



Strategic Housing Land Availability Assessment (SHLAA)

**Local Development Framework
Evidence Base**

July 2012

Executive Summary

The Strategic Housing Land Availability Assessment (SHLAA) is used as part of the evidence base to assess the availability, suitability and viability of land for housing to meet the demand for more homes. It has been prepared to support the development of the Council's Local Development Framework.

The aim of the SHLAA is to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet housing need over the plan period. The National Planning Policy Framework (NPPF) requires local planning authorities to identify a supply of specific deliverable sites for the first five years of the plan period (including a relevant buffer) and identify a supply of specific developable sites or broad locations for growth for years 6-10, and where possible, for years 11-15.

The Council published a comprehensive SHLAA in 2011 which included a full re-survey of housing land availability and a Call for Sites. The 2012 SHLAA builds on this study, revisiting site conclusions in the light of new information, considering additional sites through the open Call for Sites and reviewing the approach to broad locations. The 2012 study follows the methodology and approach set out in the SHLAA Practice Guidance and takes account of the provisions and requirements of the National Planning Policy Framework where relevant.

The study identifies a supply of *deliverable* sites (including planning permissions) capable of delivering 2,252 dwellings in years 1-5.

The SHLAA identifies a shortfall in the supply of specific sites to meet the housing requirement beyond years 1-5, with specific sites capable of delivering only 1,853 dwellings identified for years 6-10 and 500 dwellings for years 11-15.

The study therefore investigates how this shortfall can be effectively planned for by exploring the potential of a number of broad locations in line with the NPPF and Practice Guidance. The broad locations identified in the study fall into two categories:

- Locations where little or no intervention is required to realise development have the potential to deliver 370 dwellings; and
- Locations where specific policy intervention is required which have the potential to deliver at least 1,665 dwellings. However, as these locations are subject to policy constraints, this potential capacity is dependent upon the findings of more comprehensive studies and allocations in subsequent DPDs and therefore it is not appropriate to identify specific sites at this stage.

The study also explores the housing potential of windfalls given the significant contribution such developments have made to supply historically. Taking a conservative and forward looking approach, an annual allowance of 50 dwellings is made. In line with the NPPF, this allowance is also included within the five year supply.

Disclaimer

Reigate & Banstead Borough Council makes the following disclaimer relating to the SHLAA and its affiliated documents:

- The identification of land with potential for housing in the SHLAA does not imply that the Council will grant planning permission for residential development on that land or allocate land for residential development through the Local Development Framework. All planning applications will continue to be determined against the development plan and material planning considerations, including the National Planning Policy Framework.
- The SHLAA is a 'living document' akin to the Annual Monitoring Report (AMR) process. The Council intends to update the SHLAA annually alongside the AMR process unless a full re-survey is required (in the event that plans need to be reviewed, for example).
- The inclusion of land for residential development in the SHLAA does not preclude it being developed for uses other than residential.
- The exclusion of sites from the SHLAA (either because they were discounted or not identified) does not preclude the possibility of planning permission being granted on excluded sites for residential development. The Council acknowledges that appropriate sites will continue to come forward as planning applications even if they have not been identified in the SHLAA.
- The designated site boundaries in the SHLAA have been informed by the best information available at the time of study. The SHLAA does not limit an expansion or contraction of these boundaries for the purpose of a planning application or future allocation through the Local Development Framework process.
- The determination of a site's deliverability/developability has been informed by the best information available at the time. Assumptions made in the SHLAA will not prevent planning applications being submitted on any site at any time.
- The estimation of housing potential has been informed by the best information available at the time. The housing potential indicated in this report does not preclude densities being increased or decreased on sites, subject to further information being made available to the Council through a planning application.
- The Council does not accept liability for any factual inaccuracies or omissions in the SHLAA. It should be acknowledged that there may be additional constraints on sites that are not included within this document, and that planning applications will continue to be determined on their own merits rather than on the information contained within this document. Issues may arise during the planning application process that were not/could not have been foreseen at the time of publication of the SHLAA. Applicants are advised to carry out their own analysis of site constraints for the purpose of the planning application and should not rely on the information contained within this SHLAA.

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1. Introduction

- 1.1 This SHLAA is an update of the SHLAA that was published in September 2011. The detailed methodology underpinning the identification of sites in both the 2011 and 2012 SHLAA is contained in Appendix 1.
- 1.2 The 2011 SHLAA was developed using the SHLAA Practice Guidance¹ ('the Guidance'). The 2012 SHLAA reviews and partially updates the following stages of the project:
- Desktop review
 - Estimating housing potential
 - Site suitability
 - Site availability
 - Site achievability
 - Overcoming constraints
 - Broad locations

Reigate & Banstead Housing Delivery

- 1.3 The South East Plan (SEP) 2009 requires Reigate & Banstead to deliver 10,000 dwellings between 2006 and 2026². Table 1 demonstrates that for the first six years of the allocation period 3,593 net additional dwellings were completed in Reigate & Banstead, equating to an oversupply of 593 dwellings. Therefore, there is a residual requirement of 6,407 for the final 14 years of the SEP period, equating to a required delivery of 458 dwellings per annum.

Table 1: Housing delivery since 2006

SEP allocation	Net completions since 2006	Residual requirement	Residual requirement per annum
10,000 dwellings (2006-2026)	3,593	6,407	458

- 1.4 The Core Strategy: Proposed Submission Document (March 2012) plans for the provision of at least 6,900 additional dwellings between 2012 and 2027, equivalent to an annual average of 460 per year. This is, therefore, broadly equivalent to the annual residual South East Plan requirement.

SHLAA Development and Status

- 1.5 The Council has published three previous SHLAAs. The first SHLAA was published in December 2008 (and was completed with a housing requirement of 9,240 dwellings in line with the draft SEP). The 2008 SHLAA update was completed in 2009 following the publication of the SEP, requiring the delivery of 10,000 dwellings from 2006-2026. The 2009 SHLAA was used as evidence at the housing delivery session at the 2010 Core Strategy Examination in

¹ Strategic Housing Land Availability Assessments: Practice Guidance (Communities and Local Government, 2007)

² The South East Plan remains part of the statutory development plan until it is revoked by Order under powers taken in the Localism Act

Public (EiP). At this EiP, the Inspector considered that the SHLAA presented inadequate evidence of deliverability/developability, an unrealistic assessment of the contribution from windfalls in years 6-15 and no consideration of the potential sites of sites subject to high-level policy constraints (for example, Green Belt), even through broad locations.

- 1.6 Following withdrawal of the Core Strategy, a full re-survey of housing land availability was completed and published in September 2011. This 2012 SHLAA further and supersedes the 2011 assessment.

2. Policy Context

- 2.1 The following policy is deemed relevant to the development of the SHLAA and identification of housing land supply in Reigate & Banstead.

National Policy

- 2.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. At the heart of the NPPF is the ethos that planning should contribute to achieving sustainable development. This includes ensuring that sufficient land of the right type is available in the right place at the right time and providing the supply of housing required to meet the needs of present and future generation. In addition, it encourages the effective use of land by reusing land that has been previously developed alongside active management of growth to ensure it is directed to sustainable locations.
- 2.3 The SHLAA is required by the NPPF³. According to the Practice Guidance, the primary role of the SHLAA is to identify as many sites with housing potential as possible with the aim of ensuring a more responsive approach to local land supply.
- 2.4 The NPPF states that the SHLAA should establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. With regards to housing supply, the NPPF recommends that local planning authorities should:
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements
 - Identify a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
 - Include an additional buffer within the five year supply, the scale of which is dependent upon historic record in delivering housing.
- 2.5 Additionally, the NPPF now permits the inclusion of a windfall allowance in the five year supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply, but that this should not include residential gardens.

Regional Policy

- 2.6 As outlined above, the South East Plan (SEP) remains the current Regional Strategy (RS) for Reigate & Banstead until the outcome of environmental assessments and formal revocation by Order. Policy H1 requires the delivery of 10,000 dwellings in the borough between 2006 and 2026 (equivalent to 500 dwellings per annum).

