



# **Development Management Plan (Regulation 19) Housing and Economic Land Availability Assessment (HELAA)**

**January 2018**

# Disclaimer

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

- The identification of land with potential for housing/ economic development in the HELAA does not imply that the Council will grant planning permission or allocate land through the Local Plan. All planning applications will continue to be determined against the development plan and material planning considerations, including the National Planning Policy Framework.
- The HELAA is a 'living document' akin to the Annual Monitoring Report (AMR) process which the Council intends to update regularly.
- The inclusion of land for residential or employment development in the HELAA does not preclude it being developed for other uses.
- The exclusion of sites from the HELAA (either because they were discounted or not identified) does not preclude the possibility of planning permission being granted on excluded sites for residential or economic development. The Council acknowledges that appropriate sites will continue to come forward as planning applications even if they have not been identified in the HELAA.
- The identified site boundaries in the HELAA are based on the best information available at the time of study. The HELAA does not limit an expansion or contraction of these boundaries for the purpose of a planning application or future allocation through the Local Plan process.
- The determination of a site's deliverability/ developability is based on the best information available at the time of writing. Assumptions made in the HELAA will not prevent planning applications being submitted on any site at any time.
- The estimation of housing/ economic potential is based on the best information available at the time of writing. The housing/ economic potential indicated in this report does not preclude densities being increased or decreased on sites, subject to further information and assessment at such time as a planning application is made.
- The Council does not accept liability for any factual inaccuracies or omissions in the HELAA. 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 HELAA. 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 HELAA.

# 1. Introduction

- 1.1. The Housing and Economic Land Availability Assessment (HELAA) is a technical study that determines the suitability, availability and achievability of land for development.
- 1.2. The HELAA is an important evidence source to inform plan making, but does not in itself represent policy, nor does it determine whether a site should be allocated for future development.
- 1.3. The HELAA builds on and expands the remit of the Strategic Housing Land Availability Assessment (SHLAA) and – in line with Planning Practice Guidance – includes the consideration of sites for economic uses as well as for housing.

## 2. Policy Context

### National Planning Policy Framework (2012)

- 2.1. At the heart of the National Planning Policy Framework (NPPF)<sup>1</sup> 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. It encourages the effective use of land by reusing land that has been previously developed alongside management of growth to ensure it is directed to sustainable locations.
- 2.2. The NPPF requires local planning authorities to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics of the area. Paragraph 158 says that local planning authorities should ensure that their assessment of and strategies of housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.
- 2.3. Paragraph 161 of the NPPF says that the review of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments.
- 2.4. Paragraph 161 of the NPPF says that local planning authorities should use the evidence base to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs. The NPPF Glossary defines economic development as “development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).”
- 2.5. “Main Town Centre Uses are defined as “retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”
- 2.6. Paragraph 22 of the NPPF says that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 2.7. Paragraph 23 of the NPPF says that local planning authorities should allocate a range of suitable sites to meet the scale and type of retail development needed in town centres. As it is important to accommodate retail needs in

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

town centres, if there are not sufficient suitable and viable sites available within town centres, an assessment of the need to expand town centres should be undertaken, or appropriate edge of centre sites that are well connected to the town centre may be allocated. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.

## Housing

- 2.8. Paragraphs 47 and 48 of the NPPF require local planning authorities to:
- Identify and update annually a supply of specific, deliverable<sup>2</sup> sites sufficient to provide five years worth of housing with an additional buffer of 5% to ensure choice and competition in the market for land (where persistent under delivery the buffer should be increased to 20%).
  - Identify a supply of specific, developable<sup>3</sup> sites for growth, for years 6-10 and where possible, years 11-15.
- 2.9. Local Planning Authorities may also make an allowance for windfall sites in the five-year supply if compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

## National Planning Practice Guidance, Housing and Economic Land Availability Assessment (2014)

- 2.10. National Planning Practice Guidance (NPPG)<sup>4</sup> says that an assessment of land availability should identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. This assessment should:
- Identify sites and broad locations with potential for development
  - Assess their development potential
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)
- 2.11. The assessment should be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic market area, in line with the Duty to Co-Operate.

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<sup>2</sup> 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. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

<sup>3</sup> To be considered 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.

<sup>4</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

- 2.12. From the outset the following stakeholders should be involved:
- Developers, those with land interests and land promoters
  - Local property agents
  - Local communities
  - Partner organisations
  - Local Enterprise Partnerships
  - Businesses and business representative organisations
  - Parish and town councils
  - Neighbourhood forums preparing neighbourhood plans

## Reigate & Banstead Core Strategy (2014)

### Employment

- 2.13. The Core Strategy<sup>5</sup> sets out that the Council will plan for a range of employment premises to cater for the needs of business, taking a flexible approach to meet their changing needs as well as supporting the provision of affordable business units to support small businesses and start-ups.
- 2.14. Policy CS5 establishes a commitment to plan for the delivery of additional floorspace to meet growth needs, focussed on retaining and making the best use of existing employment land, particularly within both town centres and industrial areas. It also recognises the need to avoid the protection of sites where they have no reasonable prospect of being used for employment over the life of the plan.
- 2.15. The Core Strategy identifies that approximately 46,000sqm of employment floorspace is likely to be needed throughout the plan period (2012 to 2027) however that this should be subject to regular monitoring of demand levels. It also recognises that over the course of the plan period, unanticipated strategic proposals may come forward that would result in a major loss or gain of employment provision.

### Retail

- 2.16. The Core Strategy sets out the overall scale and general location for retail development within the Borough over the plan period. The Core Strategy identifies that the main focus of retail development will be in Redhill town centre, as part of the Council's wider regeneration proposals for the town.
- 2.17. The Core Strategy identifies the need for the provision of:
- Area 1: 1,300sqm convenience and 1,200sqm comparison retail
  - Area 2: 7,020sqm convenience and 19,350sqm of comparison retail
  - Area 3: 2,340sqm of convenience and 3,870sqm of comparison retail

### Housing

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<sup>5</sup> [http://www.reigate-banstead.gov.uk/info/20380/current\\_planning\\_policy/24/core\\_strategy](http://www.reigate-banstead.gov.uk/info/20380/current_planning_policy/24/core_strategy)

2.18. The Core Strategy 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.

2.19. The Core Strategy sets the strategic approach to the distribution of growth and allocation of development across the borough. It recognises the constrained nature of the borough and seeks to maximise opportunities within the urban area. It however recognises that some development on land outside the current urban area will be needed and sets out three broad areas of search as illustrated in Figure 1:

- Land around Horley
- Land to the east of Redhill and east of Merstham
- Land to the south and south west of Reigate

Figure 1 Core Strategy Diagram



## Reigate & Banstead Development Management Plan

2.20. To inform the Development Management Plan a number of pieces of evidence have been undertaken.

### Local Economic Needs Assessment Update (2016)



- 2.21. To inform the Development Management Plan, a Local Economic Needs Assessment has been undertaken which provides an up-to-date assessment of future local needs for additional employment accommodation to support economic growth in Reigate & Banstead, including both the quantitative and qualitative requirements for land and floorspace. It was prepared to provide an up-to-date assessment of local employment needs recognising that circumstances may have changed since the publication of the Core Strategy.
- 2.22. It recommends that as a minimum, the following additional floorspace should be provided:
- 6,500sqm of additional industrial space
  - 11,000sqm of additional storage and distribution space
  - 25,500sqm of office space

### **Retail Needs Assessment (2016)**

- 2.23. To inform the Development Management Plan a Retail Needs Assessment was undertaken by Peter Brett Associates<sup>6</sup>.
- 2.24. The report identified no additional need for convenience floorspace over the plan period.
- 2.25. For comparison retail, the report identified the need for:
- Banstead: 900sqm by 2027
  - Reigate: 2,500sqm by 2027
  - Redhill: 7,500sqm by 2027
  - Horley: 800sqm by 2027
- 2.26. It recommended that this could be met through:
- Banstead: improved performance and minor extensions.
  - Reigate: development sites at Library and Pool House, minor extensions and improved performance of existing retailers.
  - Redhill: development sites at Marketfield Way and Cromwell Road, minor extensions and improved performance of existing retailers.
  - Horley: mixed use developments and minor extensions to existing floorspace.

## **3. Methodology**

### **Establishing a Methodology**

- 3.1. In order to establish a methodology, Reigate & Banstead produced an initial methodology detailed in Appendix 1 which is based on previous SHLAAs,

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<sup>6</sup> [http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate\\_and\\_banstead\\_retail\\_needs\\_assessment\\_volume\\_1\\_report](http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate_and_banstead_retail_needs_assessment_volume_1_report)

NPPG and NPPF guidance. These were sent to Duty to Co-Operate bodies for consultation between 9 January and 30 January 2017.

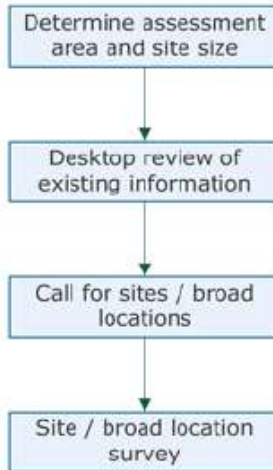
- 3.2. In total six responses were received from our Duty to Co-Operate bodies on the draft methodology. These were taken into account when amending the document.

## Assessment Methodology

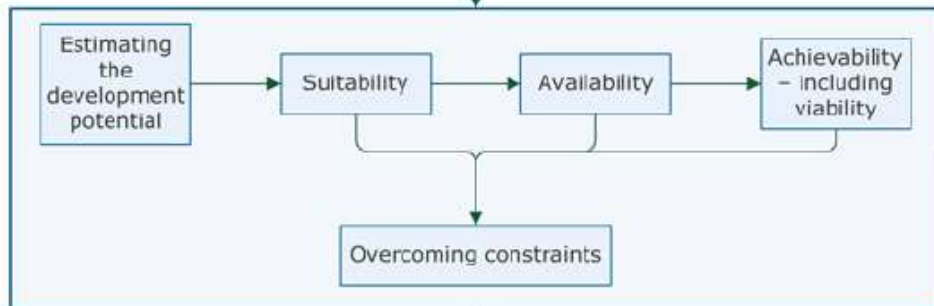
- 3.3. Reigate & Banstead Borough Council's HELAA is prepared in line with the NPPG which says that assessments should:
- Identify sites and broad locations with potential for development
  - Assess their development potential
  - Assess the suitability for development and the likelihood of development coming forward (the availability and achievability)
- 3.4. The amended HELAA methodology is based on the NPPG broad methodology:
- Stage 1: Site/ broad location identification
  - Stage 2: Site/ broad location assessment
  - Stage 3: Windfall assessment
  - Stage 4: Assessment review
  - Stage 5: Final evidence base

**Figure 2 HELAA Assessment Methodology as set out in NPPG**

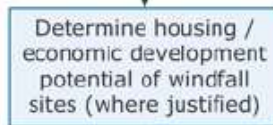
**Stage 1 - Site / broad location identification**



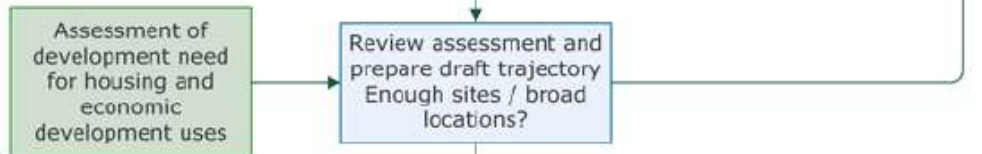
**Stage 2 - Site / broad location assessment**



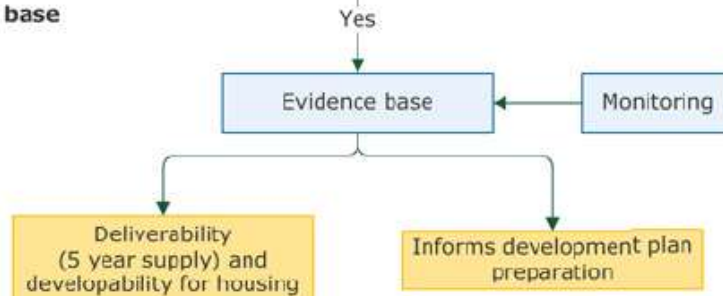
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



## 4. Stage 1: Site/ Broad Location Identification

### Geographical Scope of Assessment

- 4.1. The NPPG states that the HELAA 'should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land'. The assessment has therefore covered the entirety of the borough of Reigate & Banstead Borough Council. It has assessed all identified or submitted sites within the borough boundary regardless of their location.
- 4.2. Due to the different plan making timeframes across the area, the geographic scope of the HELAA has been limited to Reigate & Banstead borough; however, the Council has, and will continue to, work closely with neighbouring authorities to ensure that evidence base documents are complementary and that strategic planning issues are addressed at the appropriate geographic level.

