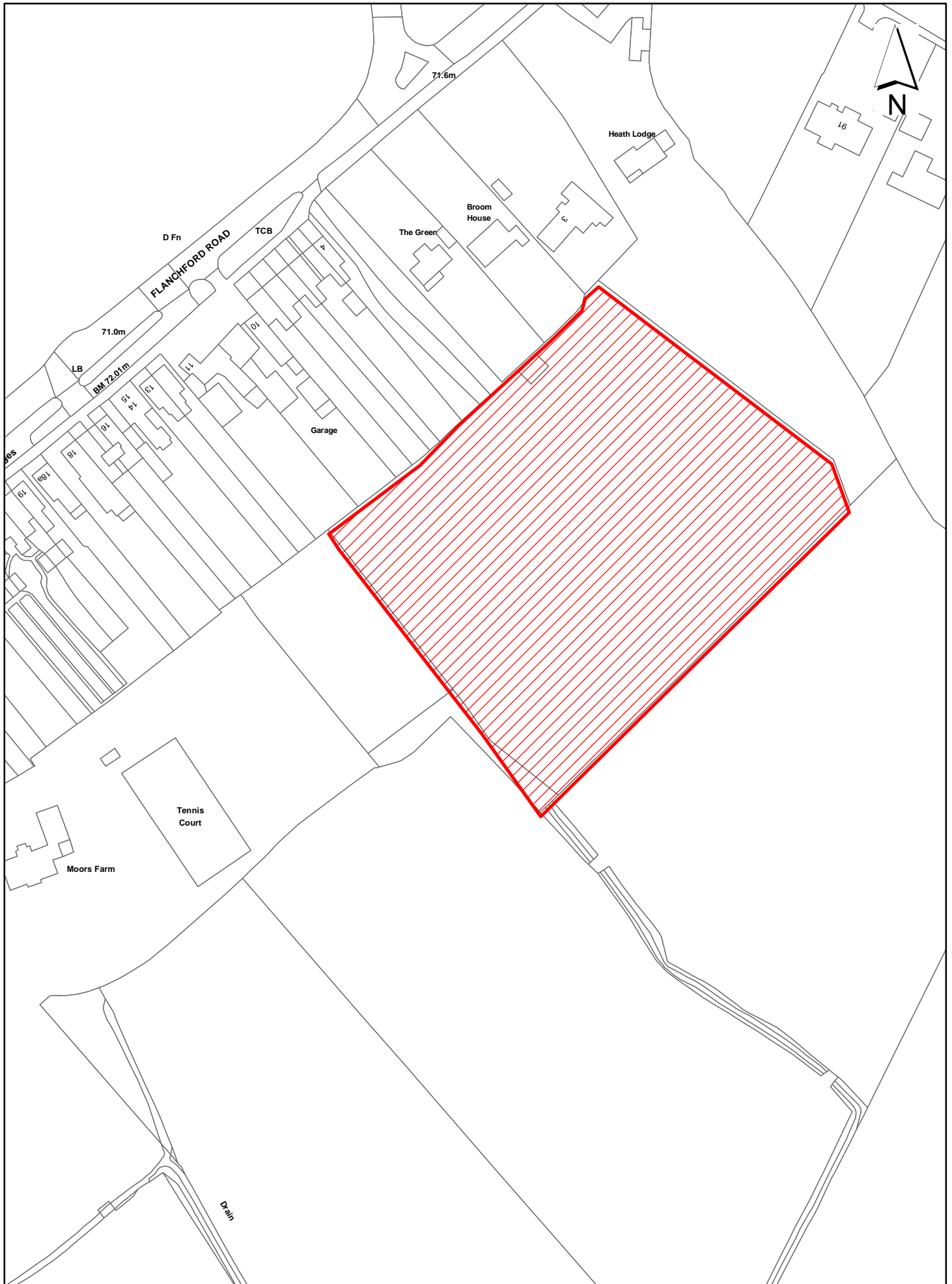
<b>Suitability</b>
<p>The site is within the Rural Surrounds of Horley. The site adjoins a Scheduled Ancient Monument. The site is affected by Flood Zone 2 with some parts in Flood Zone 3. The site is not contiguous with the urban area is not in a sustainable location given the distance to local shops, services and public transport.</p> <p>Given the constraints, the site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land to the rear of 10 Flanchford Road, Reigate Heath (S2011RC01)



<b>Site details</b>	
SHLAA Reference	S2011RC01
Source of site	RBBC
Site name	Land to the rear of 10 Flanchford Road, Reigate Heath
Existing use	Open land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.89 ha

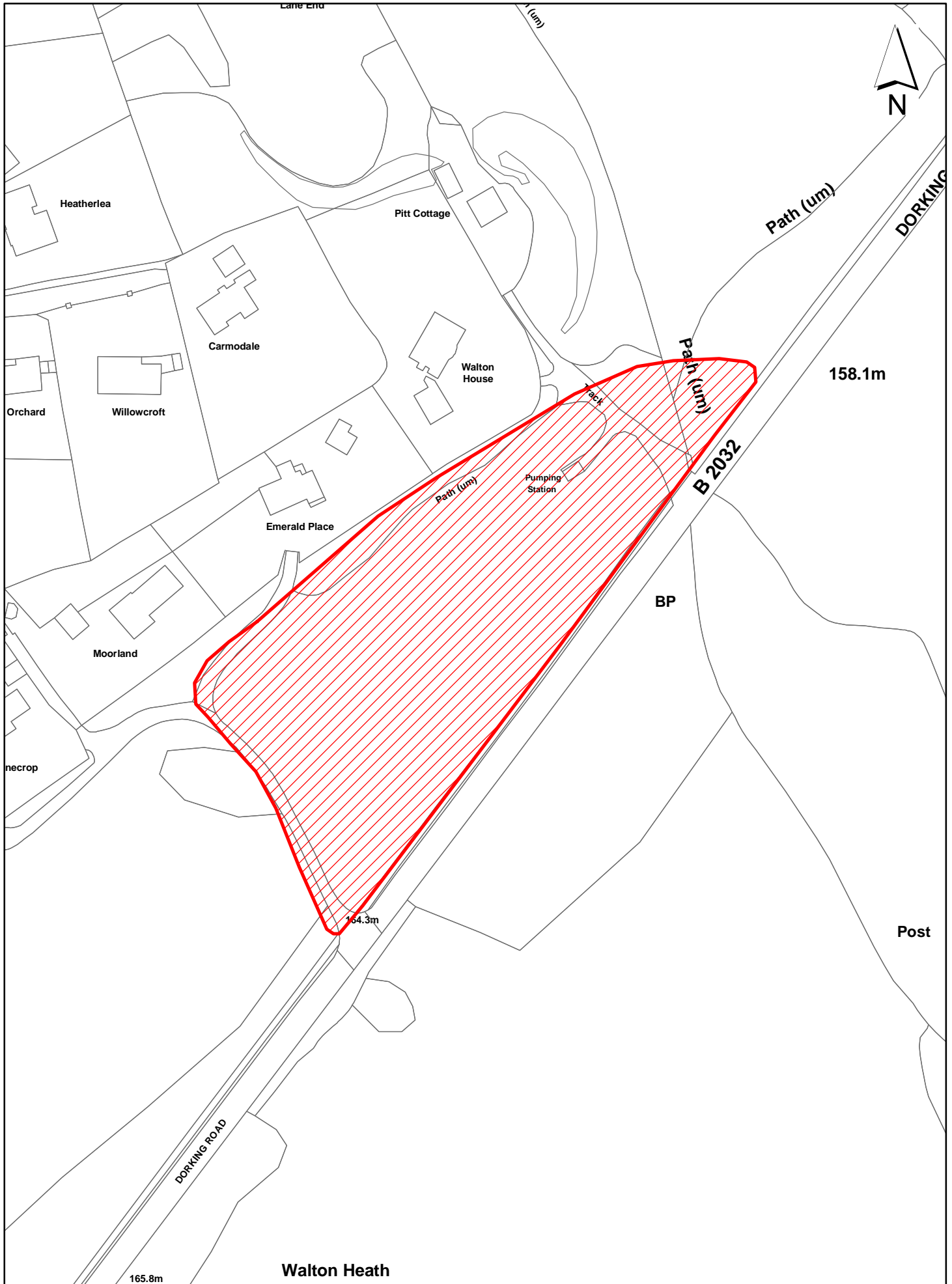
<b>Suitability</b>
<p>The site lies within the Green Belt and is within an Area of Great Landscape Value. The site is also potentially contaminated. The site is a backland site and access arrangements are unclear. The site is relatively close to Reigate town centre but not considered to be a sustainable location.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Land at Dorking Road, Walton on the Hill (S2011TW01)