³ Paragraph 159

- 2.7 The SEP also provides an indicative split for the 10,000 dwellings across the borough. Policy LF3 requires 7,500 dwellings to be delivered in the London Fringe area; policy GAT3 requires the remaining 2,500 to be delivered in the Gatwick sub region. However, flexibility is allowed for Reigate & Banstead to vary provision levels subject to maximising the capacity of the Redhill-Reigate hub for sustainable development.

Local Policy

- 2.8 Reigate & Banstead's adopted local policy is contained within the Borough Local Plan which was adopted in 2005. The Council is in the process of preparing its Local Development Framework (LDF), which consists of the following development plan documents:
- Core Strategy
 - Development Management Policies (including Site Allocations)
 - Redhill Town Centre Area Action Plan.
- 2.9 The above documents will replace the Borough Local Plan once adopted. They will also be supported by Supplementary Planning Documents.
- 2.10 The Core Strategy: Proposed Submission Document (March 2012) sets the strategic approach to the allocation of development across the borough. It also plans for the provision of a total of at least 6,900 homes between 2012 and 2027, equivalent to an annual average provision of 460 homes per year.

3. Reviewing Sites

Site Sources

- 3.1 The 2011 SHLAA conducted a comprehensive study of all potential sources of housing sites. Sites included within the 2011 SHLAA have been reviewed as part of the update process to ensure that conclusions reflect the latest position regarding their suitability, availability and achievability.
- 3.2 The update also reflects the latest position with regards to extant planning permissions. As such, a number of sites included as a result of being unimplemented in the 2011 SHLAA will now be included in summary statistics as they have been implemented during the past year. Additionally, some sites identified by the Council have subsequently been superseded by submissions from landowners. All sites removed or superseded are set out in Table 2.
- 3.3 Additionally, further sites have come forward in the interim period from the DMP Issues and Options consultation (which included a call for potential site allocations), as well as further sites submitted for consideration in the SHLAA by landowners/developers. These sites have been fully assessed according to the methodology set out in the 2011 SHLAA and Appendix 1.

Table 2- Sites removed/superseded from the 2011 SHLAA

Site name	Justification
Former Copyhold works, Nutfield Road, Redhill	The previous submission has been superseded by two separate updated submissions on behalf of the landowner in 2012.
Depot Site, Land to the rear of station car park, Merstham	The site previously identified by the Council has been submitted by an external agent on behalf of landowner.
Land at Dovers Green Road, Woodhatch	The site previously identified by the Council has since been submitted by an external agent.
L/A The Grange, 40 Bonehurst Rd, Horley	Planning permission has been implemented and the site is under construction. Its contribution to housing supply is therefore included in the planning permission summary statistics.
Home Farm, Quality Street, Merstham	
The Causeway Public House, Horley Road, Earlswood	
Mount Green Estate, Fir Tree Walk, Reigate	
82-90 Nork Way, Banstead	
South Tadworth Farm, Epsom Lane North, Banstead	
Almavista, Furze Hill, Kingswood, Tadworth	
R/O 42-48 Ruden Way, Banstead	
Former Depot Site, Whitmore Way, Horley	
22-28 Brighton Road, Banstead	
Cro Madra, Lincoln & Anchorage, St Monicas Road, Kingswood, Tadworth	
The Dell, 46 Reigate Hill, Reigate	

Suitability

- 3.4 The suitability of sites has been assessed in line with the SHLAA Practice Guidance and considers the following factors:
- Policy restrictions (existing designations, protected areas, planning policy etc)
 - Physical problems or limitations (e.g. access, flood risk)
 - Potential impacts (effect on landscape and conservation)
 - Environmental conditions (potentially experienced by prospective residents)
- 3.5 The Borough Local Plan is the default policy position against which sites are assessed in absence of more contemporary evidence to the contrary, in line with the adopted methodology.
- 3.6 The suitability of sites assessed as part of the 2011 SHLAA remains unchanged in most cases. This is because neither the physical nor policy context of the majority of sites has changed since the last study. However, in a small number of cases, more contemporary evidence/information and discussions with Development Management and Green Infrastructure Officers have led to revised suitability and capacity conclusions.

Availability

- 3.7 New sites which have been submitted for this 2012 SHLAA were all accompanied with information concerning site ownership and availability. As such, these sites are all considered to be available for development.
- 3.8 For all sites submitted to the 2011 SHLAA, landowners/developers/agents have been contacted in order to confirm the continued availability of the site for development. Confirmation was initially sought via email and followed up via telephone if no response was received. Where the Council has been unable to determine land ownership or availability, sites are considered to be unavailable.
- 3.9 For the reasons of practicality and in line with the definition contained in the National Planning Policy Framework⁴, extant planning permissions have been considered to be deliverable unless there is clear intelligence that such permissions will not be implemented within 5 years.

Achievability

- 3.10 The 2011 SHLAA included an independent appraisal of the viability of individual sites conducted by Baker Associates, including a review of market and cost factors associated with each site.

⁴ National Planning Policy Framework (Page 12, Footnote 11).

- 3.11 Given the need to assess the economic viability of newly identified sites as well as updating existing appraisals to reflect changes in emerging policy position, it was deemed appropriate to reassess the viability of all sites to ensure a consistent methodology and an up-to-date consideration of market conditions.
- 3.12 Appraisals have been carried out for all sites deemed both suitable and available, including all extant large site planning permissions. Appraisals have also been carried out for a typical selection of extant small site planning permissions in order to demonstrate broad viability of such developments in the borough. A typical development within each of the identified broad locations has also been tested for completeness. A separate report, included as Appendix 2, provides the detailed methodology and conclusions for each site.
- 3.13 In addition to testing economic viability, the assessment of achievability also considers what actions, if any, are required to overcome constraints to development and how the timescale for overcoming such constraints will impact upon delivery.

4. Summary of Deliverability & Developability

- 4.1 The tests of suitability, availability and achievability provide the evidence required to come to a reasoned judgement as to whether a site can be considered to be deliverable, developable or not currently developable. According to definitions in the NPPF, to be considered:
- Deliverable – sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
 - Developable – sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 4.2 In the event where it is unknown when a site could be developed, the site is regarded as ‘not currently developable’. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.
- 4.3 Table 3 provides an overview of the decisions made on each site. A detailed breakdown of the assumptions on suitability, availability, achievability and overcoming constraints is provided in the Site Schedules (Appendix 3). The Site Schedules also include maps showing the location and boundary of each site. An overview map showing all deliverable and developable sites is included at Appendix 4.
- 4.4 In some cases, sites have been identified as ‘potentially suitable’. This classification recognises that the site could offer a suitable and sustainable location for development but that further work will be required to establish whether restrictions, in particular relating to policy designations, can be overcome.
- 4.5 Where a site is identified as ‘potentially suitable’ or where there are currently unresolved issues and constraints relating to availability or achievability, the site is considered to be not currently developable.

Table 3: Summary of SHLAA sites

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011HC01	Land at the Grove, Horley	Borough Local Plan	Suitable	Available	Achievable	None	40	Deliverable (1-5)
N/a	North side Victoria Road, Horley	Borough Local Plan	See 'Library site, Kings Road, Horley – Call for sites' (S2011HC10)					
N/a	Land at Whitmore Way	Borough Local Plan	See 'Former Depot Site, Whitmore Way, Horley – Unimplemented planning permission' (S2011HW02)					
S2011HW01	Horley NW Sector	Borough Local Plan	Suitable	Available	Achievable	Completion of s106	1,510	Deliverable (1-5;6-10;11-15)
S2011HC02	High Street Car Park, Horley	Borough Local Plan	Suitable	Available	Achievable	Car parking capacity	45	Developable (6-10)
S2011HC03	Central Car Park, Horley	Borough Local Plan	Suitable	Not available	N/a	N/a	N/a	Not currently developable
S2011HC04	Garage site and Newman House, Victoria Road, Horley	Borough Local Plan	Suitable	Available	Achievable	N/a	120	Developable (6-10)
S2011RE01	Station car park site, Redhill	Redhill Town Centre AAP (RTC AAP)	Suitable	Available	Achievable	Relocation of car parking Flood constraint	155	Deliverable (1-5)
S2011RE02	Marketfield Way, Redhill	RTC AAP	Suitable	Available	Achievable	Land assembly Flood constraint	21	Deliverable (1-5)
S2011RW01	Cromwell Road, Redhill	RTC AAP	Not suitable	Available	N/a	N/a	N/a	N/a
S2011RE03	Warwick Quadrant, Redhill	RTC AAP	Not suitable	Available	N/a	N/a	N/a	N/a
S2011RE04	Colebrook, Redhill	RTC AAP	Suitable	Available	Achievable	Relocation of operations	105	Deliverable (1-5)
S2011RE05	Reading Arch Road, Redhill	RTC AAP	Suitable	Not available	N/a	Delivery of retail development	N/a	Not currently developable
S2011RW02	Gloucester Road, Redhill	RTC AAP	Suitable	Available	Achievable	Flood constraint on capacity	65	Developable (6-10)
S2011RW03	Longmead, Redhill	RTC AAP	Suitable	Available	Achievable	None	25	Deliverable (1-5)
S2011RE06	Liquid & Envy site, Redhill	RTC AAP	Suitable	Available	Achievable	Flood constraint on capacity	47	Deliverable (1-5)