### Site Size Threshold

- 4.3. For housing sites, in line with the NPPG and Reigate & Banstead's 2016 SHLAA Addendum and Five Year Land Supply this assessment has considered all sites and broad locations capable of delivering five or more dwellings.
- 4.4. For economic development sites, in line with the NPPG a threshold of 0.25ha (or 500m<sup>2</sup> floorspace) has been introduced.

### Broad Location Survey

#### Housing

- 4.5. The 2012 SHLAA identified four broad locations considered to have realistic development potential during the plan period:
  - Redhill town centre
  - Banstead town centre
  - Sustainable urban extensions
  - Urban open land
- 4.6. The principle of development within these areas was rolled forward and included within the Core Strategy. No new broad locations have therefore been identified within this report.
- 4.7. The Core Strategy identified a number of areas for potential sustainable urban extensions:
  - Non-Green Belt land around Horley (Land in the Rural Surrounds of Horley)

- Land east of Redhill and east of Merstham
  - Land south and south west of Reigate
- 4.8. Since the Core Strategy was adopted a number of pieces of work have been undertaken in order to understand the development potential of the areas within the identified broad locations:
- Urban Open Space Review<sup>7</sup>: reviewed the value of the existing areas of urban open space and recommended whether the site should be retained as urban open space.
  - Sustainable Urban Extensions Reports<sup>8</sup>: assessed a number of potential development sites within the identified areas.
- 4.9. A number of sites have therefore been identified within the Development Management Plan within the broad locations for housing development. These sites have been concluded within this report as being developable, however, they are not developable until the Development Management Plan is formally adopted and then only developable in line with the phasing policy (MLS1).
- 4.10. A separate piece of work<sup>9</sup> has been undertaken to test whether the Development Management Plan should safeguard land for longer term development needs beyond the current plan period.

### **Economic Development**

- 4.11. The responses from the Call for Sites and desktop investigation have identified sites for employment (B-uses) and retail. Economic development uses have therefore been split into employment and retail.

### **Employment**

- 4.12. The Core Strategy says that designated employment locations will be allocated in the Development Management Plan.
- 4.13. To inform the Development Management Plan, an Employment Area Review<sup>10</sup> was undertaken which reviewed the existing (2005 Borough Local Plan) employment areas. It recommended that all existing employment areas should be retained.
- 4.14. The Development Management Plan says that employment uses will be permitted outside of the designated employment areas and town centres where there would be no harm to the character of the building or neighbouring properties; where the type, scale and intensity of the proposed business activity is appropriate to the locality and accessibility of the site; and where there is sufficient on-site, off-street parking.

<sup>7</sup> [http://www.reigate-banstead.gov.uk/info/20381/emerging\\_planning\\_policy/761/dmp\\_-\\_evidence/2](http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2)

<sup>8</sup> [http://www.reigate-banstead.gov.uk/info/20381/emerging\\_planning\\_policy/761/dmp\\_-\\_evidence/2](http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2)

<sup>9</sup> Safeguarding report: [http://www.reigate-banstead.gov.uk/info/20381/emerging\\_planning\\_policy/761/dmp\\_-\\_evidence/2](http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2)

<sup>10</sup> [http://www.reigate-banstead.gov.uk/downloads/file/3618/employment\\_area\\_review](http://www.reigate-banstead.gov.uk/downloads/file/3618/employment_area_review)

4.15. The Development Management Plan identifies a Strategic Employment Site in the south of the borough. To inform this allocation a Local Economic Needs Assessment<sup>11</sup>, Employment Area Review and a number of Strategic Employment Assessments<sup>12</sup> have been undertaken to identify the need for a Strategic Employment Site and in order to identify the most appropriate site.

### ***Retail***

4.16. To inform the Development Management Plan a Retail Needs Assessment was undertaken by Peter Brett Associates<sup>13</sup>.

4.17. The report identified no additional need for convenience floorspace over the plan period.

4.18. For comparison retail, the report identified the need for:

- Banstead: 900sqm by 2027
- Reigate: 2,500sqm by 2027
- Redhill: 7,500sqm by 2027
- Horley: 800sqm by 2027

4.19. Reigate: the need will be identified through development sites at Library and Pool House, minor extensions and improved performance of existing retailers.

4.20. Redhill: the need will be met through development sites at Marketfield Way and Cromwell Road, minor extensions and improved performance of existing retailers.

4.21. Horley: the need will be best accommodated as part of mixed use developments and minor extensions to existing floorspace.

4.22. Banstead: the need should be met through improved performance and minor extensions.

## **Desktop Review**

4.23. NPPG advises that plan makers should be proactive during the Desktop Review stage in identifying a wide range of possible sites and broad locations for development including existing sites that could be improved, intensified or changed.

4.24. The HELAA has been updated from a baseline database of sites that were originally promoted to the Council or identified by officers in the 2016 SHLAA Addendum. Each of the landowners has been contacted to ascertain whether

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<sup>11</sup> [http://www.reigate-banstead.gov.uk/downloads/file/2614/local\\_economic\\_needs\\_assessment\\_update](http://www.reigate-banstead.gov.uk/downloads/file/2614/local_economic_needs_assessment_update)

<sup>12</sup> [http://www.reigate-banstead.gov.uk/info/20381/emerging\\_planning\\_policy/761/dmp\\_-\\_evidence/2](http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2)

<sup>13</sup> [http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate\\_and\\_banstead\\_retail\\_needs\\_assessment\\_volume\\_1\\_report](http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate_and_banstead_retail_needs_assessment_volume_1_report)

they still intend to promote their site for housing development and whether they would like to promote their site for employment uses.

- 4.25. In addition, a number of other sites have been identified including:
- Unimplemented planning permissions for residential and commercial uses
  - Call for Sites
  - Regulation 18 Development Management Plan representations
  - Planning applications recently refused/ withdrawn
  - Land Allocated for Housing or Employment Use in the 2005 Borough Local Plan which is no longer required for those uses
  - Pre-application enquiries where the site is subsequently submitted to the Council for consideration through the HELAA process
- 4.26. Through the Regulation 18 Development Management Plan a number of other potential sources of housing supply were suggested:
- Offices in town centres
  - Extension of the rear of shop buildings for residential extension
  - Replacement of estate parking (surface parking lots which are considered to be an inefficient use of land) with undercroft parking and flats/ townhouses above
  - Garage Blocks
  - Vacant premises

#### ***Offices in town centres***

- 4.27. Given the number of offices in the borough, and the lack of ownership data, it was not felt to be possible to ascertain the availability of offices for residential accommodation.
- 4.28. An allowance for office to residential conversion is included within the windfall housing allowance. For further information see the 2016 Housing Delivery Monitor<sup>14</sup>.

#### ***Extension of the rear of shop buildings for residential extension***

- 4.29. Given the number of shops in the borough, and the lack of ownership data, it was not felt to be possible to ascertain the potential for extensions to the rear of shops.

#### ***Replacement of estate parking with undercroft parking and flats/ townhouses above***

- 4.30. The Council does not maintain a source of estate parking facilities and therefore it was not possible to identify all estate parking. This source has therefore not been explored.

#### ***Garage Blocks***

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<sup>14</sup> [http://www.reigate-banstead.gov.uk/downloads/download/30/housing\\_monitors](http://www.reigate-banstead.gov.uk/downloads/download/30/housing_monitors)

- 4.31. The Council maintains a list of garage blocks both owned by the Council, Raven Housing Trust and private landowners. Those sites suitable for housing development were assessed.
- 4.32. Where the Council has landownership details, questionnaires were sent in order to ascertain whether the landowner intends to bring forward the site for housing development.

### ***Vacant Premises***

- 4.33. The Council maintains a list of vacant properties<sup>15</sup>. All vacant properties suitable for housing were assessed and the landowners/ responsible parties were contacted in order to understand whether they are intending to develop the site for housing development.

### **Estimating Development Potential**

- 4.34. All sites have been assessed in order to estimate their development potential.
- 4.35. An estimation of the potential capacity of each site has been guided by an assessment of the physical characteristics of the site and any known constraints which would impact upon dwelling yield.
- 4.36. Density assumptions have been guided by relevant Local Plan policies as well as densities achieved on similar schemes locally. Densities have been applied on a gross rather than net basis, with allowances/ reductions for site specific landscaping and infrastructure inherent within the density applied in each case.
- 4.37. In some cases, the gross site area has been reduced to exclude any areas within a specific site which is not considered to be developable for housing/ economic development use (for example, land within Flood Zone 2 or dense woodland). This has been done to ensure that the capacities ascribed to sites are achievable.

### **Assessing Suitability**

- 4.38. The assessment of suitability has been guided by policies in the Core Strategy, saved policies in the 2005 Borough Local Plan. The assessment has also taken into account relevant policies in the emerging Development Management Plan and the NPPF.
- 4.39. In line with the NPPF, the assessment of suitability considers the extent to which a site could meet the needs of the community and wider housing market area and functional economic area:
- Market housing
  - Private rented
  - Affordable housing
  - Self-build schemes

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<sup>15</sup> From Business Rates



- Housing for older people
- Employment and other economic development uses including employment, public and community uses, retail, built leisure and recreation facilities, arts, culture and tourism development
- Mixed use – housing/ economic development.

4.40. In line with the previous SHLAA Practice Guidance and the NPPG, the assessment of suitability has included:

- Policy restrictions (existing designations, protected areas, planning policy etc.)
- Physical problems or limitations such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation
- Appropriateness and likely market attractiveness for the type of development proposed
- Contribution to regeneration priority areas
- Environmental/ amenity impacts experienced by would be occupiers and neighbouring areas.

4.41. The assessments have been informed by information from a number of sources and stakeholders including:

- Surrey County Council Highways
- Water and sewerage infrastructure providers
- Location of educational facilities
- Public rights of way
- Local wildlife sites
- Sites of Special Scientific Interest
- Areas of Outstanding Natural Beauty
- Areas of Great Landscape Value
- Biodiversity Opportunity Areas
- Scheduled Monuments, Listed Buildings and Registered parks and gardens (Historic England)
- Conservation Areas and Locally Listed Buildings
- Information on the location of oil pipelines (suppliers and National Pipeline Agency)
- Information on gas and electricity infrastructure (suppliers and National Grid)
- Flooding (Environment Agency)
- Information about land contamination and soil quality.
- Property history information in relation to planning applications
- Tree Preservation orders
- Mineral Safeguarded Areas and waste sites (Surrey County Council)
- The Council's most up to date evidence base and corporate strategies.

4.42. The HELAA has been updated from a database of existing sites that were originally promoted to the Council or identified by officers in the 2016 SHLAA Addendum. The Council has written to all landowners/ those promoting these sites in order to understand whether they would still like to promote their site

for residential/ other uses. Where no subsequent information has been provided it has been assumed that the site is still being promoted for residential development rather than any other uses.