<b>Site details</b>	
SHLAA Reference	S2011TW01
Source of site	RBBC
Site name	Land at Dorking Road, Walton on the Hill
Existing use	Woodland/natural open space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.82 ha

<b>Suitability</b>
<p>The site lies within the Green Belt and is in an Area of Great Landscape Value. The site is also designated common land and a Site of Nature Conservation Importance. In terms of physical constraints, the site is heavily wooded. The site is not in a sustainable location with no public transport accessibility nearby and limited shops and facilities.</p> <p>The site is not suitable for housing development.</p>

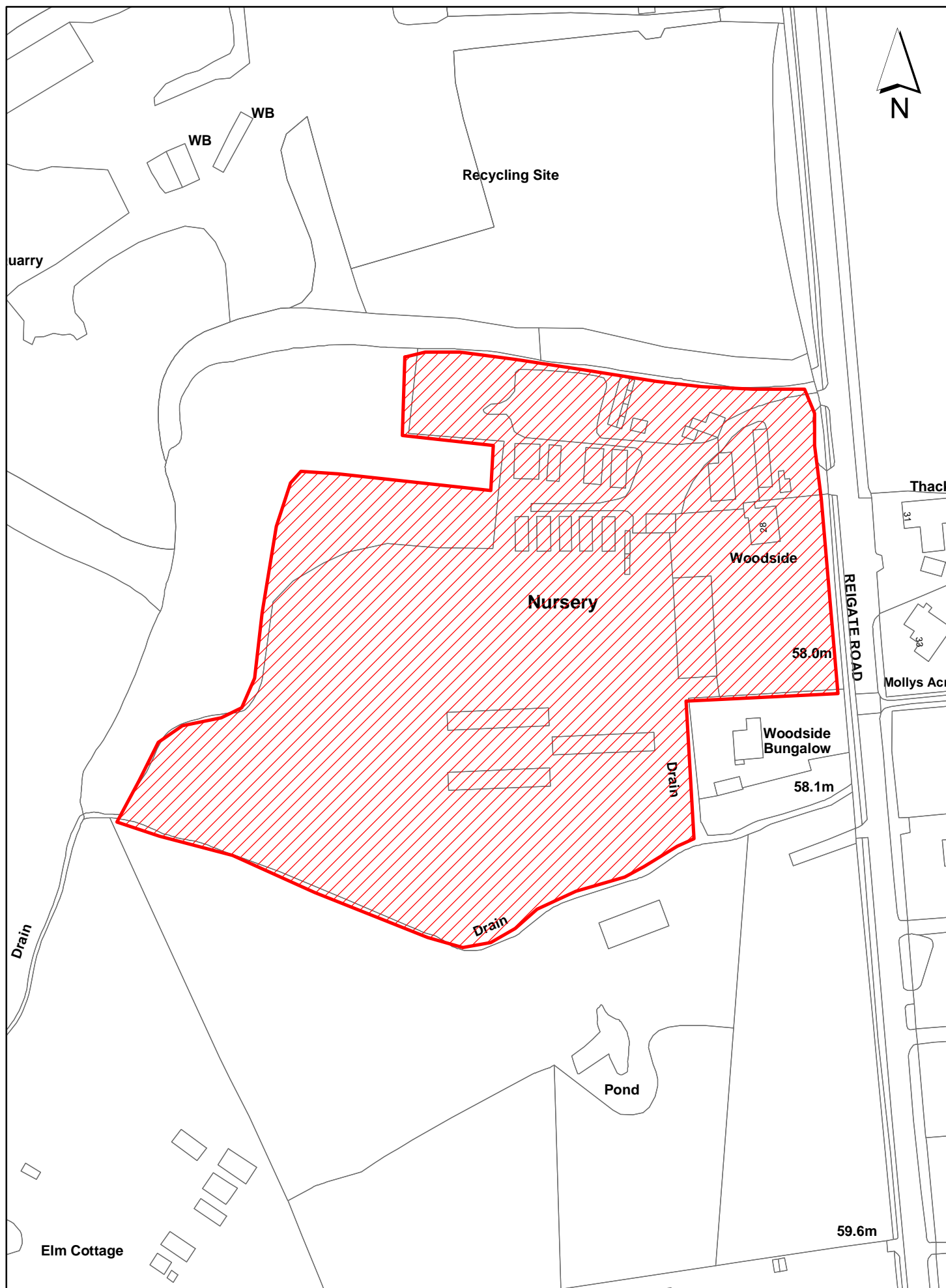
<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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



# Land at Woodside Farm, Reigate Road, Hookwood (S2011SS03)



<b>Site details</b>	
SHLAA Reference	S2011SS03
Source of site	RBBC
Site name	Land at Woodside Farm, Reigate Road, Hookwood
Existing use	Nursery