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)	
S2011RE07	Royal Mail, St Anne's Drive, Redhill	RTC AAP	Suitable	Available	Achievable	Flood constraint on capacity; Relocation of operations	120	Developable (6-10)	
S2011KBH01	Land at Margery Hall Nursery, Margery Lane, Lower Kingswood	Reigate & Banstead Borough Council (RBBC)	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011SS01	Land at Rushmeads, Horse Hill, Horley	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011SPW01	Land at Lonesome Lane Recreation Ground, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011SS02	Land to the west of Bonehurst Road, Salfords	RBBC	Potentially suitable	Not available	N/a	N/a	N/a	Not currently developable	
S2011KBH02	Land west of Brighton Road, Burgh Heath	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011M01	Land at Rocky Lane, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011HE01	Land at Haroldslea Drive, Horley	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011SPW02	Land at Dovers Green Road, Reigate	RBBC	See 'Hartswood Nursery, 146 Dovers Green Road, Reigate – DMP I&O 2011' (S2012SPW01)						
S2011RC01	Land to the rear of 10 Flanchford Road, Reigate Heath	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011TW01	Land at Dorking Road, Walton on the Hill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011SS03	Land at Woodside Farm, Reigate Road, Hookwood	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011RH01	Land at Clifton's Lane, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011SS04	Land at Fontigarry Farm, Reigate Road, Sidlow	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011TW02	Land to the east of Ebbisham Lane, Walton on the Hill	RBBC	Potentially Suitable	Not Available	N/a	N/a	N/a	Not currently developable
S2011RC02	Land at Old Colley Farm, Colley Lane, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011EW01	Land south of Woodhatch Road, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011SS05	Land south of Horse Hill, Horley	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011EW02	Land to the rear of 1 - 39 Earlsbrook Road, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011MSJ01	Land at the Corner of Cronks Hill Road	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011SS06	Land at Rosemary Farm, Ironsbottom Road, Sidlow	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011SS07	Land south of Duxhurst Lane, Sidlow	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011M02	Merstham Baptist Church, Weldon Way, Merstham	RBBC	Suitable	Not available	N/a	N/a	N/a	Not currently developable
S2011RE08	Battlebridge Recreation Ground, New Battlebridge Lane, Merstham	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a
S2011M03	Merstham Recreation Ground (part), Albury Road, Merstham	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a
S2011RW04	Open space at Colesmead Road, Redhill	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a
S2011RE09	Allotment Site, Wiggie Lane, Redhill	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a
S2011RW05	Allotment Site, Gatton Park Road, Redhill	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)	
S2011CHW01	Land at Woodplace Lane, Coulsdon	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011MSJ02	The Ship P.H. site, Copse Road, Redhill	RBBC	Suitable	Available	Achievable	N/a	12	Deliverable (1-5)	
S2011TW03	Land at Tadworth Street, Tadworth	RBBC	Not suitable	Available	N/a	N/a	N/a	N/a	
S2011KBH03	Rookery Farm, Mogador Road, Lower Kingswood	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a	
S2011N01	Allotment site, Bridgefield Close, Nork	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	
S2011N02	Allotment Site, Parsonsfield Road, Nork	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	
S2011CHW02	Land at Outwood Lane, Chipstead	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	
S2011SPW03	New Pond Farm, Woodhatch Road, Reigate	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	
S2011RH02	Madeira Sandpit, off Madeira Walk/Highlands Road, Reigate	RBBC	Potentially suitable	Available	N/a	UOL review	N/a	Not currently developable	
N/a	Lavender Sandpit, Cockshot Hill, Reigate	RBBC	See 'Land at Lavender Sandpit, Cockshot Hill, Reigate – Call for Sites' (S2011SPW06)						
S2011EW03	Land at Princes Road, Earlswood	RBBC	Potentially suitable	Available	N/a	Green Belt review; Flood constraints	N/a	Not currently developable	
S2011BV01	Allotment Site, Lambert Road, Banstead	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	
S2011BV02	Allotment Site, Holly Lane, Banstead	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	
S2011CHW03	Land between Hazelwood Lane and Castle Road, Chipstead	RBBC	Not suitable	Not available	N/a	N/a	N/a	N/a	

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011M04	Former Iron Horse P.H. site, Bletchingly Road, Merstham	RBBC	Suitable	Available	Achievable	N/a	16	Deliverable (1-5)
S2011KBH04	Land at Holly Lane, Banstead	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011M05	Land at Wells Place Industrial Estate, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RE10	Gasholder site, Kingsfield Industrial Estate, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011SS08	Philips site, Salfords Industrial Estate, Salfords	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011SS09	Land at Perrywood Business Park, Salfords Industrial Estate, Salfords	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011HC05	Land at Balcombe Road Industrial Estate, Horley	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011HE02	Gas holder site, Balcombe Road Industrial Estate, Horley	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011P01	Land at Pitwood Park Industrial Estate, Waterfield, Tadworth	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RC03	Land at Albert Road North Industrial Estate, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011P02	Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RC04	51-59 Albert Road North Industrial Estate, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011RE11	Cleared site, Holmethorpe Industrial Estate, Trowers Way, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011P03	Merland Rise Recreation Ground, Preston	RBBC	Suitable	Available	Achievable	None	130	Deliverable (1-5; 6-10)
S2011M06	Doctor's Surgery, Merstham	RBBC	Suitable	Not Available	N/a	Relocation of operations	N/a	Not currently developable
S2011M07	Triangle Site, Merstham	RBBC	Suitable	Not Available	N/a	N/a	N/a	N/a
S2011RE12	Rear of Redstone Park gardens, Redstone Park, Redhill	RBBC	Suitable	Not Available	N/a	Availability	N/a	Not currently developable
S2011RE13	Land near Wordsworth Mead, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RW06	Land at Green Way, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RW07	Land at Dennis Close, Redhill	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RW08	Land at rear of housing, Carlton Road, Redhill	RBBC	Suitable	Not available	N/a	Multiple ownership	N/a	Not currently developable
S2011HE03	Land at Smallfield Road, Horley	RBBC	Suitable	Not available	N/a	Flood constraints	N/a	Not currently developable
S2011HC06	Land at Oakwood Road, Horley	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011HC07	Land at Air Balloon Public House, Brighton Road, Horley	RBBC	Suitable	Not available	N/a	Availability	N/a	Not currently developable
S2011BV03	3 houses and bottom of De Burgh Park, Banstead	RBBC	Suitable	Not available	N/a	Multiple ownership	N/a	Not currently developable
S2011M08	Depot Site, Land to the rear of station car park, Merstham	RBBC	See 'Bellway House and Depot Site, Station Road North, Merstham – Submitted Site' (S2012M01)					