### Assessing Achievability

- 4.43. A site has been considered “achievable” where the site is considered to be economically viable.
- 4.44. The economic viability of sites is influenced by:
- Market factors: the likely appetite and demand for the type of units which the site would provide; impact of adjacent uses; economic viability of existing/ proposed/ alternative uses in terms of land values; potential rates of delivery; and any ‘abnormal’ factors which could impact upon viability.
  - Cost factors: potential site preparation costs relating to any physical constraints and exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.
  - Delivery factors: the size and capacity of the development; any actions required to bring the site forward or overcome constraints to development, the likely complexity of such actions and how they may impact upon delivery timescales; whether there are single or multiple developers offering housing/ employment products; the developers own phasing; and the realistic build-out rates on larger sites (including the likely earliest and latest start and completion dates).
- 4.45. Full viability appraisals have been undertaken for a number of the sites proposed for allocation in the Regulation 19 Development Management Plan. A number of generic assessments have also been undertaken. These have been used to inform the viability appraisals in the HELAA.
- 4.46. Full viability appraisals have been carried out for a sample of generic / hypothetical site types. These contain a wide cross-section of sites in terms of their characteristics, size, location and type of units.

### Assessing Availability

- 4.47. The NPPG says that a site can be considered “available” for development, when there is confidence that there are no legal or ownership problems such as:
- Unresolved multiple ownerships
  - Ransom strips
  - Tenancies
  - Operational requirements of landowners
- 4.48. The NPPG also says that consideration should be given to the delivery records of developers or landowners and whether the planning background of a site shows a history of unimplemented permissions.
- 4.49. For sites previously included within the 2016 SHLAA Addendum, the Council has written to all landowners/ those promoting sites to understand whether

they still wish to promote their site for housing development and whether they would like to promote their site for economic uses.

- 4.50. For sites with planning permission, the Council wrote to all landowners (or planning consultations where landowner information was unavailable) to understand whether any planning permissions were not intended to be brought forward.
- 4.51. Where no information was received, in line with the NPPF, extant permissions were considered to be deliverable unless there are clear constraints to such permissions being implemented within 5 years. Consideration has been given to the history of unimplemented planning permissions.

### **Summary of Site Assessments**

- 4.52. Assessments of the “suitability”, “availability” and “achievability” have been prepared in order to determine whether the site is deliverable, developable or not currently developable. In accordance with the NPPF (footnotes 11 and 12)
- 4.53. To be considered “deliverable”, sites are considered to be:
- Immediately available
  - Be in a suitable location
  - Be achievable with a realistic and viable prospect for development that can be delivered within five years
- 4.54. To be considered “developable”, sites are considered to be:
- Available within 5-10 years
  - Be in a suitable location
  - Be achievable with a realistic and viable prospect for development that can be delivered within five to ten years.
- 4.55. In some instances, 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 is required to establish whether the restrictions can be overcome and development of these sites would be a sustainable option.
- 4.56. In the extent where it is unknown whether a site could be developed, the site has been regarded as ‘not currently developable’. This may be, for example, because one of the constraints to development (either in respect of policy, physical or availability) is severe and it is not known when – or whether – it might be overcome.
- 4.57. The site assessments are included in Appendices:
- Appendix 2.1: Housing sites in Area 1
  - Appendix 2.2a: Housing sites in Area 2a
  - Appendix 2.2b: Housing sites in Area 2b
  - Appendix 2.3: Housing sites in Area 3
  - Appendix 3: Employment Development Sites
  - Appendix 4: Retail Development Sites

4.58. The site assessments also include maps showing the location and boundary of each site.

## 5. Housing

### Site Assessments

5.1. The table below provides a summary of the sites assessed for housing development. Detailed site appraisals are detailed in Appendix 2.

**Table 1 Summary of Housing Sites**

| Ref  | Site Name   | Site Source                 | Suitability  | Availability  | Achievability | Overcoming Constraints                                     | Potential Capacity | Deliverability             |
|------|---|-----------------------------|--------------|---------------|---------------|--|--------------------|----------------------------|
| BV01 | Land at Lambert Road, Banstead                          | RBBC Property               | Not Suitable | Not Available | Achievable    | - Access<br>- Allotment Needs<br>- Strategic policy change | 25                 | Not currently developable. |
| BV02 | Land at Holly Lane, Banstead                            | RBBC Property               | Not Suitable | Not Available | Achievable    | - Allotment needs<br>- Strategic policy change             | 40                 | Not currently developable. |
| BV03 | Thrive, Orchard House & Inyoni, De Burgh Park, Banstead | RBBC Development Management | Suitable     | Uncertain     | Achievable    | - Availability   | 30                 | Not currently developable. |
| BV04 | Amberley, Banstead                                      | Call for Sites              | Not suitable | Available     | Achievable    | - Urban Open Space   | 30                 | Not currently developable. |
| BV06 | The Clinic & Youth Centre, Horseshoe, Banstead          | Call for Sites              | Suitable     | Available     | Achievable    |  | 20                 | Developable.               |
| BV07 | SECamb HW, The Horseshoe,                               | Call for Sites              | Suitable     | Available     | Achievable    | -  | 18                 | Deliverable                |

|      |  |                                  |                 |           |            |  |     |                               |
|------|--|----------------------------------|-----------------|-----------|------------|--|-----|-------------------------------|
|      | Banstead   |                                  |                 |           |            |  |     |                               |
| BV09 | Hengest Farm,<br>Woodmansterne<br>Lane, Banstead                           | Call for Sites                   | Not<br>suitable | Available | Achievable | - Strategic policy<br>change                                 | 125 | Not currently<br>developable. |
| BV11 | Banstead Hall<br>Field, Bolters<br>Lane, Banstead                          | Call for Sites                   | Not<br>suitable | Available | Achievable | - Strategic policy<br>change                                 | 50  | Not currently<br>developable. |
| BV12 | Land at Banstead<br>Estate, Banstead                                       | Call for Sites                   | Not<br>suitable | Available | Achievable | - Strategic policy<br>change<br>- Landscape<br>(AGLV) impact | 600 | Not currently<br>developable. |
| BV13 | Land east of Park<br>Road, Banstead  | Call for Sites                   | Not<br>suitable | Uncertain | Achievable | - Strategic policy<br>change<br>- Availability               | 75  | Not currently<br>developable. |
| BV14 | Wellesford Close,<br>Banstead  | Call for Sites                   | Suitable        | Uncertain | Achievable | - Availability   | 15  | Not currently<br>developable. |
| BV16 | Land south of<br>Woodmansterne<br>Lane, Banstead                           | Call for Sites                   | Not<br>suitable | Uncertain | Achievable | - Strategic policy<br>change<br>- Availability               | 160 | Not currently<br>developable. |
| BV18 | Land south of<br>Croydon Lane,<br>Banstead                                 | Call for Sites                   | Not<br>suitable | Available | Achievable | - Strategic policy<br>change                                 | 210 | Not currently<br>developable. |
| BV19 | Land at Kingscroft<br>Road,<br>Woodmansterne                               | Call for Sites                   | Not<br>suitable | Uncertain | Achievable | - Strategic policy<br>change<br>- landownership              | 120 | Not currently<br>developable. |
| BV20 | NRT Electrical &<br>Mechanical,<br>Castle House,<br>Park Road,<br>Banstead | Extant<br>Planning<br>Permission | Suitable        | Available | Achievable | -  | 10  | Deliverable                   |
| BV21 | The Cutting,<br>Brighton Road,   | Call for Sites                   | Not<br>suitable | Available | Achievable | - Strategic policy<br>change                                 | 5   | Not currently<br>developable. |

|           |  |                                   |              |           |            |   |    |                            |
|-----------|--|-----------------------------------|--------------|-----------|------------|---|----|----------------------------|
|           | Banstead   |                                   |              |           |            |   |    |                            |
| BV24      | Garages<br>Castleton Close,<br>Banstead                | Garages                           | Suitable     | Uncertain | Achievable | - Availability  | 6  | Not currently developable. |
| BV25      | Garages R/O<br>Cheyne Court,<br>Park Road,<br>Banstead | Garages                           | Suitable     | Uncertain | Achievable | - Availability<br>- Access<br>- Site<br>Characteristics               | 6  | Not currently developable. |
| BV26      | Garages<br>Courtlands<br>Crescent,<br>Banstead         | Garages                           | Suitable     | Uncertain | Achievable | - Availability  | 6  | Not currently developable. |
| BV27      | Garages Cheviot<br>Close, Banstead                     | Garages                           | Suitable     | Uncertain | Achievable | - Availability  | 6  | Not currently developable. |
| BV29      | Rosehill Farm,<br>Park Road,<br>Banstead               | Call for Sites                    | Not suitable | Available | Achievable | - Strategic policy change<br>- Heritage impact<br>- Access            | 64 | Not currently developable. |
| BV30      | Hengest Farm   | Extant<br>Planning<br>permission  | Suitable     | Available | Achievable |   | 7  | Deliverable.               |
| BV31      | Banstead<br>Community<br>Centre                        | Identified<br>Site                | Suitable     | Available | Achievable |   | 15 | Developable.               |
| BV32      | 136-168 High<br>Street, Banstead                       | Identified<br>Opportunity<br>Site | Suitable     | Uncertain | Achievable | - Availability<br>- Land assembly                                     | 40 | Not currently developable. |
| CHW<br>01 | Land at<br>Woodplace Lane,<br>Chipstead                | RBBC –<br>Property                | Not suitable | Available | Achievable | - Strategic policy change<br>- Access<br>- Landscape<br>(AGLV) impact | 40 | Not currently developable. |

|        |  |                            |              |           |            |  |     |                            |
|--------|--|----------------------------|--------------|-----------|------------|--|-----|----------------------------|
| CHW 02 | Land at Outwood Lane, Chipstead                        | RBBC – Property            | Not suitable | Available | Achievable | - Strategic policy change<br>- Landscape (AGLV) impact                   | 20  | Not currently developable. |
| CHW 03 | Land between Hazelwood Lane and Castle Road, Chipstead | RBBC – Property            | Not suitable | Available | Achievable | - Strategic policy change<br>- Landscape (AGLV) impact                   | 190 | Not currently developable. |
| CHW 06 | Land at Rectory Lane (Drakes Field), Chipstead         | Call for Sites             | Not suitable | Available | Achievable | - Strategic policy change  | 270 | Not currently developable. |
| CHW 07 | Land off Harden Farm Close, Netherne                   | Call for Sites             | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Landscape (AGLV) impact | 7   | Not currently developable. |
| CHW 09 | Land off Netherne Drive and Park Lane, Netherne        | Call for Sites             | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change                              | 7   | Not currently developable. |
| CHW 10 | Land north of Park Lane, Netherne                      | Call for Sites             | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability<br>- Landscape (AGLV) impact | 25  | Not currently developable. |
| CHW 11 | Land west of Netherne Drive, Netherne                  | Call for Sites             | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Landscape (AGLV) impact | 25  | Not currently developable. |
| CHW 14 | 8 Brighton Road, Hooley                                | Extant Planning Permission | Suitable     | Available | Achievable |  | 5   | Deliverable.               |



|        |   |                             |              |           |            |   |     |                            |
|--------|---|-----------------------------|--------------|-----------|------------|---|-----|----------------------------|
| CHW 15 | Courtlands Farm, Park Road, Banstead                | Extant Planning Permission  | Suitable     | Available | Achievable |   | 9   | Deliverable.               |
| CHW 16 | Woodplace Lodge Stables, Coulsdon                   | Vacant Property             | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Strategic policy change</li> <li>- Landscape (AGLV) impact</li> </ul>  | 12  | Not currently developable. |
| CHW 17 | Phoenix House, Sandown Road, Coulsdon               | Vacant Property             | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> </ul>   | 5   | Not currently developable. |
| CHW 18 | Garages R/O 52-62 Kingscroft Road, Woodmansterne    | Garages                     | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Site characteristics</li> </ul>  | 6   | Not currently developable. |
| CHW 19 | Garages R/O 61-75 Maple Way, Hooley                 | Garages                     | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Availability</li> <li>- Site characteristics</li> <li>- Landscape (AGLV) impact</li> </ul>                             | 6   | Not currently developable. |
| KBH0 1 | Margery Hall Nursery, Margery Lane, Lower Kingswood | RBBC – Environmental Health | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Availability</li> <li>- Strategic policy change</li> </ul>   | 45  | Not currently developable. |
| KBH0 3 | Rookery Farm, Mogador Road, Lower Kingswood         | RBBC – Property             | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Availability</li> <li>- Contamination</li> <li>- Strategic policy change</li> <li>- Landscape (AGLV) impact</li> </ul> | 660 | Not currently developable. |