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.47 ha

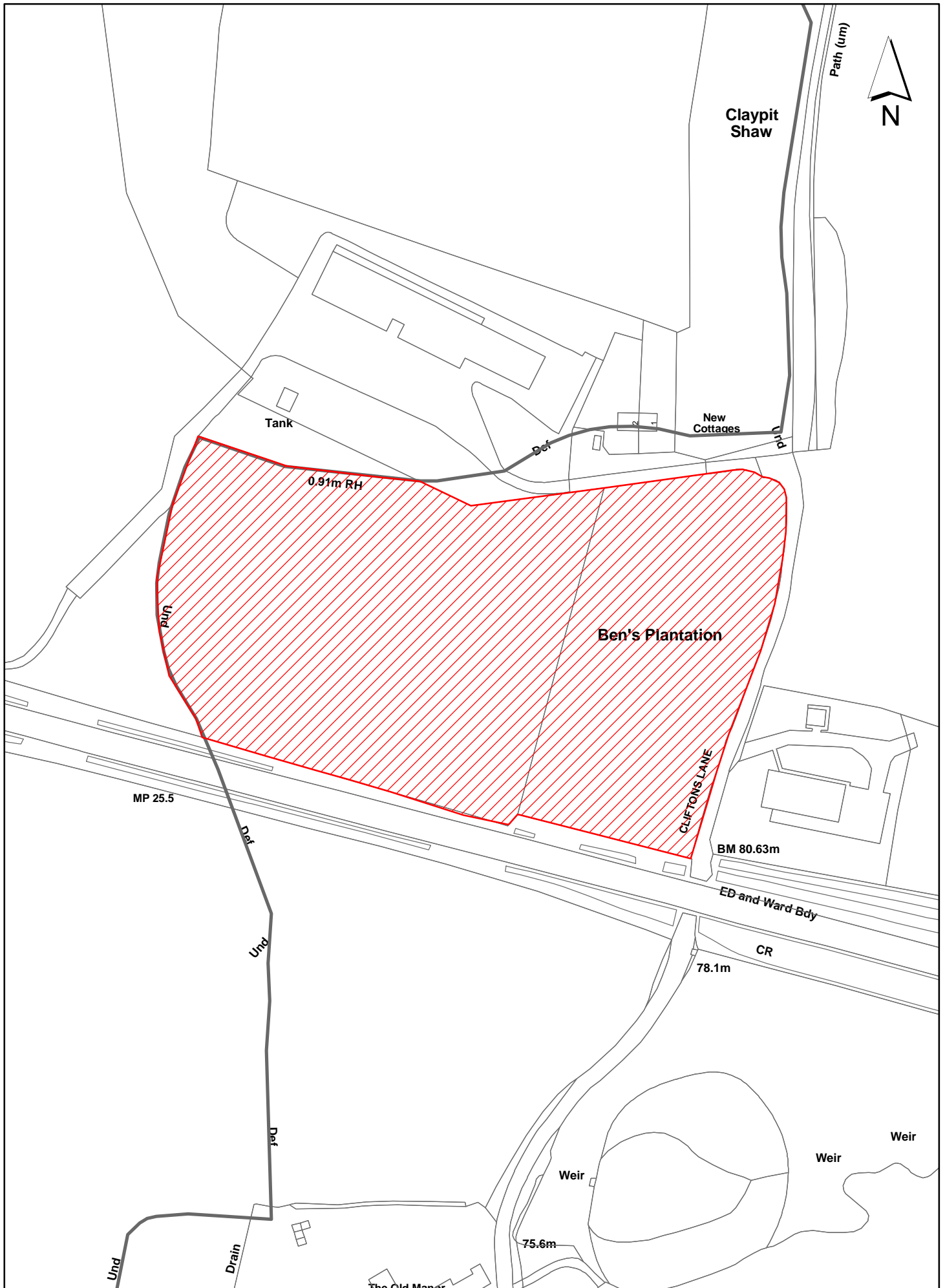
<b>Suitability</b>
<p>The site is within the Green Belt and currently used as a nursery . The site adjoins a recycling plant in the north which may have amenity implications for residential development. The site is in an isolated, unsustainable location with no public transport accessibility and no shops/facilities nearby.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land at Clifton's Lane, Reigate (S2011RH01)



<b>Site details</b>	
SHLAA Reference	S2011RH01
Source of site	RBBC
Site name	Land at Clifton's Lane, Reigate
Existing use	Agricultural land and derelict buildings

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.47 ha

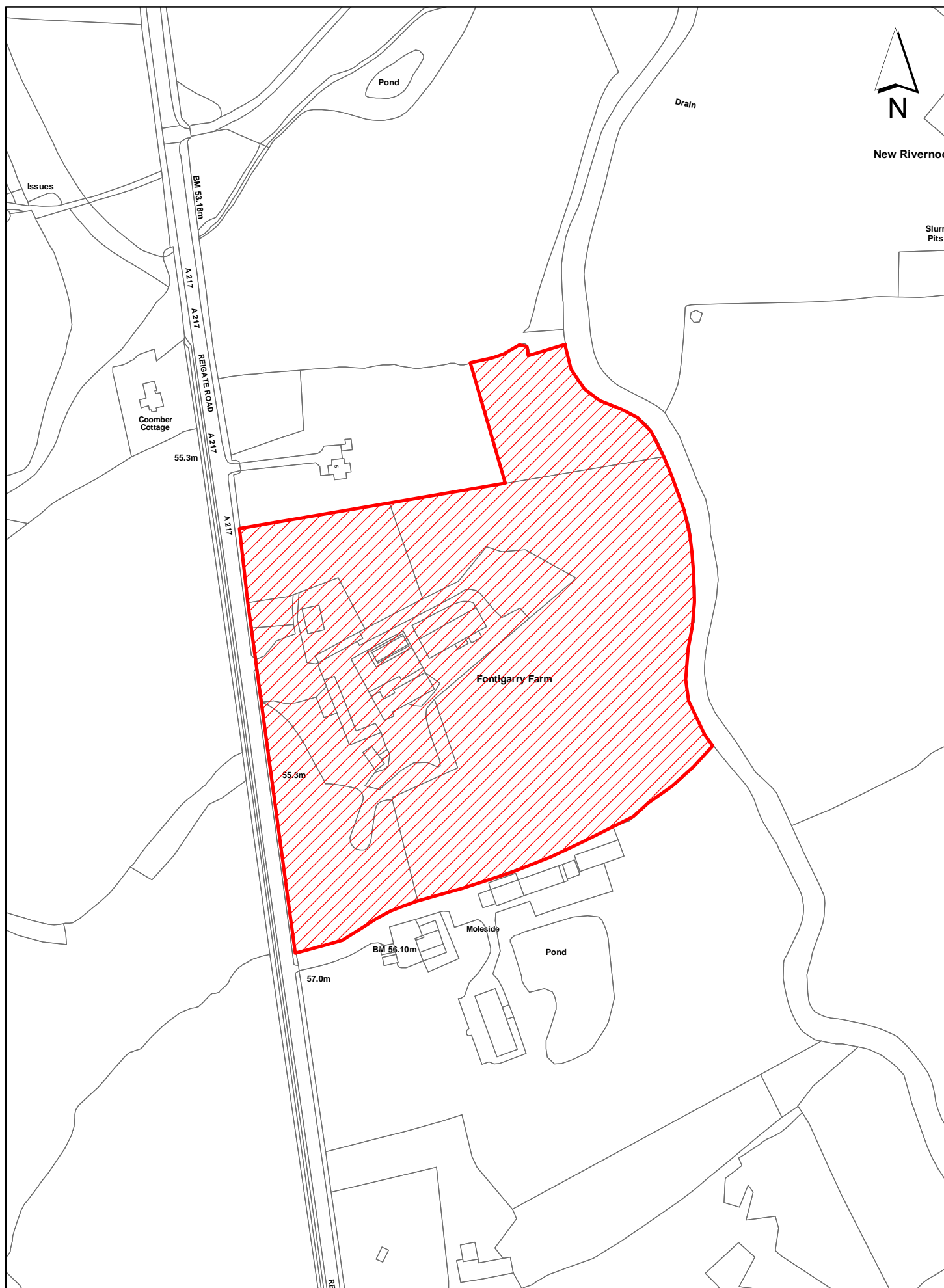
<b>Suitability</b>
<p>The site lies within the Green Belt. The western half of the site is within an Area of Outstanding Natural Beauty and the eastern half is within the designated Area of Great Landscape Value. In terms of physical issues, the site is potentially contaminated and in close proximity to the railway line. Access to the site is highly constrained and would not support residential development on any scale. The site is in an unsustainable location with few if any shops/services within a reasonable distance.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land at Fontigarry Farm, Reigate Road, Sidlow (S2011SS04)