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011RC05	Land adjacent to railway line and end of station car park, Reigate	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2011RH03	Orchard House, The Way, Reigate	RBBC	Suitable	Not available	N/a	Site capacity	N/a	N/a
S2011RC06	Police Headquarters, Reigate Road, Reigate	RBBC	Suitable	Not available	N/a	Relocation of operations	N/a	Not currently developable
S2011RC07	4 houses off West Street, Reigate	RBBC	Suitable	Not available	N/a	Multiple ownership	N/a	Not currently developable
S2011SS10	Millstream Farm, Brighton Road, Salfords	RBBC	Potentially suitable	N/a	N/a	Green Belt review	N/a	Not currently developable
S2011TW04	British Transport Police Training Centre, Sandlands Grove, Tadworth	Register of Surplus Public Sector Land	Potentially suitable	Not available	N/a	Green Belt review	N/a	Not currently developable
S2011RE14	Redstone Hall, 10 Redstone Hill, Redhill	Unimplemented Planning Permission	Suitable	Available	Achievable	None	11	Deliverable (1-5)
S2011HC09	43-49 High Street, Horley	Unimplemented Planning Permission	Suitable	Available	Achievable	None	19	Deliverable (1-5)
S2011TW05	Frith Park, Sturts Lane, Walton-on-the-Hill S106	Unimplemented Planning Permission	Suitable	Available	Achievable	None	20	Deliverable (1-5)
S2011EW05	16-18 St Johns Road, Redhill	Unimplemented Planning Permission	Suitable	Not available	Not achievable	Viability; availability	N/a	Not currently developable
S2011RH04	The Façade, Holmesdale Road, Reigate	Unimplemented Planning Permission	Suitable	Available	Achievable	None	10	Deliverable (1-5)
S2011RW09	Alton House, Carlton Road, Redhill	Unimplemented Planning Permission	Suitable	Available	Achievable	RP funding	2	Deliverable (1-5)

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011RE15	The Sea Cadet Association, 2 Hooley Lane, Redhill	Unimplemented Planning Permission	Suitable	Available	Achievable	None	11	Deliverable (1-5)
S2011KBH05	Kingswood Mitsubishi, Waterhouse Lane, Kingswood, Tadworth	Unimplemented Planning Permission	Suitable	Available	Achievable	None	16	Deliverable (1-5)
S2011RE16	9-11 Claremont Road, Redhill	Unimplemented Planning Permission	Suitable	Not available	Achievable	Availability	N/a	Not currently developable
S2011RE17	East Surrey College, Gatton Point South, College Crescent, Redhill	Unimplemented Planning Permission	Suitable	Available	Not Achievable	Operational requirements; Viability	N/a	Not currently developable
S2011CHW04	Blue Haze, Outwood Lane, Chipstead	Unimplemented Planning Permission	Suitable	Available	Achievable	None	12	Deliverable (1-5)
S2011RC10	Fonthill, 58 Reigate Road, Reigate	Unimplemented Planning Permission	Suitable	Available	Achievable	None	29	Deliverable (1-5)
S2011SS11	High Trees Nursing Home, Horsehill, Norwood Hill, Horley	Unimplemented Planning Permission	Suitable	Not available	Achievable	Availability	N/a	Not currently developable
S2011M10	Land Parcel One, Purbeck Close, Merstham	Unimplemented Planning Permission	Suitable	Available	Achievable	None	15	Deliverable (1-5)
S2011N06	359-365 Reigate Road & 68-72 Partridge Mead, Epsom Downs	Unimplemented Planning Permission	Suitable	Available	Achievable	None	10	Deliverable (1-5)
S2011CHW05	Valley Saab, Valley Service Station, 2 Outwood Lane, Coulsdon	Unimplemented Planning Permission	Suitable	Available	Achievable	None	11	Deliverable (1-5)
S2011EW06	Woodlands Court, 23 Woodlands Road, Earlswood	Unimplemented Planning Permission	Suitable	Available	Achievable	RP funding	14	Deliverable (1-5)

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011RC11	Chatham Court & Linden Court, Lesbourne Road, Reigate	Expired Planning Permission	Suitable	Available	Achievable	None	38	Deliverable (1-5)
S2011KBH08	Red House School, Brighton Road, Kingswood	Expired Planning Permission	Suitable	Available	Achievable	None	20	Developable (6-10)
S2011T02	All Sevens, Beggars Roost, Mount View & Louisville, Epsom Downs	Refused Planning Permission	Suitable	Not available	N/a	N/a	N/a	Not currently developable
S2011RH05	Raranga, 38 Beech Road, Reigate	Refused Planning Permission	Suitable	Not available	N/a	N/a	N/a	Not currently developable
S2011RH06	The Dell, 46 Reigate Hill, Reigate	Refused Planning Permission	Suitable	Available	Achievable	Site capacity	N/a	N/a
S2011CHW06	Drakes Field, Rectory Lane, Woodmansterne	Call for Sites 2010	Not suitable	Available	N/a	N/a	N/a	N/a
S2011HW03	Land at Bonehurst Road, Horley	Call for Sites 2010	Potentially suitable	Available	N/a	Rural surrounds of Horley review; flood issues	N/a	Not currently developable
S2011RE19	Nutfield Lodge, Nutfield Road, Redhill	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011HE04	Land at Wilgers Farm, Smallfield Road, Horley	Call for Sites 2010	Not suitable	Available	N/a	N/a	N/a	N/a
S2011RH07	Brockmere, 43 Wray Park Road, Reigate	Call for Sites 2010	Suitable	Available	N/a	Site capacity due to conservation area	N/a	N/a
S2011SS12	Land between Mason's Bridge Road/Picketts Land and the railway, Salfords	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review; flood issues; ancient woodland	N/a	Not currently developable

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011CHW07	Land off Harden Farm Close, Netherne on the hill, Coulsdon	Call for Sites 2010	Potentially suitable	Not Available	N/a	Green Belt review	N/a	Not currently developable
S2011CHW08	Land east of Netherne Lane, Netherne on the hill, Coulsdon	Call for Sites 2010	Potentially suitable	Not Available	N/a	Green Belt review	N/a	Not currently developable
S2011CHW09	Land off Netherne Lane/Park Lane, Netherne on the hill, Coulsdon	Call for Sites 2010	Potentially suitable	Not Available	N/a	Green Belt review	N/a	Not currently developable
S2011CHW10	Land to the north of Park Lane, Netherne on the hill, Coulsdon	Call for Sites 2010	Potentially suitable	Not Available	N/a	Green Belt review	N/a	Not currently developable
S2011CHW11	Land west of Netherne Lane/Gawton Crescent, Netherne on the hill, Coulsdon	Call for Sites 2010	Potentially suitable	Not Available	N/a	Green Belt review	N/a	Not currently developable
S2011CHW12	Land west of Netherne Lane, Netherne on the hill, Coulsdon	Call for Sites 2010	Potentially suitable	Not Available	N/a	Green Belt review	N/a	Not currently developable
S2011RE20	Former Copyhold Works site and adjacent Paddock Lane, Nutfield Road, Redhill	Call for Sites 2010	Superseded by 'Land North of Nutfield Road, Redhill' (S2012RE02)					
S2011RW10	Crown Buildings, London Road, Redhill	Call for Sites 2010	Potentially suitable	Available	N/a	Employment land capacity	N/a	Not currently developable
S2011RW11	Land to the rear of Social Club, The Frenches, Redhill	Call for Sites 2010	Suitable	Available	Achievable	None	10	Deliverable (1-5)
S2011RC12	Land to the north of Buckland Road, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review; conservation	N/a	Not currently developable
S2011RC13	Reigate Beaumont Care Home, Colley Lane, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review; conservation	N/a	Not currently developable