|       |   |                            |              |           |            |  |     |                            |
|-------|---|----------------------------|--------------|-----------|------------|--|-----|----------------------------|
| KBH04 | Land at Holly Lane, Banstead                          | RBBC – Property            | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Nature conservation</li> <li>- Ecological assessment</li> <li>- Strategic policy change</li> <li>- Landscape (AGLV) impact</li> </ul> | 450 | Not currently developable. |
| KBH09 | Land at Sandy Lane, Kingswood                         | Call for Sites             | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> </ul>  | 80  | Not currently developable. |
| KBH10 | The Knoll, Brighton Road, Lower Kingswood             | Call for Sites             | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Strategic policy change</li> </ul>  | 25  | Not currently developable. |
| KBH11 | Shrimps Field, Chipstead Lane, Kingswood              | Call for Sites             | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Landscape (AGLV) impact</li> </ul>   | 100 | Not currently developable. |
| KBH12 | Land at Kingswood Station, Waterhouse Lane, Kingswood | Extant Planning Permission | Suitable     | Available | Achievable |  | 18  | Deliverable                |
| KBH18 | Land north of Bonsor Drive, Kingswood                 | Call for Sites             | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Availability</li> </ul>  | 100 | Not currently developable. |
| KBH19 | Land east of Smithy Lane, Lower Kingswood             | Call for Sites             | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Land assembly</li> <li>- Landscape (AGLV) impact</li> </ul>  | 350 | Not currently developable. |
| KBH20 | Land at Kingswood                                     | Call for Sites             | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Strategic policy</li> </ul>   | 90  | Not currently developable. |

|        |   |                |              |           |            |   |     |                            |
|--------|---|----------------|--------------|-----------|------------|---|-----|----------------------------|
|        | House, Kingswood  |                |              |           |            | - change<br>- Landscape (AGLV) impact   |     |                            |
| KBH2 1 | Land north of Copt Hill, Kingswood                                  | Call for Sites | Not suitable | Available | Achievable | - Availability<br>- Strategic policy change<br>- Landscape (AGLV) impact                        | 400 | Not currently developable. |
| KBH2 3 | Land south of Margery Lane (Kingswood Hall Estate), Lower Kingswood | Call for Sites | Not suitable | Available | Achievable | - Landscape and ecological (SAC) impact<br>- Strategic policy change                            | 135 | Not currently developable. |
| KBH2 4 | Kingswood Hall Estate (Land south of M25)                           | Call for Sites | Not suitable | Available | Achievable | - Access<br>- Landscape (AONB) impact<br>- Ecological (SAC) impact<br>- Strategic policy change | 250 | Not currently developable. |
| KBH2 5 | Land north of Chipstead Lane, Kingswood                             | Call for Sites | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change   | 25  | Not currently developable. |
| KBH2 6 | Land at Beechen Lane,   | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change<br>- Landscape (AGLV) impact  | 200 | Not currently developable. |
| KBH2 8 | Land Parcel 1, Legal & General, Kingswood                           | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change   | 198 | Not currently developable. |
| KBH2 9 | Land Parcel 2, Legal & General,                                     | Call for Sites | Not suitable | Available | Achievable | - Availability<br>- Strategic policy  | 144 | Not currently developable. |

|           |   |  |                         |                  |            |   |    |                               |
|-----------|---|--|-------------------------|------------------|------------|---|----|-------------------------------|
|           | Kingswood   |  |                         |                  |            | change  |    |                               |
| KBH3<br>0 | Stores &<br>Workshop R/O 5<br>Waterhouse<br>Lane, Kingswood | Vacant<br>Property/<br>Recently<br>Refused<br>Planning<br>Permission | Not<br>suitable         | Available        | Achievable | - Access<br>- Land<br>contamination<br>- Strategic policy<br>change                   | 6  | Not currently<br>developable. |
| KBH3<br>2 | Store R/O 6-7<br>Waterhouse<br>Lane, Kingswood              | Vacant<br>Property   | Not<br>Suitable         | Uncertain        | Achievable | - Strategic policy<br>change<br>- Access<br>- Land<br>contamination<br>- Availability | 6  | Not currently<br>developable. |
| KBH3<br>5 | Oakwood Hall,<br>Eyehurst Park,<br>Outwood Lane             | Garages  | Potentially<br>suitable | Uncertain        | Achievable | - Availability<br>- Site<br>characteristics<br>- Landscape<br>(AGLV) impact           | 6  | Not currently<br>developable. |
| KBH3<br>6 | Land off Cannons<br>Lane, Banstead                          | Agriculture/<br>paddock  | Not<br>suitable         | Available        | Achievable | - Access<br>- Landscape<br>(AGLV) impact  |    | Not currently<br>developable  |
| N01       | Land at<br>Bridgefield Close,<br>Nork                       | RBBC –<br>Property   | Not<br>suitable         | Not<br>available | Achievable | - Allotment<br>needs/<br>alternative<br>provision<br>- Strategic policy<br>change     | 15 | Not currently<br>developable. |
| N02       | Land at<br>Parsonsfield<br>Road, Nork                       | RBBC –<br>Property   | Not<br>suitable         | Not<br>available | Achievable | - Access<br>- Allotment<br>needs/<br>alternative<br>provision                         | 7  | Not currently<br>developable. |

|     |   |                            |                      |               |            |   |    |                            |
|-----|---|----------------------------|----------------------|---------------|------------|---|----|----------------------------|
|     |   |                            |                      |               |            | - Strategic policy change                                       |    |                            |
| N07 | Land at the Drive, Banstead                                       | RBBC – Property            | Not suitable         | Not available | Achievable | - Strategic policy change<br>- Alternative recreation provision | 20 | Not currently developable. |
| N10 | Banstead Downs Reservoir  | Call for Sites             | Not suitable         | Available     | Achievable | - Strategic policy change<br>- Access<br>- contamination        | 12 | Not currently developable. |
| N12 | 5 Claremount Gardens and R/O 1-15 Claremount Gardens, Epsom Downs | Extant Planning Permission | Suitable             | Available     | Achievable |   | 8  | Deliverable.               |
| N14 | Garages Bridgefield Close, Banstead                               | Garages                    | Not suitable         | Uncertain     | Achievable | - Availability<br>- Access<br>- Flood risk                      | 6  | Not currently developable. |
| N15 | Garages Eastgate, Banstead  | Garages                    | Potentially suitable | Uncertain     | Achievable | - Availability<br>- Residential amenity conflict                | 6  | Not currently developable. |
| N16 | Garages between 69 & 71 Partridge Mead, Banstead                  | Garages                    | Not suitable         | Uncertain     | Achievable | - Availability<br>- Access                                      | 5  | Not currently developable. |
| N17 | Garages between 33 & 35 Partridge Mead, Banstead                  | Garages                    | Not suitable         | Uncertain     | Achievable | - Availability<br>- Access                                      | 5  | Not currently developable. |
| N18 | Garages Parsonsfield Close, Banstead                              | Garages                    | Not suitable         | Uncertain     | Achievable | - Availability<br>- Access                                      | 5  | Not currently developable. |
| N19 | Garages   | Garages                    | Not                  | Uncertain     | Achievable | - Availability  | 5  | Not currently              |

|        |   |                            |              |           |            |                                    |     |                            |
|--------|---|----------------------------|--------------|-----------|------------|------------------------------------|-----|----------------------------|
|        | Parkwood Road Banstead  |                            | suitable     |           |            | - Access<br>- Site characteristics |     | developable.               |
| N20    | Garages Beacons Close, Banstead                                       | Garages                    | Suitable     | Uncertain | Achievable | - Availability                     | 5   | Not currently developable  |
| N21    | Garages 142-164 Nork Way, Banstead                                    | Garages                    | Suitable     | Uncertain | Achievable | - Availability                     | 6   | Not currently developable. |
| N22    | 118 Nork Way  | Extant Planning Permission | Suitable     | Available | Achievable |                                    | 8   | Deliverable.               |
| P02    | Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth | Laboratory/office complex  | Not suitable | Available | Achievable | - Strategic policy change          | 23  | Not currently developable. |
| P04    | Former De Burgh School Site, Chetwode Road, Preston                   | Extant Planning Permission | Suitable     | Available | Achievable |                                    | 229 | Deliverable.               |
| P05    | Garages Merton Gardens, Tadworth                                      | Garages                    | Suitable     | Uncertain | Achievable | - Availability                     | 6   | Not currently developable. |
| P06    | Garages Michelham Gardens, Tadworth                                   | Garages                    | Suitable     | Uncertain | Achievable | - Availability                     | 6   | Not currently developable. |
| TAT0 5 | 88 Epsom Lane North & R/O 86 & 90 Epsom Lane North                    | Extant Planning Permission | Suitable     | Available | Achievable |                                    | 9   | Deliverable.               |
| TAT0   | Garages Ferriers  | Garages                    | Suitable     | Uncertain | Achievable | - Availability                     | 6   | Not currently              |

|       |   |                             |              |           |            |  |     |                            |
|-------|---|-----------------------------|--------------|-----------|------------|--|-----|----------------------------|
| 8     | Way, Epsom Downs                                      |                             |              |           |            |  |     | developable.               |
| TAT09 | Garages St Leonards Road, Epsom Down                  | Garages                     | Suitable     | Uncertain | Achievable | - Availability   | 6   | Not currently developable. |
| TAT10 | Garages adjacent to 15 St Leonards Road, Epsom Downs  | Garages                     | Not suitable | Uncertain | Achievable | - Availability<br>- Site characteristics                                   | 6   | Not currently developable. |
| TAT11 | Garages Hewers Way, Tadworth                          | Garages                     | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly   | 6   | Not currently developable. |
| TAT12 | Garages Home Farm Close, Burgh Heath                  | Garages                     | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly   | 6   | Not currently developable. |
| TAT13 | Garage Site 2 Home Farm Close, Burgh Heath            | Garages                     | Suitable     | Uncertain | Achievable | - Availability<br>- Land assembly  |     | Not currently developable. |
| TW02  | Land to the east of Ebbisham Lane, Walton on the Hill | RBBC – Environmental Health | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Contamination<br>- Strategic policy change | 30  | Not currently developable. |
| TW05  | Frith Park Mansion, Sturts Lane, Walton on the Hill   | Extant Planning Permission  | Suitable     | Available | Achievable |  | 43  | Deliverable.               |
| TW06  | Land at Sandlands Road, Walton on the Hill            | Call for Sites              | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability                                | 50  | Not currently developable. |
| TW08  | Land at Frith Park, Walton on                         | Call for Sites              | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy                                       | 130 | Not currently developable. |

|      |   |  |              |           |            |   |     |                            |
|------|---|--|--------------|-----------|------------|---|-----|----------------------------|
|      | the Hill  |  |              |           |            | change  |     |                            |
| TW10 | Downs Way, Tadworth                                 | Call for Sites   | Not suitable | Uncertain | Achievable | - Access<br>- Strategic policy change   | 10  | Not currently developable. |
| TW11 | Land at the Priory, Walton on the Hill              | Call for Sites   | Not suitable | Available | Achievable | - Strategic policy change<br>- Landscape (AGLV) impact<br>- Access<br>- Flood risk                    | 100 | Not currently developable. |
| TW12 | Former Barclays Bank, 24 Station Approach, Tadworth | DMP Suggested Site/ Extant Prior Approval              | Suitable     | Available | Achievable |   | 4   | Deliverable.               |
| TW14 | Stanton Lodge & R/O 1-7 Shelveys Way, Tadworth      | Extant Planning Permission                             | Suitable     | Available | Achievable |   | 6   | Deliverable.               |
| TW15 | Bothy Cottage, Buckland Lane, Reigate               | Regulation 18 Development Management Plan Consultation | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Access   | 2   | Not currently developable. |
| TW16 | 39C&D Walton Street, Walton on the Hill             | Vacant Property  | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Land contamination<br>- Landscape (RASC and Conservation Area) impact | 5   | Not currently developable. |