<b>Site details</b>	
SHLAA Reference	S2011SS04
Source of site	RBBC
Site name	Land at Fontigarry Farm, Reigate Road, Sidlow
Existing use	Small light industrial/storage units and agricultural land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	4.69 ha

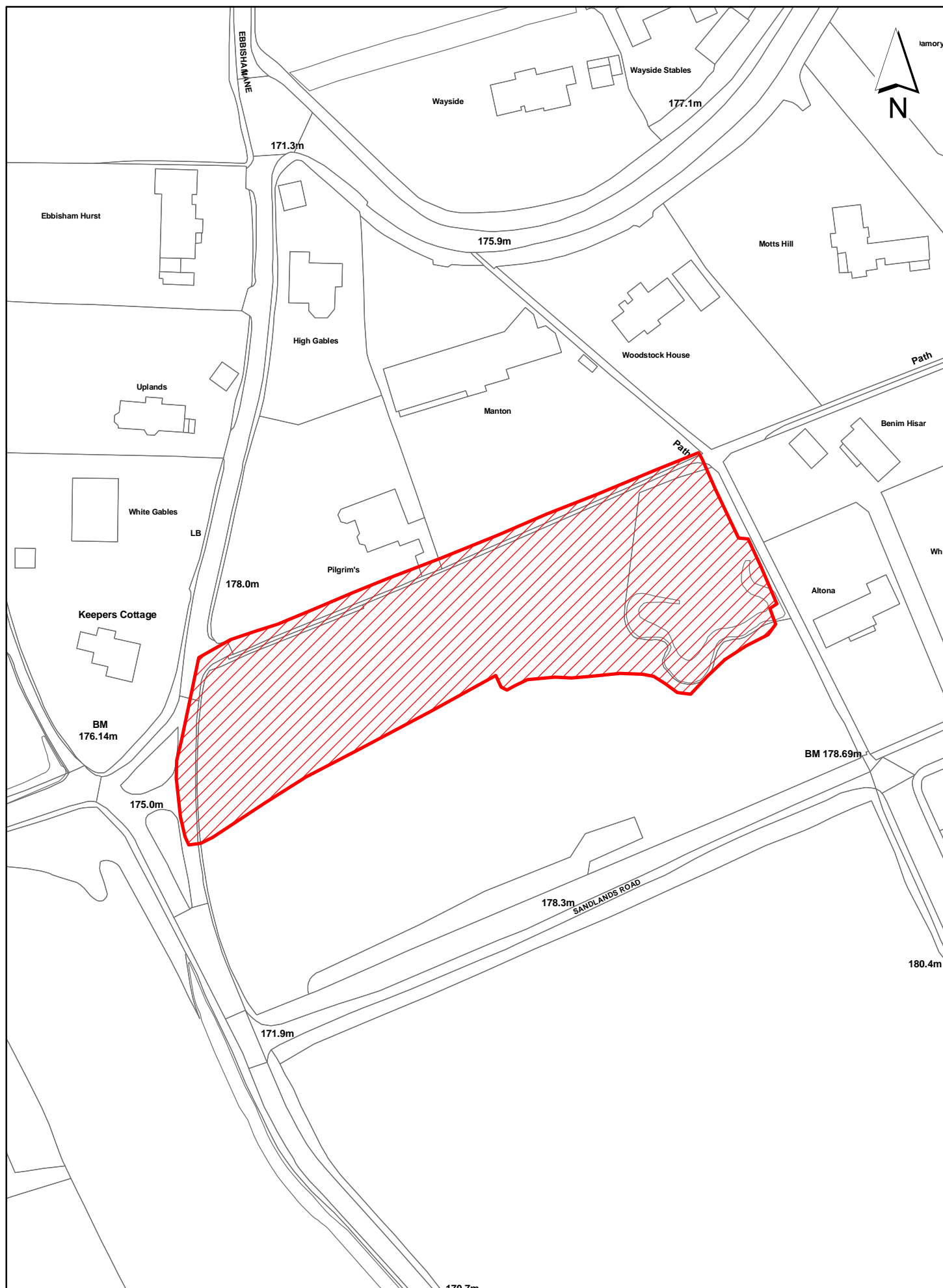
<b>Suitability</b>
<p>The site is designated Green Belt with no relationship to the urban area. In terms of physical issues, the site is affected by Flood Zones 2 and 3 and there are potential issues of contamination. The site is in an isolated, unsustainable location with limited access to shops and services.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land to the east of Ebbisham Lane, Walton on the Hill (S2011TW02)



<b>Site details</b>	
SHLAA Reference	S2011TW02
Source of site	RBBC
Site name	Land to the east of Ebbisham Lane, Walton on the Hill
Existing use	Farm buildings

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.64 ha

<b>Suitability</b>
<p>The site comprises a small area of farmland and associated buildings. The site lies within Green Belt and is within an Area of Great Landscape Value. In terms of physical issues, parts of the site are heavily wooded. The site is also potentially contaminated. In terms of sustainability, there are a number of shops and services available at the nearby Walton local centre and access to limited bus services; however, the site is not considered to be a sustainable location.</p> <p>The site may be potentially suitable subject to a Green Belt Review.</p>