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011KBH09	Land at Sandy Lane, Kingswood	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011RC14	Choir Trust Land, east of Bell Lane, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	UOL review	N/a	Not currently developable
S2011SPW04	Land at Sandcross Lane, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011SS13	Aggregates sites and open storage yard, east of Salfords Station, Salfords	Call for Sites 2010	Suitable	Available	N/a	Relocation of minerals site; access	60	Developable (6-10)
S2011BV04	Amberley, Bolters Lane, Banstead	Call for Sites 2010	Potentially suitable	Available	N/a	UOL review	N/a	Not currently developable
S2011EW07	RNIB, Community Living Service, Philanthropic Road, Redhill	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review; cross boundary working	N/a	Not currently developable
S2011SS14	Land East of Salfords	Call for Sites 2010	Not suitable	Available	N/a	N/a	N/a	N/a
S2011M11	Land north of Rockshaw Road, Merstham	Call for Sites 2010	Not suitable	Available	N/a	N/a	N/a	N/a
S2011RE21	Quarryside Business Park, Thornton Side, Redhill	Call for Sites 2010	Suitable	Available	Achievable	None	90	Deliverable (1-5)
S2011BV05	Fairholme Farm, 14 Croydon Lane, Banstead	Call for Sites 2010	Potentially suitable	Not available	N/a	N/a	N/a	Not currently developable
S2011P04	Former DeBurgh School site, Merefield Gardens/Chetwode Road, Preston	Call for Sites 2010	Suitable	Available	Achievable	None	200	Developable (6-10)
S2011HC10	Library site, Kings Road, Horley	Call for Sites 2010	Suitable	Available	Achievable	Relocation of library	35	Developable (6-10)
S2011M12	Merstham Library, Weldon Way, Merstham	Call for Sites 2010	Suitable	Available	Achievable	Relocation of library	20	Deliverable (1-5)

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)	
S2011M13	The Oakley Centre, Radstock Way, Merstham	Call for Sites 2010	Suitable	Available	Achievable	Relocation of operations	15	Developable (6-10)	
S2011BV06	The Clinic and Youth Centre, The Horseshoe, Banstead	Call for Sites 2010	Suitable	Not Available	N/a	Relocation of operations; Exploration of development options	N/a	Not currently developable	
N/a	Colebrook Day Centre, St Anne's Drive/Noke Drive, Redhill	Call for Sites 2010	See 'Colebrook, Redhill – Redhill AAP' (S2011RE04)						
S2011RW12	The Bridge Family Centre, Station Road, Redhill	Call for Sites 2010	Suitable	Available	Achievable	Relocation of operations	15	Developable (6-10)	
S2011RC15	The former Priory Stables, Park Lane, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable	
S2011HE05	Land at Harrowsley Green Farm, Smallfield Road, Horley	Call for Sites 2010	Not suitable	Available	N/a	N/a	N/a	N/a	
S2011HC11	Bayhorne Farm, Apperlie Drive, Horley	Call for Sites 2010	Potentially suitable	Available	N/a	Review of Rural Surrounds of Horley	N/a	Not currently developable	
S2011HC12	Fishers Farm, Limes Avenue, Horley	Call for Sites 2010	Potentially suitable	Available	N/a	Review of Rural Surrounds of Horley; review of public open space	N/a	Not currently developable	
S2011M14	Oakley Farm, 143 Bletchingly Road, Merstham	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable	
S2011HE06	Land at Inholm's Farm, south of Haroldslea Drive, Horley	Call for Sites 2010	Potentially suitable	Available	N/a	Review of Rural Surrounds of Horley	N/a	Not currently developable	

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011KBH10	Land at Kingswood Knoll, Brighton Road, Lower Kingswood	Call for Sites 2010	Not suitable	Available	N/a	N/a	N/a	N/a
S2011KBH11	Land at Shrimps Field, Chipstead Lane, Kingswood	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011MSJ03	Redhill Ambulance Station, Pendleton Road, Redhill	Call for Sites 2010	Suitable	Available	Achievable	None	15	Deliverable(1-5)
S2011RC16	The Croft, Buckland Road, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review; conservation	N/a	Not currently developable
S2011SPW05	Land at Dovers Farm, Dovers Green Road, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011RH08	Dorchester Court, Wray Common Road, Reigate	Call for Sites 2010	Suitable	Available	Achievable	None	10	Deliverable (1-5)
S2011SPW06	Land at Lavender Sandpit, Cockshot Hill, Reigate	Call for Sites 2010	Potentially suitable	Available	N/a	Review of UOL; protection/ enhancement of nature conservation	N/a	Not currently developable
S2011RE22	Land at Hillsbrow, Nutfield Road, Redhill	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011SS15	Site at Horley Place, Bonehurst Road, Horley	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011BV07	Surrey Ambulance HQ, The Horseshoe, Bolters Lane, Banstead	Call for Sites 2010	Potentially suitable	Available	N/a	Review of UOL; Exploration of development options	N/a	Not currently developable
S2011SPW07	Land at Castle Drive, Woodhatch	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable
S2011TW06	Land at Sandlands Road, Walton on the Hill	Call for Sites 2010	Potentially suitable	Available	N/a	Green Belt review	N/a	Not currently developable

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2011P05	Longfield Crescent/Cuddington Close, Preston	Call for Sites 2010	Suitable	Available	Achievable	None	30	Developable (6-10)
Additional Sites								
N/a	Royal Mail site, Salbrook Road, Salfords	DMP I&O 2011	See 'Aggregates sites and open storage yard, east of Salfords Station, Salfords (S2011SS13)					
S2012BV01	Royal Mail site, Banstead DO, 28A High Street, Banstead	DMP I&O 2011	Suitable	Available	Achievable	Site access	10	Developable (6-10)
S2012TW01	Royal Mail site, Tadworth DO, 88 The Avenue, Tadworth	DMP I&O 2011	Suitable	Available	Achievable	Site capacity	N/a	N/a
S2012HC01	Royal Mail site, Horley DO, 107 Victoria Road, Horley	DMP I&O 2011	Suitable	Available	Achievable	Relocation of operations	10	Developable (6-10)
S2012RH01	Trinity House, 51 London Road, Reigate	DMP I&O 2011	Not suitable	N/a	N/a	N/a	N/a	N/a
S2012KBH01	Land at Kingswood Station, Kingswood	DMP I&O 2011	Suitable	Available	Achievable	Proximity to railway line	25	Deliverable (1-5)
S2012TW02	Land at Frith Park, Walton on the hill	Submitted site 2011	Not suitable	N/a	N/a	N/a	N/a	N/a
S2012RE01	Victoria House, Brighton Road, Redhill	DMP I&O 2011	Not suitable	N/a	N/a	N/a	N/a	N/a
S2012RH02	Wray Coppice House, Reigate	Submitted site 2011	Suitable	Available	Achievable	Conservation constraints; tree protection	20	Deliverable (1-5)
S2012KBH02	Land at Canons Lane, Burgh Heath	DMP I&O 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012KBH03	Land adjacent to Brighton Road, Burgh Heath	DMP I&O 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012KBH04	Land off Copt Hill Lane, Kingswood	DMP I&O 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012SPW01	Hartwood Nursery, 146 Doversgreen Road, Reigate	DMP I&O 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2012KBH05	Land to the rear of Holly Lodge Caravan Park, Lower Kingswood	Submitted site 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012SS02	Land at Astra/Heath Business Centre, Salfords	Submitted site 2011	Not suitable	N/a	N/a	N/a	N/a	N/a
S2012BV02	Hengest Farm, Woodmansterne Lane, Banstead	Submitted site 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012SPW02	Shepherd's Lodge Farm (former part of), Park Lane East, Reigate	Submitted site 2011	Potentially suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012N01	Land at the end of The Drive, Banstead	RBBC	Not suitable	N/a	N/a	N/a	N/a	N/a
S2012RH03	Coleman Redland Centre, Croydon Road, Reigate	Submitted site 2012	Not suitable	N/a	N/a	N/a	N/a	N/a
S2012BV03	Bentley & The Squirrels, The Horseshoe, Banstead	Submitted site 2012	Potentially suitable	Available	Achievable	Review of Urban Open Land; Exploration of development options	N/a	Not currently developable
S2012HW01	Former Court Lodge Infants School, Court Lodge Road, Horley	RBBC	Suitable	Available	Achievable	None	20	Deliverable (1-5)
S2012HW02	Former Adult Education Centre, Court Lodge Road, Horley	Unimplemented planning permission	Suitable	Available	Achievable	None	14	Deliverable (1-5)
S2012KBH06	Tealby, Hillerton & R/O Kingswood Village Hall, Brighton Road, Lower Kingswood	Unimplemented planning permission	Suitable	Available	Achievable	None	11	Deliverable (1-5)