|      |   |                            |              |           |            |   |       |                            |
|------|---|----------------------------|--------------|-----------|------------|---|-------|----------------------------|
| TW17 | Garages R/O 67-75 Breech Lane, Walton on the Hill   | Garages                    | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Landscape impact</li> </ul>  | 6     | Not currently developable. |
| TW18 | Garages Combe Court, Station Approach, Tadworth     | Garages                    | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 10    | Not currently developable. |
| TW19 | Garages Killasser Court, Station Approach, Tadworth | Garages                    | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 10    | Not currently developable. |
| EW01 | Land south of Woodhatch Road, Reigate               | Call for Sites             | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Contamination</li> <li>- Flood risk</li> <li>- Strategic policy change</li> </ul>  | 4     | Not currently developable. |
| EW03 | Land at Princes Road, Earlswood                     | RBBC Property              | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Alternative allotment provision</li> <li>- Alternative open space need</li> <li>- Flood mitigation/attenuation</li> <li>- Strategic policy change</li> </ul> | 125   | Not currently developable. |
| EW08 | Hockley Business Centre, Hooley Lane, Redhill       | Extant Planning Permission | Suitable     | Available | Achievable |   | 50    | Deliverable.               |
| EW09 | Redhill Aerodrome                                   | Call for Sites             | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Assembly</li> <li>- Access</li> </ul>  | 1,312 | Not currently developable. |

|      |   |                            |                      |           |            |  |     |                            |
|------|---|----------------------------|----------------------|-----------|------------|--|-----|----------------------------|
|      |   |                            |                      |           |            | <ul style="list-style-type: none"> <li>- Heritage impact</li> <li>- Archaeological impact</li> <li>- Facilities/ services</li> <li>- Public transport accessibility</li> <li>- Flood risk/ mitigation</li> <li>- Strategic policy change</li> <li>- Contamination</li> </ul> |     |                            |
| EW13 | Burnt Oak Farm, Woodhatch Road, Redhill         | Call for Sites             | Not suitable         | Available | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Strategic policy change</li> </ul>  | 245 | Not currently developable. |
| EW14 | Unit 1&2 and Land R/O 8-13 Maple Works, Redhill | Extant Planning Permission | Suitable             | Available | Achievable |  | 6   | Deliverable.               |
| EW15 | Garages R/O 86 Woodlands Road, Redhill          | Garages                    | Potentially suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Adjoining residential amenity</li> </ul>  | 5   | Not currently developable. |
| EW16 | Garages R/O 29-35 Rathgar Close, Redhill        | Garages                    | Suitable             | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>   | 10  | Not currently developable. |
| EW17 | Garages R/O 52-54 Earlsbrook Road, Redhill      | Garages                    | Not suitable         | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Residential amenity</li> <li>- Flood risk/</li> </ul>   | 5   | Not currently developable. |

|      |   |                |                      |           |            | mitigation  |   |                            |
|------|---|----------------|----------------------|-----------|------------|---|---|----------------------------|
| EW18 | Garages Edgefield Close, Redhill                | Garages        | Not suitable         | Uncertain | Achievable | - Availability<br>- Flood risk mitigation                         | 8 | Not currently developable. |
| EW19 | Garages Ash Drive, Redhill                      | Garages        | Suitable             | Uncertain | Achievable | - Availability  | 5 | Not currently developable. |
| EW20 | Garages Haigh Crescent, Redhill                 | Garages        | Suitable             | Uncertain | Achievable | - Availability  | 5 | Not currently developable. |
| EW21 | Garages Cherry Green Close, Redhill             | Garages        | Suitable             | Uncertain | Achievable | - Availability  | 6 | Not currently developable. |
| EW22 | Garages Corston Hollow, Woodlands Road, Redhill | Garages        | Potentially suitable | Uncertain | Achievable | - Availability<br>- Residential amenity<br>- Site characteristics | 6 | Not currently developable. |
| EW23 | Garages The Glen, Woodlands Road, Redhill       | Garages        | Suitable             | Uncertain | Achievable | - Availability  | 5 | Not currently developable. |
| EW24 | Garages between 21&23 Greenwood Drive, Redhill  | Garages        | Suitable             | Uncertain | Achievable | - Availability  | 5 | Not currently developable. |
| EW25 | Garages between 34&36 Greenwood Drive, Redhill  | Garages        | Suitable             | Uncertain | Achievable | - Availability  | 5 | Not currently developable. |
| EW26 | Garages R/O 73 Earlsbrook Road, Redhill         | Garages        | Suitable             | Uncertain | Achievable | - Availability<br>- Access  | 5 | Not currently developable. |
| EW27 | Brethren Meeting Room, 43                       | Call for Sites | Suitable             | Available | Achievable | - Strategic policy change   | 5 | Not currently developable. |

|      |   |                             |              |           |            |  |     |                            |
|------|---|-----------------------------|--------------|-----------|------------|--|-----|----------------------------|
|      | Woodlands Road, Redhill                         |                             |              |           |            |  |     |                            |
| EW28 | Brethren Meeting Room, 2 Redstone Hill, Redhill | Call for Sites              | Suitable     | Available | Achievable | - Strategic policy change  | 5   | Not currently developable. |
| M01  | Land north of Rocky Lane, Merstham              | RBBC – Environmental Health | Not suitable | Uncertain | Achievable | - Availability<br>- Contamination<br>- Landscape impact<br>- Strategic policy change | 25  | Not currently developable. |
| M02  | Merstham Baptist Church, Weldon Way, Merstham   | RBBC – Desktop Review       | Not suitable | Available | Achievable | - Flood risk/mitigation  | 3   | Not currently developable. |
| M06  | Moat House Surgery, Worstead Green, Merstham    | RBBC Property               | Not suitable | Uncertain | Achievable | - Landowner intentions/alternative provision   | 10  | Not currently developable. |
| M11  | Land north of Rockshaw Road, Merstham           | Call for Sites              | Suitable     | Available | Achievable | - Conservation area impact<br>- Landscape impact<br>- Strategic policy change        | 90  | Not currently developable. |
| M12  | Merstham Library                                | Call for Sites              | Suitable     | Available | Achievable |  | 6   | Developable                |
| M13  | Former Oakley Centre, Radstock Way, Merstham    | Call for Sites              | Suitable     | Available | Achievable |  | 20  | Deliverable                |
| M14  | Oakley Farm, Bletchingley Road, Merstham        | Call for Sites              | Suitable     | Available | Achievable |  | 140 | Developable*               |

|     |   |   |                 |           |            |   |     |                               |
|-----|---|---|-----------------|-----------|------------|---|-----|-------------------------------|
| M15 | Bellway House,<br>Station Road<br>North, Merstham               | Call for Sites  | Suitable        | Available | Achievable |   | 15  | Deliverable.                  |
| M17 | Depot Site,<br>Station Road<br>North, Merstham                  | Call for Sites  | Not<br>suitable | Uncertain | Achievable | - Availability<br>- Strategic policy<br>change<br>- Flood risk<br>- Land<br>contamination | 30  | Not currently<br>developable. |
| M18 | 164 Bletchingley<br>Road, Merstham                              | Call for Sites  | Suitable        | Available | Achievable |   | 50  | Developable*                  |
| M19 | Portland Drive,<br>Merstham                                     | Extant<br>Planning<br>Permission                        | Suitable        | Available | Achievable |   | 48  | Deliverable.                  |
| M20 | Land south of<br>Darby House,<br>Bletchingley<br>Road, Merstham | Call for Sites  | Suitable        | Available | Achievable |   | 20  | Developable*                  |
| M21 | Land north of<br>Radstock Way,<br>Merstham                      | RBBC<br>Property  | Not<br>suitable | Available | Achievable | - Strategic policy<br>change  | 60  | Not currently<br>developable. |
| M22 | Church of the<br>Epiphany,<br>Merstham                          | RBBC –<br>Development<br>Management                     | Not<br>suitable | Available | Achievable |   | 10  | Deliverable.                  |
| M23 | 23-27 Endsleigh<br>Road, Merstham                               | Extant<br>Planning<br>Permission &<br>Prior<br>Approval | Suitable        | Available | Achievable |   | 8   | Deliverable.                  |
| M24 | Land at Boars<br>Green Farm,<br>Merstham                        | Call for Sites  | Not<br>suitable | Available | Achievable | - Strategic policy<br>change<br>- Landscape   | 225 | Not currently<br>developable. |

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|     |   |                  |              |           |            | <ul style="list-style-type: none"> <li>- impact</li> <li>- Heritage impact</li> <li>- Access</li> </ul>                            |       |                            |
| M25 | Land at Home Farm, Merstham                     | Call for Sites   | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Landscape impact</li> <li>- Heritage impact</li> </ul> | 40    | Not currently developable. |
| M26 | Land at Chaldon, Alderstead and Tollsworth Farm | Call for Sites   | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Strategic policy change</li> <li>- Landscape impact</li> </ul>          | 3,560 | Not currently developable. |
| M27 | Elgar Works, Merstham                           | Vacant Buildings | Suitable     | Available | Achievable |  | 14    | Deliverable.               |
| M32 | Garages next to 100 Chilberton Drive, Merstham  | Garages          | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Assembly</li> </ul>                             | 5     | Not currently developable. |
| M33 | Garages R/O 173 Malmstone Avenue, Merstham      | Garages          | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>   | 5     | Not currently developable. |
| M34 | Garages R/O 19 Malmstone Avenue, Merstham       | Garages          | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Flood risk</li> </ul>                           | 8     | Not currently developable. |
| M35 | Garages between 49 & 51 Taynton Drive, Merstham | Garages          | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Flood risk</li> </ul>                           | 15    | Not currently developable. |
| M36 | Garages next to 43 Chilberton Drive, Merstham   | Garages          | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Availability</li> <li>- Assembly</li> </ul>                             | 5     | Not currently developable. |

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| M37  | Garages next to 16 Chilberton Drive, Merstham | Garages                    | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Assembly                 | 6   | Not currently developable. |
| M38  | Garages next to 1 Ash Close, Merstham         | Garages                    | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly                             | 6   | Not currently developable. |
| M39  | Garages next to 35 Ash Close, Merstham        | Garages                    | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly                             | 20  | Not currently developable. |
| M40  | Garages R/O 25 Albury Road, Merstham          | Garages                    | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Assembly<br>- Flood risk | 5   | Not currently developable. |
| M41  | Garages R/O 98-120 Orpin Road, Merstham       | Garages                    | Not suitable | Uncertain | Achievable | - Availability<br>- Access                               | 60  | Not currently developable. |
| M43  | Merstham Telephone Exchange, Merstham         | Extant Planning Permission | Suitable     | Available | Achievable |  | 7   | Deliverable.               |
| RE01 | Redhill Railway Station, Princes Way, Redhill | Identified Site            | Suitable     | Available | Achievable |  | 150 | Developable.               |
| RE02 | Land at Marketfield Way/ High Street, Redhill | Extant Planning Permission | Suitable     | Available | Achievable |  | 150 | Deliverable.               |
| RE04 | Colebrook Centre, Noke Drive, Redhill         | Call for Sites             | Suitable     | Available | Achievable |  | 110 | Developable.               |
| RE05 | Reading Arch Road Industrial                  | RBBC – Desktop             | Suitable     | Available | Achievable |  | 150 | Developable.               |