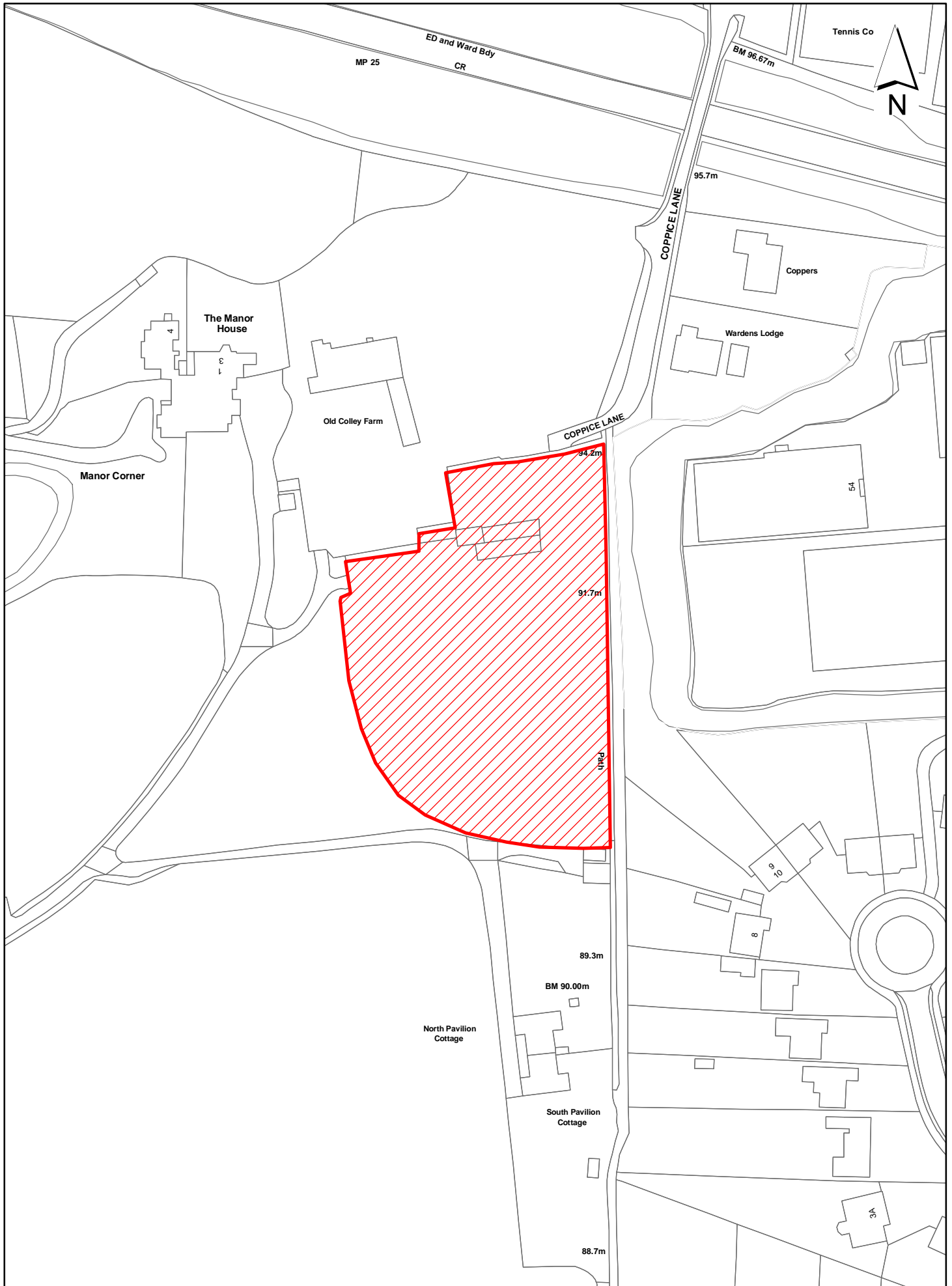
<b>Availability</b>
<p>The site was identified by RBBC Environmental Health. It has not been possible to ascertain availability of the site.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is potentially suitable for housing development but it has not been possible to ascertain availability.</p> <p>The site is not currently deliverable/developable.</p>



# Land at Old Colley Farm, Colley Lane, Reigate (S2011RC02)



<b>Site details</b>	
SHLAA Reference	S2011RC02
Source of site	RBBC
Site name	Land at Old Colley Farm, Colley Lane, Reigate
Existing use	Partly wooded open land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.54 ha

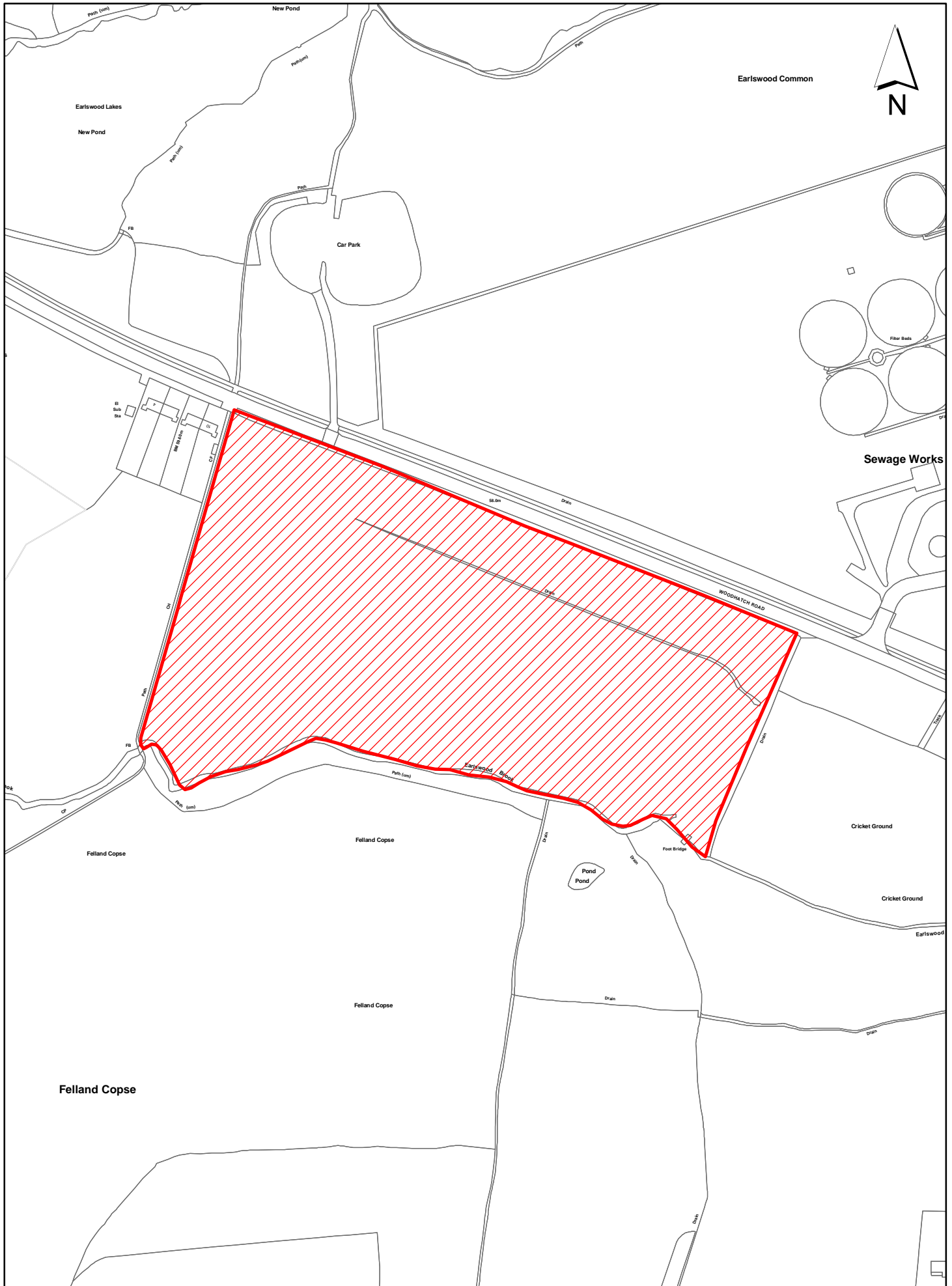
<b>Suitability</b>
<p>The site comprises an area of partly wooded open space. The site is designated Green Belt and a large part of the site is designated as a Site of Nature Conservation Importance. The site is also within the Flanchford Road and Colley Lane Conservation Area. In terms of physical issues, part of the site is heavily wooded and access is constrained. The site also slopes downwards quite significantly from north to south. The location is relatively sustainable, in reasonable proximity to Reigate town centre.</p> <p>Given the constraints, the site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land south of Woodhatch Road, Reigate (S2011EW01)