SHLAA reference	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential yield (net)	Deliverability (plan period)
S2012TW03	Traffic Garages, 41 Walton Street, Walton on the Hill	Unimplemented planning permission	Suitable	Available	Achievable	None	10	Deliverable (1-5)
S2012RE02	Land North of Nutfield Road, Redhill	Submitted Site 2012	Potentially Suitable	Available	N/a	Green Belt Review; SNCI	N/a	Not currently developable
S2012RE03	Land South of Nutfield Road, Redhill	Submitted Site 2012	Potentially Suitable	Available	N/a	Green Belt Review; Allotment re-provision	N/a	Not currently developable
S2012HW03	Land North of Meath Green Lane, Horley	Submitted Site 2012	Potentially Suitable	Available	N/a	Review of Rural Surrounds of Horley	N/a	Not currently developable
S2012HW04	Land at Meath Green Lane, Horley	Submitted Site 2012	Potentially Suitable	Available	N/a	Review of Rural Surrounds of Horley	N/a	Not currently developable
S2012BV04	Banstead Hall Playing Field, Bolters Lane, Banstead	Submitted Site 2012	Potentially Suitable	Available	N/a	Review of Urban Open Land; Exploration of development options	N/a	Not currently developable
S2012EW01	Hockley Business Centre, Hooley Lane, Redhill	Submitted Site 2012	Suitable	Available	Achievable	Proximity to railway line	30	Developable (6-10)
S2012M01	Bellway House, Station Road North, Merstham	Submitted Site 2012	Suitable	Available	Achievable	None	10	Developable (6-10)
S2012M02	Telephone Exchange & Depot Site, Station Road North, Merstham	Submitted Site 2012	Suitable	Available	Achievable	Proximity to railway line	50	Developable (6-10)
S2012KBH08	Land east of Smithy Lane, Lower Kingswood	Submitted Site 2012	Potentially Suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012KBH07	Land north of Bonsor Drive, Kingswood	Submitted Site 2012	Potentially Suitable	Available	N/a	Green Belt Review	N/a	Not currently developable
S2012HC02	Mitchells of Horley, 1-9 Station Road, Horley	Submitted Site 2012	Not Suitable	Available	N/a	N/a	N/a	N/a

5. Initial Review of Housing Supply

Initial Housing Trajectory

5.1 Those sites that are deliverable and developable are collated into an indicative trajectory. Table 4 is divided into four timescales.

Table 4: Initial indicative housing trajectory

Source of supply	Timescale				Total (2006-2027)
	Completions (2006-2012)	1-5 years (2012-2017)	6-10 years (2017-2022)	11-15 years (2022-2027)	
Completions	3,593				3,593
Under construction (1-9)		195			195
Under construction (10+)*		602	168		770
Unimplemented permission (1-9)		281			281
Unimplemented permission (10+)		215			215
Identified sites with potential**		959	1,685	500	3,144
Total	3,593	2,252	1,853	500	8,198

* includes Horley North East sector

** includes Horley North West sector

Sites with planning permission – Completions

5.2 This source includes all additional dwellings completed between 1 April 2006 and 31 March 2012.

Sites under construction

5.3 This source includes the outstanding dwellings to be completed on sites which are under construction at 31 March 2012. All are considered to be deliverable unless phasing plans indicate completions post years 1-5.

Sites with unimplemented planning permission

5.4 These sources of supply are divided between two thresholds: 1-9 and 10+ dwellings. The sites in this category are those that were unimplemented at 31 March 2012.

5.5 Those sites with a threshold of over 10 dwellings have been assessed in line with the tests of deliverability and developability set out at Chapter 4. In line with the NPPF, these sites have been considered deliverable unless clear evidence has been received to the contrary (i.e. information from the applicant or the

outcome of viability testing). This has led to 119 additional dwellings being excluded from the total set out above.

- 5.6 Sites under the threshold (1-9 dwellings) have been included in the trajectory as they form part of the housing supply. Due to the number of sites in this category, they have not been individually tested for deliverability and developability because of the practicalities and resource implications. A sample of typical small sites has been subjected to viability appraisal to provide evidence of whether such developments are broadly achievable in economic terms. In line with the NPPF, these permissions are considered deliverable unless there is evidence to suggest otherwise.

Sites with potential for residential development

- 5.7 The sites included in this source of supply are those which do not have planning permission.
- 5.8 The deliverability and timescales for sites without planning permission is based upon any information provided as part of submissions, supplemented by series of assumptions⁵ with regards build-out rates and lead-in times where specific information was limited.
- 5.9 Broadly, build-rate assumptions adopted in the full trajectory are as follows:
- On urban sites, assumed rate of 30 per annum per developer for predominantly housing sites and 50-60 per annum per developer for predominantly flatted developments.
 - On large strategic greenfield sites, assumed peak rate of 150 per annum based on several developers operating on the same site.
- 5.10 Lead-in times will be influenced by the size and complexity of the site; however, the following assumptions have been adopted:
- Small urban sites – 12 months
 - Large urban sites – 12-18 months
 - Urban extension sites – 18-24 months

Summary of Housing Land Supply

- 5.11 Table 4 (page 25) confirms that over the first six years of the SEP period, there was an oversupply 593 dwellings. Therefore, there is a residual requirement of 6,407 for the remaining SEP period (resulting in a required delivery rate equivalent of 458 dwellings per annum). The Core Strategy: Proposed Submission Document sets an annual average target of 460 dwellings, equating to 6,900 between 2012 and 2027.
- 5.12 The indicative trajectory identifies a total supply of 2,252 dwellings during years 1-5. This equates to a shortfall of 48 units against the CS target for 460 per annum, rising to 163 units when the NPPF requirement for a 5% buffer is considered.

⁵Based upon research findings in *Housing Delivery on Strategic Sites* (Colin Buchanan); *Factors affecting housing build-out rates* (DCLG/University of Glasgow) and verified by evidence from recent local developments.

- 5.13 Beyond years 1-5, the initial trajectory identifies a shortfall in specific sites to meet the housing requirement. For years 6-10, identified specific sites are capable of delivering 1,853 dwellings whilst for years 11-15, specific identified sites are capable of providing only 500 dwellings. Therefore, the total shortfall across the plan period is 2,410 dwellings.
- 5.14 In order to plan for this shortfall, it is necessary to identify and explore the potential of broad locations and windfalls, as per Stages 9 and 10 of the SHLAA Practice Guidance and adopted methodology.

6. Broad Locations

- 6.1 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified as deliverable or developable. The guidance suggests that broad locations can be within and adjoining settlements (where housing development is or could be encouraged) as well as outside settlements (e.g. major urban extensions, growth areas, new free-standing settlements).
- 6.2 An assessment of broad locations was completed as part of the 2011 SHLAA. However, in light of responses to the Outstanding Issues consultation, Sustainability Appraisal testing and the direction contained within the NPPF, the approach and assumptions made have been reviewed. This has led to the adoption of a more focussed approach which not only gives greater clarity with regards to the distribution of development but also limits a reliance on unspecified residential intensification and development within areas of special character.
- 6.3 The following broad locations have been considered:
- Redhill Town Centre
 - Banstead Town Centre (including The Horseshoe)
 - Urban Open Land
 - Sustainable urban extensions
- 6.4 The geographic localities of the broad locations are located at Appendix 7. Sustainability appraisal has been carried out for each of the potential broad locations at various stages in the development of the Core Strategy and a summary of the conclusions also included at Appendix 6.

Redhill Town Centre

- 6.5 As the borough's primary town centre, a regional hub and a priority area for growth and regeneration, Redhill Town Centre will be the focus of significant housing and commercial development moving forward.
- 6.6 The emerging Redhill Town Centre Area Action Plan (AAP) identifies a number of opportunity sites and, where appropriate and sufficiently certain, these have been specifically identified as deliverable or developable.
- 6.7 However, in addition to these deliverable or developable sites, it is considered that there are a number of other potential opportunities within the defined boundary which could come forward during the lifetime of the plan. In some cases, these are existing identified sites where the potential for residential development as part of a mixed use scheme has been established within the emerging AAP but due to the need to optimise alternative uses on the site at first instance, specific housing capacity cannot yet be ascribed. In some cases, these sites have been specifically identified in the SHLAA and deemed to be potentially suitable.