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|      | Estate, Redhill                                | Review                        |              |               |            |   |     |                            |
| RE06 | Former Liquid & Envy, Marketfield Way, Redhill | Extant Planning Permission    | Suitable     | Available     | Achievable |   | 133 | Deliverable.               |
| RE09 | Land south of Wiggie Lane, Redhill             | RBBC - Property               | Not suitable | Not available | Achievable | - Alternative allotment provision<br>- Strategic policy change          | 40  | Not currently developable. |
| RE10 | Gasholder site, Hooley Lane, Redhill           | RBBC – Development Management | Not suitable | Uncertain     | Achievable | - Availability<br>- Contamination                                       | 25  | Not currently developable. |
| RE13 | Land at Wordsworth Mead, Redhill               | RBBC – Development Management | Not suitable | Uncertain     | Achievable | - Availability<br>- Alternative open space<br>- Strategic policy change | 10  | Not currently developable. |
| RE14 | Redstone Hall, 10 Redstone Hill, Redhill       | Extant Planning Permission    | Suitable     | Uncertain     | Achievable |   | 13  | Not currently developable. |
| RE19 | Nutfield Lodge, Nutfield Road, Redhill         | Call for Sites                | Not suitable | Uncertain     | Achievable | - Availability<br>- Strategic policy change                             | 40  | Not currently developable. |
| RE20 | Former Copyhold Works, Nutfield Road, Redhill  | Call for Sites                | Suitable     | Available     | Achievable |   | 110 | Developable*.              |
| RE22 | Land at Hillsbrow, Nutfield Road, Redhill      | Call for Sites                | Suitable     | Available     | Achievable |   | 100 | Developable*.              |
| RE23 | Victoria House, Brighton Road, Redhill         | Call for Sites                | Not suitable | Uncertain     | Achievable | - Availability<br>- Strategic policy change                             | 80  | Not currently developable. |



|      |  |  |              |           |            |  |     |                            |
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|      |  |  |              |           |            | - Flood risk   |     |                            |
| RE24 | Land north of Nutfield Road, Redhill                                 | Call for Sites   | Suitable     | Available | Achievable |  | 125 | Developable*.              |
| RE25 | Land south of Nutfield Road, Redhill                                 | Call for Sites   | Not suitable | Available | Achievable | - Strategic policy change<br>- Alternative allotment needs<br>- Access       | 15  | Not currently developable. |
| RE26 | 26-28 Station Road, Redhill  | Extant Planning Permission                             | Suitable     | Available | Achievable |  | 14  | Deliverable.               |
| RE27 | Land north of Brook Road   | Regulation 18 Development Management Plan Consultation | Not suitable | Uncertain | Achievable | - Availability<br>- Assembly<br>- Contamination<br>- Strategic policy change | 32  | Not currently developable. |
| RE28 | Patteson Court, Nutfield Road, Redhill                               | Extant Prior Approval                                  | Suitable     | Available | Achievable |  | 10  | Deliverable                |
| RE29 | 126 London Road, 2-10 Claremont Road and 1-11 Ranmore Close, Redhill | Extant Planning Permission                             | Suitable     | Available | Achievable |  | 34  | Deliverable.               |
| RE30 | Former Mercedes Garage, Brighton Road, Redhill                       | Regulation 18 Development Management Plan              | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Land contamination          | 40  | Not currently developable. |

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|      |  | Consultation   |              |           |            | - Flood risk/<br>mitigation   |    |                            |
| RE31 | Land between southbound railway and eastbound railway        | Regulation 18 Development Management Plan Consultation | Not suitable | Uncertain | Achievable | - Availability<br>- Residential amenity<br>- Access<br>- Site characteristics | 10 | Not currently developable. |
| RE32 | Furness House, Brighton Road, Redhill                        | Extant Prior Approval                                  | Suitable     | Available | Achievable |   | 72 | Deliverable.               |
| RE33 | Units 1-4 Holmethorpe Avenue, Redhill                        | Vacant Property  | Not suitable | Uncertain | Achievable | - Availability<br>- Contamination<br>- Strategic policy change                | 20 | Not currently development. |
| RE37 | 3-7 <sup>th</sup> Floors, Kingsgate, 62 High Street, Redhill | Vacant Property  | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability                                   | 24 | Not currently developable  |
| RE44 | Garages Mallard Close, Redhill                               | Garages  | Suitable     | Uncertain | Achievable | - Availability  | 5  | Not currently developable. |
| RE45 | Garages Cavendish Road, Redhill                              | Garages  | Not suitable | Uncertain | Achievable | - Availability<br>- Access  | 5  | Not currently developable. |
| RE46 | Garages Fenton Close, Redhill                                | Garages  | Not suitable | Uncertain | Achievable | - Availability  | 7  | Not currently developable. |
| RE47 | Garages Holcon Court, Redhill                                | Garages  | Suitable     | Uncertain | Achievable | - Availability  | 7  | Not currently developable. |
| RE48 | Garages Robin Gardens, Redhill                               | Garages  | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly  | 5  | Not currently developable. |
| RE50 | Patteson Court, Nutfield Road,                               | Call for Sites   | Not suitable | Available | Achievable | - Strategic policy change   | 8  | Not currently developable. |

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|      | Redhill  |                            |              |               |            |   |    |                            |
| RE51 | 1 Claremount Road, Redhill                                     | Extant Planning Permission | Suitable     | Available     | Achievable |   | 5  | Deliverable.               |
| RE52 | Oakdene House, Oakdene Road, Redhill                           | Extant Planning Permission | Suitable     | Available     | Achievable |   | 5  | Deliverable.               |
| RE53 | 49 Ladbroke Road, Redhill                                      | Extant Planning Permission | Suitable     | Available     | Achievable |   | 6  | Deliverable.               |
| RW01 | Land at Cromwell Road/ Sincotts Road, Redhill                  | RBBC – Property            | Suitable     | Available     | Achievable |   | 32 | Deliverable.               |
| RW02 | Land at Gloucester Road, Redhill                               | RBBC – Property            | Suitable     | Available     | Achievable |   | 60 | Developable.               |
| RW03 | Former Longmead Adult Education Centre, Holland Close, Redhill | Call for Sites             | Suitable     | Available     | Achievable |   | 20 | Developable.               |
| RW04 | Land at Colesmead Road, Redhill                                | RBBC – Property            | Not suitable | Available     | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Alternative open space provision</li> </ul> | 60 | Not currently developable. |
| RW05 | Land south of Gatton Park Road, Redhill                        | RBBC – Property            | Not suitable | Not available | Achievable | <ul style="list-style-type: none"> <li>- Alternative allotment provision</li> <li>- Strategic policy change</li> </ul>  | 20 | Not currently developable. |

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| RW08 | Land R/O 42-46 Carlton Road, Redhill                                       | RBBC – Development Management                          | Not suitable         | Uncertain | Achievable | - Availability<br>- Assembly<br>- Access  | 20  | Not currently developable. |
| RW17 | Berkeley House, High Street, Redhill                                       | Call for Sites   | Not suitable         | Uncertain | Achievable | - Strategic policy change<br>- Availability   | 25  | Not currently developable. |
| RW18 | Land R/O West Central, London Road, Redhill                                | Regulation 18 Development Management Plan Consultation | Suitable             | Uncertain | Achievable | - Availability  | 6   | Not currently developable. |
| RW19 | Linkfield Lane Car Park, Redhill   | Regulation 18 Development Management Plan Consultation | Potentially suitable | Uncertain | Achievable | - Availability<br>- Alternative car park provision/<br>car park provision being surplus to requirements | 15  | Not currently developable. |
| RW21 | Donyngs Car Park and Indoor Bowls Centre Car Park, Linkfield Lane, Redhill | Regulation 18 Development Management Plan Consultation | Potentially suitable | Uncertain | Achievable | - Availability<br>- Alternative car park provision  | 102 | Not currently developable. |
| RW22 | Belfry Car Park, Redhill   | Regulation 18 Development Management Plan Consultation | Potentially suitable | Uncertain | Achievable | - Availability<br>- Site characteristics  | 220 | Not currently developable. |
| RW25 | Second Floor   | Vacant   | Not                  | Uncertain | Achievable | - Availability  | 5   | Not currently              |

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|      | Tower House,<br>Cromwell Road,<br>Redhill          | Property | suitable        |           |            | - Strategic policy<br>change   |    | developable.                  |
| RW27 | Garages<br>Ringwood<br>Avenue, Redhill             | Garages  | Not<br>suitable | Uncertain | Achievable | - Availability<br>- Site<br>characteristics<br>- Residential<br>amenity<br>constraints | 6  | Not currently<br>developable. |
| RW28 | Garages<br>Brooklands Way,<br>Redhill              | Garages  | Not<br>suitable | Uncertain | Achievable | - Availability<br>- Access   | 5  | Not currently<br>developable. |
| RW29 | Garages R/O 38<br>Buckhurst Close,<br>Redhill      | Garages  | Not<br>suitable | Uncertain | Achievable | - Availability<br>- Assembly   | 5  | Not currently<br>developable. |
| RW30 | Garages R/O 26<br>Blackhurst Close,<br>Redhill     | Garages  | Suitable        | Uncertain | Achievable | - Access<br>- Availability   | 6  | Not currently<br>developable. |
| RW31 | Garages<br>Downswood,<br>Reigate                   | Garages  | Suitable        | Uncertain | Achievable | - Availability   | 10 | Not currently<br>developable. |
| RW32 | Garages<br>Goodwood Road,<br>Redhill               | Garages  | Suitable        | Uncertain | Achievable | - Availability<br>- Assembly   | 10 | Not currently<br>developable. |
| RW33 | Garages R/O 1-3<br>Gloucester Road,<br>Redhill     | Garages  | Not<br>suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Assembly   | 5  | Not currently<br>developable. |
| RW34 | Garages Nash<br>Gardens, Redhill                   | Garages  | Suitable        | Uncertain | Achievable | - Availability<br>- Assembly   | 6  | Not currently<br>developable. |
| RW35 | Garages adjacent<br>to Somerville<br>Court, Oxford | Garages  | Not<br>suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Assembly   | 5  | Not currently<br>developable. |

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|        | Road, Redhill  |                            |              |           |            | - Residential amenity constraints           |     |                            |
| RW36   | Garages R/O 5-19 Park Road, Redhill                      | Garages                    | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly                | 6   | Not currently developable. |
| RW37   | Garages Ravens Close, Redhill                            | Garages                    | Suitable     | Uncertain | Achievable | - Availability                              | 5   | Not currently developable. |
| RW38   | Garages Woodcrest Walk, Reigate                          | Garages                    | Suitable     | Uncertain | Achievable | - availability<br>- Assembly                | 5   | Not currently developable. |
| RW39   | Grosvenor House  | Extant Prior Approval      | Suitable     | Available | Achievable |   | 100 | Deliverable.               |
| RW40   | 2 & 3 Hitherwood Close, Redhill                          | Extant Planning Permission | Suitable     | Available | Achievable |   | 5   | Deliverable.               |
| RW41   | Prospect Housing Association, 5 Gloucester Road, Redhill | Extant Planning Permission | Suitable     | Available | Achievable |   | 9   | Deliverable.               |
| MSJ0 3 | Redhill Ambulance Station, Pendleton Road, Redhill       | Call for Sites             | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change | 8   | Not currently developable. |
| MSJ0 4 | City Space Filestores, Lesbourne Road, Reigate           | Extant Prior Approval      | Suitable     | Available | Achievable |   | 5   | Deliverable.               |
| MSJ0 5 | Bourne House, Lesbourne Road, Redhill                    | Extant Prior Approval      | Suitable     | Available | Achievable |   | 13  | Deliverable.               |

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| MSJ0<br>6 | Garages Arbutus Road, Redhill          | Garages/<br>Extant<br>Planning<br>Permission | Suitable     | Available | Achievable |   | 14 | Deliverable.               |
| MSJ1<br>3 | Garages Howard Road, Reigate           | Garages                                      | Not suitable | Uncertain | Achievable | - Availability<br>- Access  | 6  | Not currently developable. |
| MSJ1<br>4 | Garages Harrison Close, Reigate        | Garages                                      | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly  | 5  | Not currently developable. |
| MSJ1<br>5 | Garages Talbot Close, Reigate          | Garages                                      | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly  | 6  | Not currently developable. |
| MDJ1<br>6 | Garages Cranston Close, Reigate        | Garages                                      | Suitable     | Uncertain | Achievable | - Available<br>- Assembly   | 6  | Not currently developable. |
| MSJ1<br>7 | Garages Cockshot Road, Reigate         | Garages                                      | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Land assembly                                 | 6  | Not currently developable. |
| MSJ1<br>8 | Garages Rosemead Close, Redhill        | Garages                                      | Suitable     | Uncertain | Achievable | - Availability  | 6  | Not currently developable. |
| MSJ1<br>9 | Group House, Albion Road, Reigate      | Extant<br>Planning<br>Permission             | Not suitable | Available | Achievable |   | 8  | Deliverable.               |
| RC01      | Land R/O Flanchford Road, Reigate      | RBBC –<br>Environment<br>al Health           | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy<br>change<br>- Access<br>- Contamination | 18 | Not currently developable. |
| RC02      | Old Colley Farm, Coppice Lane, Reigate | RBBC –<br>Environment<br>al Health           | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Contamination                                 | 10 | Not currently developable. |
| RC03      | Land at 50-52, Unit 54 and 61          | RBBC –<br>Development                        | Suitable     | Uncertain | Achievable | - Availability<br>- Contamination   | 40 | Not currently developable. |