<b>Site details</b>	
SHLAA Reference	S2011EW01
Source of site	RBBC
Site name	Land south of Woodhatch Road, Reigate
Existing use	Greenfield

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	4.17 ha

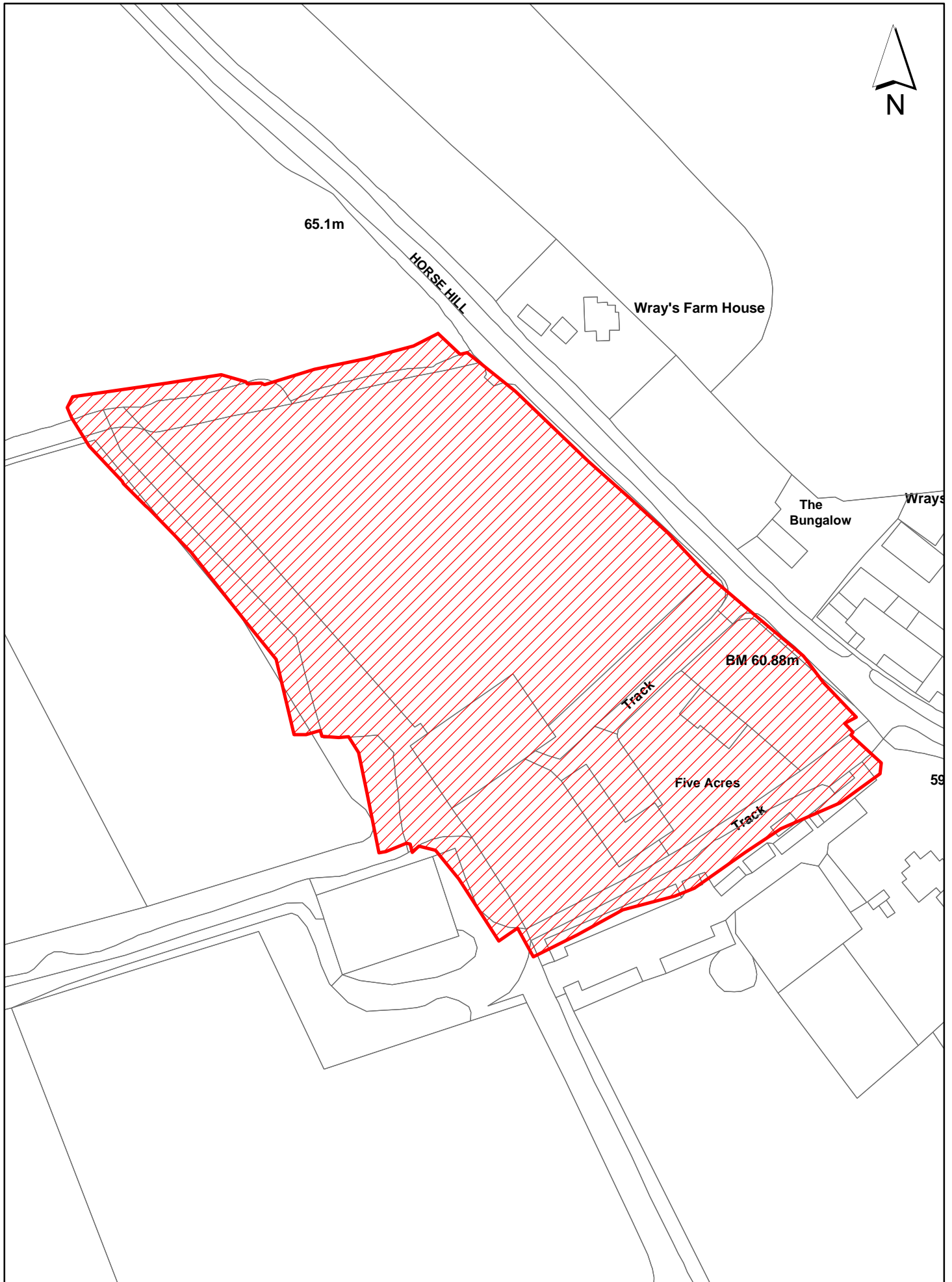
<b>Suitability</b>
<p>The site comprises an area of open grazing land. The site lies within the Green Belt. The site adjoins a Site of Nature Conservation Importance, an area of Ancient Woodland and several areas of Common Land. The site is not well related to the Redhill-Reigate urban area. In terms of physical problems, the site is potentially contaminated and located adjacent to Earlswood sewage treatment works. The site is not considered to be in a sustainable location.</p> <p>The site is not suitable for residential development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Land south of Horse Hill, Horley (S2011SS05)



<b>Site details</b>	
SHLAA Reference	S2011SS05
Source of site	RBBC
Site name	Land south of Horse Hill, Horley
Existing use	Agricultural/equestrian