- 6.8 In other cases, opportunities may arise from new development sites or making more efficient use of existing properties. The emerging AAP recognises the value of town centre living and draft policy RTC2-6 encourages development proposals which provide an element of residential as well as the conversion of upper floors in existing developments to residential uses. (Analysis indicates the potential for up to 55 dwellings from converting underutilised upper floors).
- 6.9 When these various potential sources are combined, there is deemed to be potential to deliver a further **200 additional dwellings** across years 6-15.

Banstead Town Centre

- 6.10 In addition to the four priority areas for growth and regeneration in Core Strategy Policy CS4, regeneration and redevelopment in Banstead has been established as another of the goals for the Council's joint Public Sector Board with Surrey County Council⁶. In particular, emphasis is on making the best use of public assets to deliver improvements to public services and benefit local residents.
- 6.11 The Core Strategy: Proposed Submission document policy CS4 directs development towards the most sustainable locations, prioritising development within town centre and edge of centre locations. In this regard, development in Banstead Town Centre would be encouraged, representing an opportunity for growth in the north of the borough.
- 6.12 The borough and county councils have significant land interests in Banstead Town Centre, particularly within The Horseshoe. A number of sites within this area have been submitted for consideration within the SHLAA, indicating a commitment to release sites for development within the first 10 years of the plan. However, at this time, options are still being explored and it is not currently possible to identify which specific sites will be developed. Additionally, development of some sites may be dependent upon a review of Urban Open Land. Thus, many of the interests in this site are potentially suitable but not currently deliverable/developable.
- 6.13 In addition to The Horseshoe area, it is considered that there other potential sites within the town centre which may come forward over the plan period. Taken together, these opportunities have the potential to deliver a further **170 additional dwellings** in years 6-10.

Urban Open Land (UOL)

- 6.14 The SHLAA identifies a number of sites within the urban area which are currently constrained by the Urban Open Land (UOL) designation. In many cases, these sites are in accessible locations within established residential areas or town centres and thus present a reasonable prospect for development. As such, they were assessed as being 'potentially suitable' at Stage 7a, subject to the outcome of a full review of the UOL designation and associated policy which will be

⁶ RBBC/SCC Memorandum of Understanding (May 2011)
http://www.reigate-banstead.gov.uk/Images/Surrey%20CC%20MoU%20%20SIGNED%2025may11%20vfinal%20dc_tcm9-46445.pdf

progressed through the Development Management Policies DPD. As it is not currently possible to identify specific sites as deliverable or developable, it is reasonable to assess their potential as a broad location.

- 6.15 The sites constrained by the UOL designation⁷ which were assessed as being potentially suitable at Stage 7a form the basis for identifying potential capacity. The developable area of the site has been assumed taking into account any identified physical features or constraints. This developable area is then translated into a potential housing capacity using a conservative density assumption of 30dph.
- 6.16 The potentially suitable sites have a combined area of 9.1ha of which 4.3ha is deemed to be developable. As such, the total potential housing gain from this broad location is 129 dwellings.
- 6.17 However, as previously recognised, for these sites to come forward, the UOL designation would have to be removed – which is dependent upon a comprehensive review process and/or a change in policy would be required such that residential development could be permissible in certain circumstances. Regardless of the approach, it is not realistic to assume that the entirety of this capacity will be realised. In order to reflect this, a discount of 50% is applied to the maximum theoretical capacity and as such, this broad location could deliver **65 additional dwellings**.

Sustainable Urban Extensions

- 6.18 The SHLAA identifies a large number of greenfield sites, many of which are located within the Green Belt or Rural Surrounds of Horley contiguous with the borough's urban areas. In many cases, these sites were assessed as being 'potentially suitable' at Stage 7a, subject to more detailed sustainability assessment and the findings of a full and proper Green Belt review/review of the countryside beyond the Green Belt (currently designated as Rural Surrounds of Horley). It would be inappropriate to pre-judge the findings of this detailed technical assessment through the SHLAA process and as such it is not possible identify specific sites at this stage; however, it is reasonable to provide a broad assessment of potential capacity as a broad location.

Policy context

- 6.19 The SHLAA guidance refers to the use of evidence in the RS when reviewing broad locations outside settlements. South East Plan (SEP) policy LF1 states that housing needs should be met principally in urban areas, but where this is not possible, by urban extensions involving selective reviews of Green Belt. For Reigate & Banstead, SEP policy SP5 indicates that smaller scale local reviews are likely to be required, particularly around Redhill-Reigate. Policy SP5 also highlights the need for any review to ensure that sufficient land is safeguarded to meet development needs to at least 2031, assuming the same annual rate of development as that set out for the period 2006-2026.

⁷ Excluding sites which fall within another broad location (i.e. Banstead Town Centre (inc The Horseshoe))

6.20 However, this does not preclude the consideration of sites in other locations as part of any detailed sustainability assessment or review of the Green Belt/countryside beyond the Green Belt. Core Strategy: Proposed Submission Document Policy CS4 establishes in more detail the criteria that will be used to guide the identification of potential sustainable urban extension locations. As such, all sites initially identified as 'potentially suitable' through this SHLAA process will be considered for the purpose of identifying the housing potential of this broad location.

Estimating land requirement

6.21 Taking into account the land supply and urban broad locations already identified, and an allowance for windfalls (see section 7) a deficit of around 1,600 dwellings is required to meet the housing requirement across the plan period.

6.22 The land budget for urban extensions is comprised of several different elements. First and foremost, the land take for residential dwellings is derived from an assumption of the density which could be achieved on such a site, which in this case has been assumed to be 35dph.

6.23 In addition to this, land for strategic natural/semi-natural open space has been included at 2.2ha/1,000 people, in line with the median provision identified in the Council's Open Space, Sport and Recreation Assessment. Further amenity, sport and recreation requirements are also included at a level commensurate with the standards recommended in the Open Space, Sport and Recreation Assessment.

6.24 Furthermore, land would also be required for the provision of social and community infrastructure such as local shops, health and education. Based on similar assessments carried out elsewhere, land take has been assumed at 1 to 2ha for the provision of a 'local centre'. A further 6ha is allowed for the provision of primary schools. A further allowance of 2ha is included for major physical infrastructure (such as strategic road connections).

6.25 Table 7 overleaf summarises the maximum estimated land budget necessary to provide the requisite number of dwellings and associated infrastructure. These calculations assume delivery across a single site, whilst in reality, the requirement could be delivered on a number of smaller sites (which may have a lesser requirement for supporting infrastructure and open space, thus reducing land take). Based on the calculations, the net to gross developable area ratio would be around 60-65% which is deemed to be realistic.

Table 5: Estimated land budget for urban extensions

Land Use	Land required (ha)	Justification
Residential	45.7	Assumed density of 35dph
Strategic Open Space	8.1	Based on median of current ward level provision for natural/semi-natural open space identified in 2011 Open Space, Sport & Recreation Assessment. Assumes average household size of 2.3 persons.
Amenity Green Space	2.9	Based on recommended standard in 2011 Open Space, Sport & Recreation Assessment. Assumes average household size of 2.3 persons.
Sport and Recreation	5.9	
Allotments	0.8	As above – assumes average plot size of 0.02ha.
Education	6.0	Assumed 2 primary schools at 3ha each
Local Centre	1.5	Assumes small local centre containing shops and community facilities
Strategic Physical Infrastructure	2.0	Allowance for land required for strategic road connections etc.
Total	72.9	

SHLAA review of sites

- 6.26 A number of greenfield sites have been submitted and identified by the SHLAA, with many deemed to be ‘potentially suitable’ for housing development subject to more detailed sustainability assessment and a full and proper review of the Green Belt/countryside beyond the Green Belt. Those sites deemed to be ‘potentially suitable’ in Stage 7a will form the basis for exploring whether there is potentially sufficient available land to meet the budget estimated above.
- 6.27 In total, there are 33 sites outside the urban area considered to be ‘potentially suitable’ for housing (Stage 7a) and available for development (Stage 7b). Using the site assessments carried out for each, an estimation of the unconstrained land area has been made – that is the land area which is not affected by any prohibitive physical features or policy designations/protections. Based on this analysis, a total gross developable land area of 213.8ha is identified.
- 6.28 This indicates that there is capacity to accommodate one or more urban extension(s) of 1,600 dwellings, allowing flexibility to reflect the fact that a number of sites may not be deemed suitable following more detailed assessment of sustainable locations or the findings of a Green Belt review/review of countryside beyond the Green Belt or may have unidentified constraints which further limit available and developable land; also allowing for development capacity beyond the plan period.