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|      | Albert Road North, Reigate                        | Management                    |              |           |             | - Residential amenity  |    |                            |
| RC04 | 51-57 Albert Road North, Reigate                  | RBBC – Development Management | Suitable     | Uncertain | Achievable. | - Availability<br>- Contamination<br>- Residential amenity                 | 20 | Not currently developable. |
| RC05 | Land at Rushworth Road, Reigate                   | RBBC – Development Management | Not suitable | Uncertain | Achievable  | - Availability<br>- Land/topographical conditions<br>- Residential amenity | 0  | Not currently developable. |
| RC06 | Surrey Police Headquarters, Reigate Road, Reigate | Call for Sites                | Suitable     | Available | Achievable  |  | 25 | Developable.               |
| RC12 | Land north of Buckland Road, Reigate              | Call for Sites                | Not suitable | Uncertain | Achievable  | - Availability<br>- Land assembly<br>- Strategic policy change             | 15 | Not currently developable. |
| RC13 | Reigate Beaumont Care Home                        | Call for Sites                | Not suitable | Uncertain | Achievable  | - Strategic policy change<br>- Availability<br>- Land assembly             | 30 | Not currently developable. |
| RC15 | Former Prioory Stables, Park Lane, Reigate        | Call for Sites                | Not suitable | Available | Achievable  | - Availability<br>- Strategic policy change<br>- Heritage impact           | 5  | Not currently developable. |
| RC16 | The Croft, Buckland Road, Reigate                 | Call for Sites                | Not suitable | Uncertain | Achievable  | - Availability<br>- Strategic policy change<br>- Heritage impact           | 10 | Not currently developable. |



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| RC20 | 4-10 Church Street, Reigate                         | Extant Planning Permission                             | Suitable     | Uncertain | Achievable | - Availability<br>- Land assembly           | 10 | Deliverable.               |
| RC22 | Town Hall, Castlefield Road, Reigate                | Call for Sites   | Suitable     | Available | Achievable |   | 23 | Deliverable.               |
| RC23 | Reigate Library, Bancroft Road, Reigate             | Call for Sites   | Suitable     | Available | Achievable |   | 10 | Developable.               |
| RC24 | Royal Mail Delivery Office, Rushworth Road, Reigate | Call for Sites   | Not suitable | Available | Achievable | - Strategic policy change                   | 15 | Not currently developable. |
| RC26 | Millennium House, Bell Street, Reigate              | Extant Planning Permission and Extant Prior Approval   | Suitable     | Available | Achievable |   | 19 | Deliverable.               |
| RC27 | Park House, Bell Street, Reigate                    | Extant Prior Approval                                  | Suitable     | Available | Achievable |   | 16 | Deliverable.               |
| RC28 | Alma House, Alma Road, Reigate                      | Regulation 18 Development Management Plan Consultation | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability | 12 | Not currently developable. |
| RC29 | 2 Fonthill, 58 Reigate Road, Reigate                | Extant Planning Permission                             | Suitable     | Uncertain | Achievable | - Availability                              | 29 | Not currently developable. |
| RC30 | Former Knights, Bell Street,                        | Extant Planning  | Suitable     | Available | Achievable |   | 7  | Deliverable.               |

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|      | Reigate                                       | Permission   |                      |           |            |  |    |                            |
| RC31 | 31 Blackborough Road, Reigate                 | Extant Planning Permission                             | Suitable             | Uncertain | Achievable | - Availability   | 5  | Not currently developable. |
| RC32 | Reigate Station Car Park                      | Regulation 18 Development Management Plan Consultation | Potentially suitable | Uncertain | Achievable | - Availability<br>- Site characteristics<br>- Access<br>- Alternative car park provision | 20 | Not currently developable. |
| RC33 | Old Colley Farm, Reigate                      | Regulation 18 Development Management Plan Consultation | Not suitable         | Uncertain | Achievable | - Strategic policy change<br>- Access<br>- Availability<br>- Contamination               | 10 | Not currently developable. |
| RC34 | Land R/O Retail Frontage Bell Street, Reigate | Regulation 18 Development Management Plan Consultation | Not suitable         | Uncertain | Achievable | - Availability<br>- Accessibility  | 25 | Not currently developable. |
| RC43 | 5a Castlefield Road, Reigate                  | Vacant Property  | Not suitable         | Uncertain | Achievable | - Availability<br>- Strategic policy change  | 5  | Not currently developable. |
| RC67 | Garages adjacent to 41 Beech Drive, Reigate   | Garages  | Suitable             | Uncertain | Achievable | - Availability   | 6  | Not currently developable. |
| RC68 | Garages Fir Tree Walk, Reigate                | Garages  | Suitable             | Uncertain | Achievable | - Availability   | 12 | Not currently developable. |
| RC69 | Garages R/O 10 The Tannery,                   | Garages  | Suitable             | Uncertain | Achievable | - Availability   | 5  | Not currently developable. |

|      |  |                             |                      |           |            |  |    |                            |
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|      | Redhill  |                             |                      |           |            |  |    |                            |
| RC70 | Garages R/O 129 Blackborough Road, Reigate       | Garages                     | Potentially suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Residential amenity constraints            | 5  | Not currently developable. |
| RC71 | Garages Howard Court, Doods Park Road, Reigate   | Garages                     | Not suitable         | Uncertain | Achievable | - Availability<br>- Access<br>- Residential amenity constraints            | 10 | Not currently developable. |
| RC72 | Garages Summerly Avenue, Reigate                 | Garages                     | Suitable             | Uncertain | Achievable | - Availability<br>- Assembly   | 5  | Not currently developable. |
| RC73 | Garages Burnham Drive, Reigate                   | Garages                     | Not suitable         | Uncertain | Achievable | - Availability<br>- Residential amenity constraints                        | 5  | Not currently developable. |
| RC74 | Castlefield House, 3-5 Castlefield Road, Reigate | Extant Prior Approval       | Suitable             | Available | Achievable |  | 43 | Deliverable.               |
| RC76 | Pool House, Reigate                              | Identified Site             | Suitable             | Uncertain | Achievable | - Availability<br>-  | 15 | Not currently developable. |
| RH01 | Land at Clifton's Lane, Reigate                  | RBBC – Environmental Health | Not suitable         | Uncertain | Achievable | - Availability<br>- Access<br>- Contamination<br>- Strategic policy change | 50 | Not currently developable. |
| RH02 | Madeira Sandpit, Highlands Road, Reigate         | RBBC – Property             | Not suitable         | Available | Achievable | - Strategic policy change<br>- Access<br>- Contamination                   | 20 | Not currently developable. |

|      |   |                            |                      |           |            |  |    |                            |
|------|---|----------------------------|----------------------|-----------|------------|--|----|----------------------------|
| RH07 | Brockmere, Wray Park Road, Reigate                        | Extant Planning Permission | Suitable             | Available | Achievable |  | 7  | Deliverable.               |
| RH08 | Land south of Dorchester Court, Wray Common Road, Reigate | Call for Sites             | Suitable             | Uncertain | Achievable | - Availability   | 8  | Not currently developable. |
| RH12 | Acacia House, Reigate Hill, Reigate                       | Extant Planning Permission | Suitable             | Available | Achievable |  | 22 | Deliverable.               |
| RH13 | Land at Quarry Farm, Gatton Road, Reigate                 | Call for Sites             | Not suitable         | Available | Achievable | - Landscape impact<br>- Strategic policy change                        | 99 | Not currently developable. |
| RH14 | Land to the north of Merrywood Park, Reigate              | Extant Planning Permission | Suitable             | Available | Achievable |  | 8  | Deliverable.               |
| RH15 | Garages adjacent to Rowan House, Reigate                  | Garages                    | Potentially suitable | Uncertain | Achievable | - Availability<br>- Residential amenity conflict<br>- Landscape impact | 5  | Not currently developable. |
| RH17 | Garages Somers Close, Reigate                             | Garages                    | Suitable             | Uncertain | Achievable | - Availability<br>- Landscape impact                                   | 30 | Not currently developable. |
| RH18 | Garages Arlington Court, Oakfield Drive, Reigate          | Garages                    | Suitable             | Uncertain | Achievable | - Availability<br>- Landscape impact                                   | 6  | Not currently developable. |
| RH19 | Garages adjacent to 26 Oakfield Drive, Reigate            | Garages                    | Suitable             | Uncertain | Achievable | - Availability   | 5  | Not currently developable. |
| RH20 | Garages Langley   | Garages                    | Not                  | Uncertain | Achievable | - Availability   | 6  | Not currently              |

|        |   |                             |              |           |            |  |     |                            |
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|        | Court, Alma Road, Reigate   |                             | suitable     |           |            | <ul style="list-style-type: none"> <li>- Access</li> <li>- Residential amenity</li> </ul>                                      |     | developable.               |
| RH22   | Surrey Fire & Rescue Services Headquarters & Training Facility, Croydon Road, Reigate | Call for Sites              | ????         | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> </ul>  | 73  | Not currently developable. |
| SPW 03 | New Pond Farm, Woodhatch Road, Reigate  | RBBC – Environmental Health | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Contamination</li> <li>- Strategic policy change</li> </ul>         | 30  | Not currently developable. |
| SPW 04 | Land at Sandcross Lane, Reigate   | Call for Sites              | Suitable     | Available | Achievable |  | 300 | Developable*.              |
| SPW 05 | Land at Dovers Green Farm, Dovers Green Road, Reigate                                 | Call for Sites              | Suitable     | Available | Achievable |  | 85  | Developable*.              |
| SPW 06 | Land at Lavender Sandpit, Cockshot Hill, Reigate                                      | Call for Sites              | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Access</li> <li>- Ecological assessment</li> </ul> | 15  | Not currently developable. |
| SPW 07 | Land west of Castle Drive, Reigate  | Call for Sites              | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>   | 10  | Developable*.              |
| SPW 08 | Hartwood Nursery, Dovers Green Road, Reigate  | Call for Sites              | Suitable     | Available | Achievable |  | 25  | Developable*.              |