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.37 ha

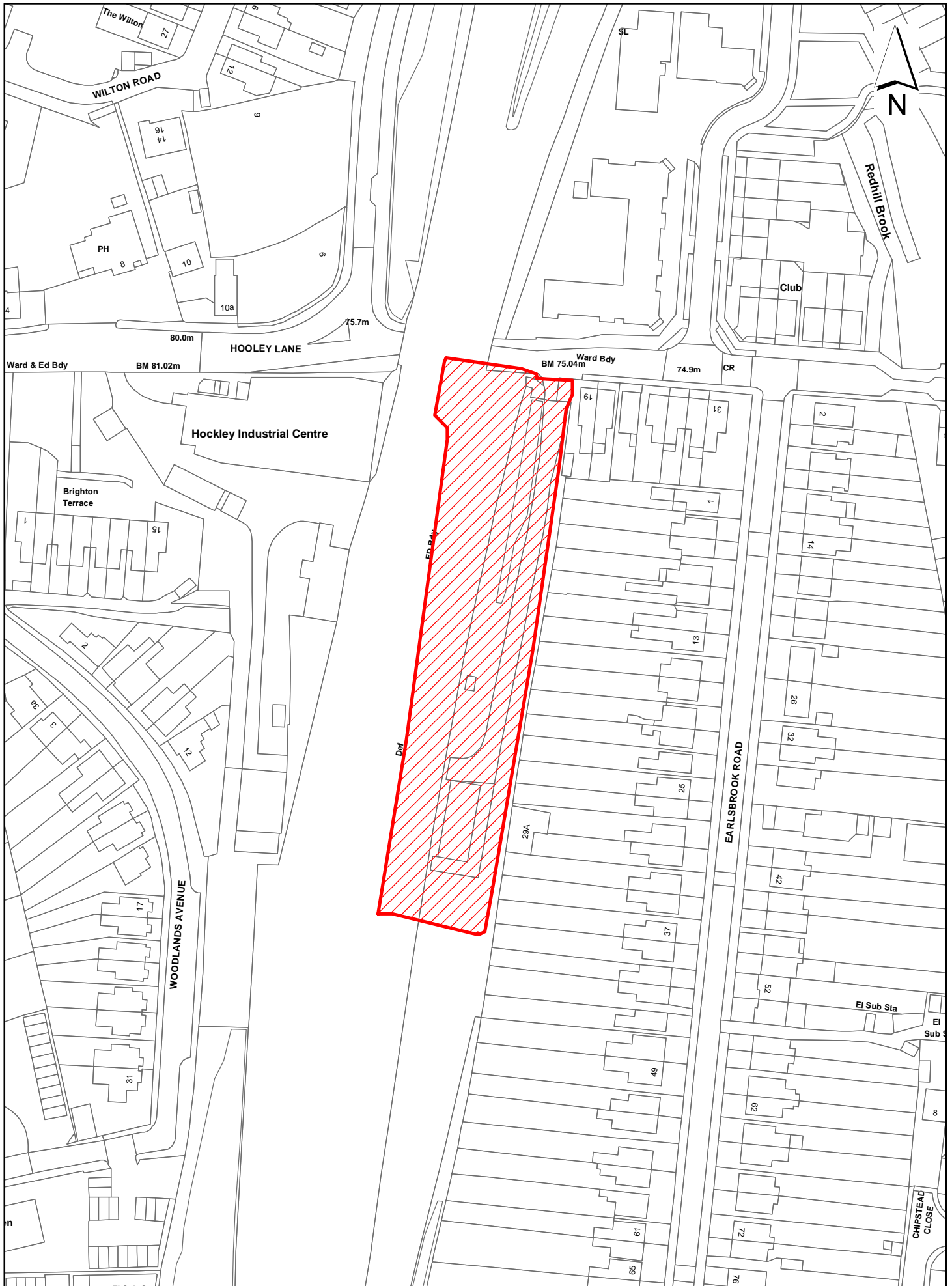
<b>Suitability</b>
<p>The site comprises numerous agricultural/farm buildings, stables and an area of grazing land. The site lies within the Green Belt. In terms of physical problems, the site is potentially contaminated. The site is in an isolated location with no facilities or services nearby and very poor public transport accessibility.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land to the rear of 1 - 39 Earlsbrook Road, Redhill (S2011EW02)



<b>Site details</b>	
SHLAA Reference	S2011EW02
Source of site	RBBC
Site name	Land to the rear of 1 - 39 Earlsbrook Road, Redhill
Existing use	Brownfield – associated railway use

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.41 ha

<b>Suitability</b>
<p>The site is within the urban area and not constrained by policy designations. However, in terms of physical problems, the site is not suitable due to its narrow steep bank leading to the railway with relatively constrained access. There are also potential contamination issues. Proximity to the railway line may have amenity implications.</p> <p>The site is physically unsuitable for residential development.</p>

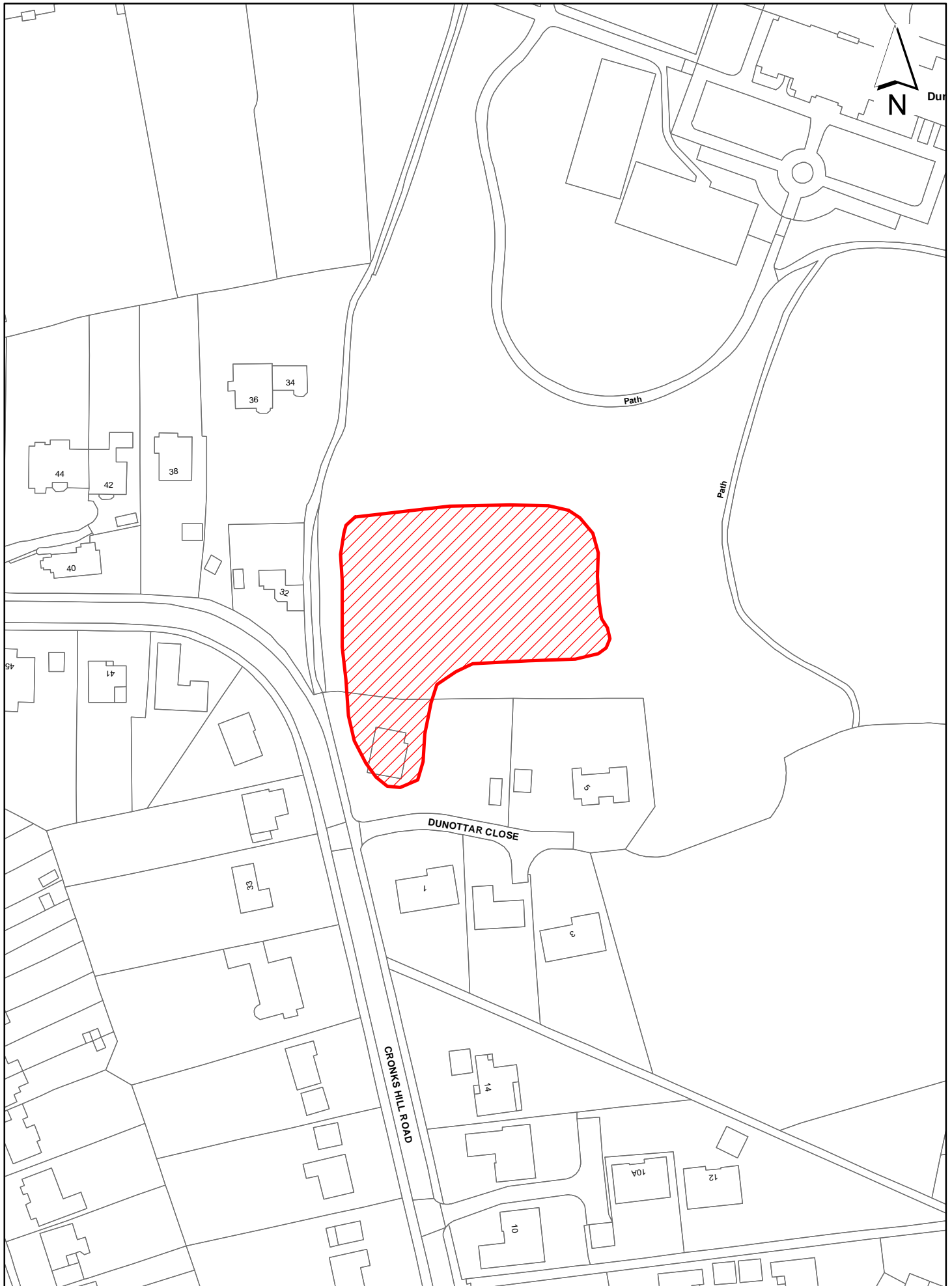
<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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