Summary

- 6.29 Taking into account identified sites and other urban broad locations, around 1,600 homes may need to be accommodated in greenfield sites outside of the urban area, requiring an estimated land take of 72.9ha.
- 6.30 The SHLAA has identified 33 available and potentially suitable greenfield sites within the borough. These sites have a total gross developable land area of

213.8ha, exceeding the land take required for 1,600 dwellings and thus providing comfort that this capacity is deliverable.

- 6.31 On this basis, there is deemed to be sufficient potential capacity to provide at least the shortfall of **1,600 additional dwellings** within sustainable urban extensions during years 11-15, however recognising that some sites may not be deemed suitable following detailed technical work, and the need to allow for future development beyond the plan period.
- 6.32 It should be noted that this assessment simply provides an indication of the suitability of sites submitted to the SHLAA. It does not mean that they will be prioritised over other potential sites and it is likely there are other suitable sites adjoining the borough's urban areas. Furthermore, it does not suggest that the entire site area as submitted is suitable for development or should be developed. Further analysis of the suitability of greenfield sites for housing will be informed by a comprehensive assessment of the most sustainable locations for development alongside a full and proper review of the Green Belt/countryside beyond the Green Belt.

Broad Locations Summary

- 6.33 The broad locations assessed constitute two forms: housing from sources within the urban area which are likely to require little or no intervention to bring forward, and locations both within and adjoining the urban area which would require specific policy intervention to enable delivery.
- 6.34 Redhill Town Centre is a priority location for growth and focus of significant regeneration. Whilst specific sites have been included, there are latent opportunities which cannot yet be specifically identified. Policies within the emerging Area Action Plan take a clearly positive stance towards optimising opportunities for mixed use development and maximising the delivery of residential units where possible. Banstead Town Centre represents a sustainable opportunity for growth in the north of the borough. The Horseshoe area in particular is a joint priority for both the Council and its partners and commitment to redevelopment is clear given the submission of sites by Surrey County Council. However, options for redevelopment in this location are still being explored and it is not currently possible to identify specific sites.
- 6.35 To realise delivery of housing development on Urban Open Land sites, a review of the designation and/or associated policy is required. Similarly, to achieve the sustainable urban extensions broad location, a review of both the Green Belt and Rural Surrounds of Horley is necessary (as discussed at Stage 7d), along with more comprehensive assessment of the sustainability of development locations. The Core Strategy indicates that this work will be progressed to inform the DMP. In the context of urban extensions, there is also the need to consider land supply beyond the current plan period.
- 6.36 Table 8 summarises the total housing potential across the five broad locations. Maps of the identified broad locations are included at Appendix 7.

Table 6: Summary of housing potential in broad locations

Type of broad location	Housing potential
Redhill Town Centre	200
Banstead Town Centre	170
Urban Open Land (UOL)	65
Sustainable urban extensions	At least 1,600
Total broad locations potential	At least 2,035

7. Determining a Windfall Allowance

- 7.1 The contribution made by windfall developments to the housing supply in Reigate & Banstead was accepted at the previous examination and the principle of including a windfall allowance was therefore deemed to be justified. The scope for local planning authorities to make an allowance for windfalls where there is compelling evidence remains and the NPPF specifically allows local planning authorities to make an allowance for windfall sites in the five year supply. However, the NPPF states that the windfall allowance in the five year supply should not include residential gardens.
- 7.2 The borough experiences a significant volume of windfall development. Between 2005 and 2011, 2,249⁸ net additional dwellings were permitted on windfall sites, representing some 52% of the total. Annual rates have been largely consistent - regularly exceeding 300 additional dwellings per annum - and strong levels of implementation mean that a significant proportion of such permissions are regularly delivered.
- 7.3 This high level of implementation is evidenced by the fact that since 2006, 1,956 additional dwellings were completed on windfall sites, representing just over half of the total number delivered.
- 7.4 Analysis of windfall permissions indicates that several distinct sources make a material contribution to the overall figure:
- Previously non-residential sites (i.e. former employment/civic or community sites)
 - Residential conversions and flats above shops
 - Parking courts and garage blocks
 - Intensification of existing residential sites
- 7.5 For the purposes of establishing a robust future windfall allowance, the Council has adopted the most conservative scenario and excluded all forms of residential intensification. This approach both accords with the direction of the NPPF on garden land and recognises that the potential contribution from other forms of residential intensification may also be uncertain.
- 7.6 Table 7 overleaf explains how the windfall allowance of **50 dwellings per annum** has been arrived at. Detailed analysis is contained in Appendix 5.

⁸ This figure excludes 'exceptional' windfalls such as Park 25 (500 dwellings) and Watercolour (551 dwellings) which occurred as a result of redevelopment of land previously designated for employment use. The figure also excludes the redevelopment of the former Queen Elizabeth hospital site in Banstead (107 dwellings).

Table 7: Summary of windfall allowance

Source		Baseline annual allowance*	Baseline plan period allowance*	Discount (reflecting identified sites/broad locations)	Final plan period allowance
Previously non-residential	Small	15	225	-	225
	Large	59	885	797	88
Conversions & flats above shops	Small	24	360	-	360
	Large	-	-	-	-
Parking courts & garage blocks	Small	3	45	-	45
	Large	5	75	40	35
Total		106 p.a.	1,590	837	753 (50 p.a.)

*Based on historic trends

8. Conclusion

- 8.1 The SHLAA tests the availability, suitability and achievability of land to provide housing. It demonstrates how the respective targets of the SEP and the emerging Core Strategy can be delivered
- 8.2 Between 2006 and 2012, a total of 3,593 additional dwellings were completed within the borough.
- 8.3 The study identifies a supply of *deliverable* sites (including planning permissions) capable of delivering 2,252 dwellings in years 1-5.
- 8.4 For years 6-10, the SHLAA has identified a supply of *deliverable and developable* sites capable of delivering 1,853 dwellings.
- 8.5 For years 11-15, the SHLAA has identified a specific *developable* site capable of delivering 500 additional dwellings.
- 8.6 The SHLAA identifies an insufficient supply of specific sites to meet the housing requirement in years 6-10 and 11-15. In line with the NPPF and SHLAA Practice Guidance, the SHLAA investigates how this shortfall can be planned for by exploring the potential of a number of broad locations where housing development is considered feasible and could be encouraged. These broad locations fall into two categories:
- Locations where little or no intervention is required to realise development have the potential to deliver up to 370 dwellings
 - Locations where specific policy intervention is required which have the potential to deliver at least 1,665 dwellings. However, as these locations are subject to policy constraints and designations, this potential capacity is dependent upon the findings of more comprehensive studies and therefore it is not appropriate to identify specific sites at this stage.
- 8.7 The study also explores the housing potential of windfalls given the significant and established contribution that such developments have made to supply historically. An annual allowance of 50 dwellings is made across the plan period, recognising that this largely comprises the contribution made by small sites (under the 10 unit threshold) which is not otherwise captured through the SHLAA. In line with the NPPF, this allowance is also included within the five year supply.
- 8.8 An assessment of the potential housing mix that could be achieved through the delivery of the specific sites and broad locations has been carried out to supplement the completeness of the SHLAA. This analysis demonstrates that these opportunities allow for the provision of a mix of types and sizes of dwelling across the plan period. The full housing mix analysis is located at Appendix 8.
- 8.9 The 2012 SHLAA supersedes previous versions. It has been undertaken in accordance with the SHLAA Practice Guidance. Each SHLAA update will be based on the most consistent and up-to-date information available at the time of writing. The next SHLAA update is anticipated to be completed during 2013.