# Land at the Corner of Cronks Hill Road (S2011MSJ01)



<b>Site details</b>	
SHLAA Reference	S2011MSJ01
Source of site	RBBC
Site name	Land at the Corner of Cronks Hill Road
Existing use	Open space/woodland

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.31 ha

<b>Suitability</b>
<p>The site is designated Urban Open Land. In terms of physical problems, the site is heavily wooded and covered by a group of protected trees. The land also slopes quite significantly. The site is within an established residential area and a relatively sustainable location. The site would be unlikely to accommodate residential development.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land at Rosemary Farm, Ironsbottom Road, Sidlow (S2011SS06)



<b>Site details</b>	
SHLAA Reference	S2011SS06
Source of site	RBBC
Site name	Land at Rosemary Farm, Ironsbottom Road, Sidlow
Existing use	Agricultural/open fields

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	4.06 ha

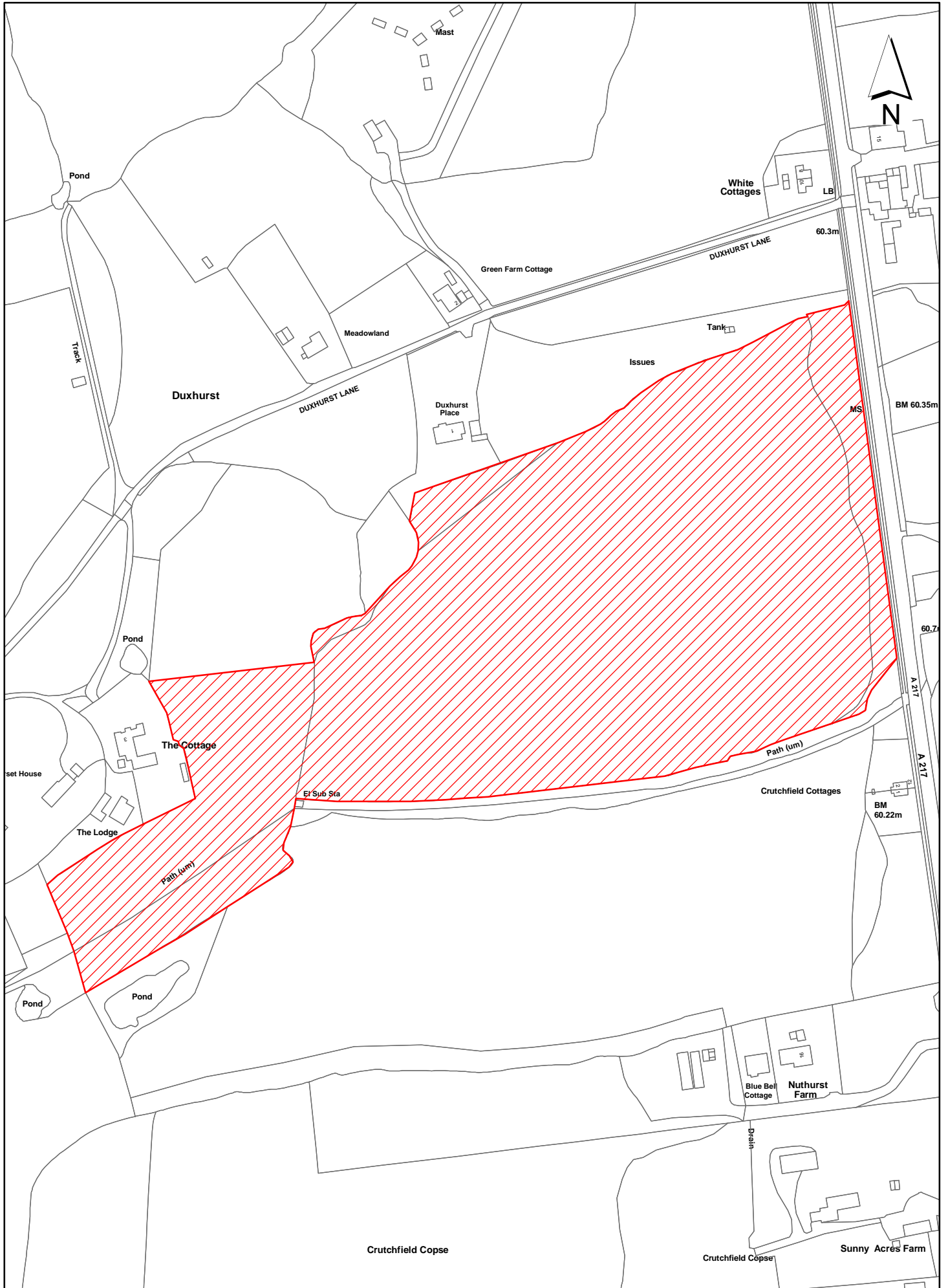
<b>Suitability</b>
<p>The site consists of open agricultural fields. The site is designated Green Belt. In terms of physical problems, half of the site is within Flood Zone 2, and Flood Zone 3 covers a small area of the site with the River Mole running along the northern boundary of the site. It is also potentially contaminated. The site is not related to the urban area. There are limited bus services available in Sidlow but no shops, services or facilities nearby and as such is judged to be an unsustainable location.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

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

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

# Land south of Duxhurst Lane, Hookwood (S2011SS07)



<b>Site details</b>	
SHLAA Reference	S2011SS07
Source of site	RBBC
Site name	Land south of Duxhurst Lane, Sidlow
Existing use	Greenfield

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	6.24 ha

<b>Suitability</b>
<p>The site consists of open agricultural fields. The site is designated Green Belt and adjoins areas of Ancient Woodland and Sites of Nature Conservation Importance. The site is not related to the urban area. There are limited bus services available in Sidlow but no shops, services or facilities nearby and as such is judged to be an unsustainable location.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by Britanniacrest and the landowner has confirmed that the site is available for residential development.</p>

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

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