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|--------|---|----------------|--------------|-----------|------------|---|-----|----------------------------|
| SPW 09 | Land at Shepherd's Lodge Farm, Park Lane East, Reigate        | Call for Sites | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability                                   | 25  | Not currently developable. |
| SPW 10 | Land at Hartwood Farm/ Flanchford Farm, Reigate               | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change<br>- Flood risk                                     | 220 | Not currently developable. |
| SPW 11 | Former Garage Block (demolished) and Atherfield Barn, Reigate | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change   | 5   | Not currently developable. |
| SPW 13 | 145 Sandcross Lane, Reigate                                   | Call for Sites | Suitable     | Available | Achievable | -   | 35  | Developable*.              |
| SPW 14 | Clayhall Farm, Reigate  | Call for Sites | Not suitable | Available | Achievable | - Availability<br>- Strategic policy change<br>- Access<br>- Landscape impact | 650 | Not currently developable. |
| SPW 15 | Land north of Slipshatch Road, Reigate                        | Call for Sites | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Landscape impact<br>- Availability<br>- Access | 290 | Not currently developable. |
| SPW 17 | Garage Block, Kingsley Grove, Reigate                         | Call for Sites | Not suitable | Available | Achievable | - Access  | 5   | Not currently developable. |
| SPW 16 | ASD on the Green, Lonesome                                    | Call for sites | Not suitable | Available | Achievable | - Access<br>- Strategic policy  | 40  | Not currently developable. |

|        |   |                 |              |           |            |   |    |                            |
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|        | Lane, Reigate   |                 |              |           |            | <ul style="list-style-type: none"> <li>- change</li> <li>- Nature impact</li> <li>- Flood risk/ mitigation</li> </ul>   |    |                            |
| SPW 18 | Paddock 19 Dovers Green Road, Reigate                     | Call for Sites  | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> </ul>   | 30 | Not currently developable. |
| SPW 20 | Land R/O 41 Lonesome Lane, Reigate                        | Vacant Property | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Availability</li> <li>- Access</li> <li>- Nature conservation importance</li> </ul> | 5  | Not currently developable. |
| SPW 23 | Garages R/O Ross House, Apsley Road, Reigate              | Garages         | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 6  | Not currently developable. |
| SPW 24 | Garages Brandsland, Reigate                               | Garages         | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>  | 6  | Not currently developable. |
| SPW 25 | Garages adjacent to Pevensey House, Castle Close, Reigate | Garages         | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Residential amenity conflicts</li> </ul>   | 6  | Not currently developable. |
| SPW 26 | Garages adjacent to Arundel House, Castle Close, Reigate  | Garages         | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 5  | Not currently developable. |
| SPW 27 | Garages Felland Way, Reigate                              | Garages         | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>  | 6  | Not currently developable. |
| SPW    | Garages Priory  | Garages         | Potentially  | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 5  | Not currently              |

|        |   |  |                      |           |            |   |    |                            |
|--------|---|--|----------------------|-----------|------------|---|----|----------------------------|
| 28     | Road, Reigate                                   |  | suitable             |           |            | - Access  |    | developable.               |
| SPW 29 | Garages Reeve Road, Reigate                     | Garages                                  | Suitable             | Uncertain | Achievable | - Availability  | 6  | Not currently developable. |
| SPW 30 | Garages Staplehurst Road, Reigate               | Garages                                  | Potentially suitable | Uncertain | Achievable | - Availability<br>- Residential amenity constraints                 | 6  | Not currently developable. |
| SPW 31 | Garages New North Road, Reigate                 | Garages                                  | Potentially suitable | Uncertain | Achievable | - Availability<br>- Assembly<br>- Residential amenity constraints   | 6  | Not currently developable. |
| HC01   | Land at the Grove, Horley                       | Allocated in the 2005 Borough Local Plan | Suitable             | Uncertain | Achievable | - Availability  | 30 | Not currently developable. |
| HC02   | High Street Car Park, Horley                    | Allocated in the 2005 Borough Local Plan | Suitable             | Available | Achievable |   | 30 | Deliverable.               |
| HC03   | Central Car Park, Horley                        | Allocated in the 2005 Borough Local Plan | Suitable             | Available | Achievable | - Car park provision  | 30 | Developable.               |
| HC05   | Balcombe Road Industrial Estate, Horley         | RBBC – Development Management            | Not suitable         | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Land contamination | 30 | Not currently developable. |
| HC07   | Air Balloon Public House, Brighton Road, Horley | RBBC – Development Management            | Suitable             | Uncertain | Achievable | - Availability  | 20 | Not currently developable. |



|      |   |   |              |               |            |   |     |                            |
|------|---|---|--------------|---------------|------------|---|-----|----------------------------|
| HC10 | Horley Library, Kings Road, Horley            | Call for Sites                                | Suitable     | Available     | Achievable |   | 35  | Deliverable.               |
| HC12 | Fishers Farm, Limes Avenue, Horley            | Call for Sites                                | Not suitable | Available     | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Flood risk mitigation/ sequential assessment</li> <li>- Access</li> </ul> | 180 | Not currently developable. |
| HC15 | Mitchells Builders Yard, Station Road, Horley | Call for Sites                                | Suitable     | Available     | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Contamination</li> </ul>  | 30  | Not currently developable. |
| HC16 | Horley Police Station                         | Identified site                               | Suitable     | Available     | Achievable |   | 20  | Deliverable.               |
| HC17 | Former Chequers Hotel, Bonehurst Road, Horley | Identified site – RBBC Development Management | Suitable     | Available     | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 45  | Not currently developable. |
| HC27 | T Northeast Ltd. 4 Station Road, Horley       | Identified site – RBBC Development Management | Suitable     | Available     | Achievable |   | 6   | Deliverable.               |
| HC28 | Meadowcroft, Balcombe Road, Horley            | Extant Prior Approval                         | Not suitable | Not available | Achievable | <ul style="list-style-type: none"> <li>- Allocated in DMP for employment uses</li> <li>- Availability</li> </ul>                                      | 5   | Not currently developable. |
| HC30 | R/O 43-49 High Street, Horley                 | Extant Planning Permission                    | Suitable     | Available     | Achievable |   | 6   | Deliverable.               |
| HC31 | 34 Limes Avenue,                              | Extant  | Suitable     | Available     | Achievable |   | 5   | Deliverable.               |

|      |  |   |              |           |            |   |    |                            |
|------|--|---|--------------|-----------|------------|---|----|----------------------------|
|      | Horley                                   | Planning Permission                           |              |           |            |   |    |                            |
| HC32 | Brethren Meeting Room, The Grove, Horley | Call for Sites                                | Not suitable | Available | Achievable | - Strategic policy change<br>- Access   | 5  | Not currently developable. |
| HC33 | Land at Meadowcroft, Horley              | Call for Sites                                | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Flood risk/mitigation                                | 60 | Not currently developable. |
| HC34 | Copperwood, Russells Crescent, Horley    | Extant Planning Permission                    | Suitable     | Available | Achievable |   | 6  | Deliverable.               |
| HC35 | 50-66 Victoria Road, Horley              | Identified Opportunity Site                   | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly  | 25 | Not currently developable. |
| HE01 | Land at Haroldslea Drive, Horley         | Identified site – RBBC Environmental Health   | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Access<br>- Flood risk/mitigation<br>- Availability<br>- Contamination | 25 | Not currently developable. |
| HE02 | Gasholder Site, Balcombe Road, Horley    | RBBC – Development Management                 | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Contamination<br>- Access                            | 30 | Not currently developable. |
| HE03 | 75 Smallfield Road, Horley               | Identified site – RBBC Development Management | Not suitable | Uncertain | Achievable | - Availability<br>- Flood risk/mitigation   | 12 | Not currently developable. |

|      |  |                |              |           |            |   |     |                            |
|------|--|----------------|--------------|-----------|------------|---|-----|----------------------------|
| HE04 | Land at Wilgers Farm, Horley                           | Call for Sites | Not suitable | Available | Achievable | - Flood risk/<br>mitigation<br>- Strategic policy change                                  | 170 | Not currently developable. |
| HE05 | Land at Harrowsley Green Farm, Smallfield Road, Horley | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change<br>- Flood risk/<br>mitigation<br>- Landscape impact            | 440 | Not currently developable. |
| HE07 | Farney View Farm, Horley                               | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change<br>- Food risk/<br>mitigation<br>- Access                       | 125 | Not currently developable. |
| HE09 | Land at Newstead Hall, Haroldslea Drive, Horley        | Submitted site | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Flood risk/<br>mitigation<br>- Access<br>- Tree protection | 18  | Not currently developable. |
| HE10 | Land R/O 17 The Close, Horley                          | Call for Sites | Not suitable | Available | Achievable | - Strategic policy change<br>- Flood risk/<br>mitigation                                  | 40  | Not currently developable. |
| HE11 | Land adjoining 61 Silverlea Gardens, Horley            | Call for Sites | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Strategic policy change<br>- Flood risk/<br>mitigation    | 18  | Not currently developable. |
| HE13 | Sandra's Riding  | Call for Sites | Suitable     | Available | Achievable |   | 25  | Developable*.              |

|      |   |                |              |           |            |   |    |                            |
|------|---|----------------|--------------|-----------|------------|---|----|----------------------------|
|      | School, The Close, Horley                             |                |              |           |            |   |    |                            |
| HE14 | Seymour, Haroldslea Drive, Horley                     | Call for Sites | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Strategic policy change</li> <li>- Flood risk/ mitigation</li> <li>- Access</li> </ul> | 10 | Not currently developable. |
| HE15 | Thors Field, Haroldslea Drive, Horley                 | Call for Sites | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Flood risk/ mitigation</li> <li>- Strategic policy change</li> </ul> | 30 | Not currently developable. |
| HE16 | Woodside Bungalow, Horley                             | Call for Sites | Suitable     | Available | Achievable |   | 45 | Developable*.              |
| HE22 | Garages Barleymead, Langshott, Horley                 | Garages        | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Access</li> <li>- Availability</li> </ul>  | 5  | Not currently developable. |
| HE23 | Garages between 12 & 14 Broadlands, Langshott, Horley | Garages        | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>  | 5  | Not currently developable. |
| HE24 | Garages between 21 & 22 Broadlands, Langshott, Horley | Garages        | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>  | 5  | Not currently developable. |
| HE25 | Garages Carlton Tye, Horley                           | Garages        | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> <li>- Flood risk/ mitigation</li> </ul>                                    | 8  | Not currently developable. |
| HE26 | Garages   | Garages        | Not          | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 5  | Not currently              |

|      |  |                         |              |           |            |  |    |                            |
|------|--|-------------------------|--------------|-----------|------------|--|----|----------------------------|
|      | Fieldview, Horley                                    |                         | suitable     |           |            | - Access<br>- assembly   |    | developable.               |
| HE27 | Garages between 12 & 14 Grassmere, Langshott, Horley | Garages                 | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Land assembly<br>- Residential amenity | 5  | Not currently developable. |
| HE28 | Garages between 20 & 21 Grassmere, Langshott, Horley | Garages                 | Not suitable | Uncertain | Achievable | - Availability<br>- Access   | 5  | Not currently developable. |
| HE29 | Garages next to 14 Middlefield, Horley               | Garages                 | Not suitable | Uncertain | Achievable | - Availability<br>- Assembly<br>- Access                               | 8  | Not currently developable. |
| HE30 | Garages Maizecroft, Langshott, Horley                | Garages                 | Not suitable | Uncertain | Achievable | - Availability<br>- Access<br>- Assembly                               | 5  | Not currently developable. |
| HE31 | Garages Oatlands, Langshott, Horley                  | Garages                 | Not suitable | Uncertain | Achievable | - Availability<br>- Assembly<br>- Access                               | 5  | Not currently developable. |
| HE32 | Garages Stockfield, Langshott                        | Garages                 | Suitable     | Uncertain | Achievable | - Availability<br>- Assembly   | 5  | Not currently developable. |
| HE33 | Garages between 28 & 30 Copse Lane, Langshott        | Garages                 | Not suitable | Uncertain | Achievable | - Availability<br>- Assembly<br>- Flood risk/mitigation                | 5  | Not currently developable. |
| HW34 | Laburnum, Haroldlea Drive, Horley                    | Agriculture/<br>grazing | Not suitable | Available | Achievable | - Access<br>- Assembly<br>- Strategic policy change                    | 18 | Not currently developable. |
| HW03 | Land at  | Open space/             | Not          | Available | Achievable | - Strategic policy   | 70 | Not currently              |

|      |  |                               |              |           |            |   |    |                            |
|------|--|-------------------------------|--------------|-----------|------------|---|----|----------------------------|
|      | Bonehurst Road, Horley                               | meadow                        | suitable     |           |            | <ul style="list-style-type: none"> <li>- change</li> <li>- Flood risk/ mitigation</li> <li>- Access</li> <li>- Tree protection</li> </ul> |    | developable.               |
| HW06 | Land north of Meath Green Lane (The Cottage), Horley | Agricultural                  | Suitable     | Available | Achievable |   | 15 | Developable*.              |
| HW07 | Land at Meath Green Lane (Cinderfield), Horley       | Agricultural                  | Suitable     | Available | Achievable |   | 70 | Developable*.              |
| HW09 | The Croft/ Meath Paddock, Meath Green Lane, Horley   | Residential property/ paddock | Suitable     | Available | Achievable |   | 20 | Deliverable.               |
| HW10 | 51-61 Brighton Road, Horley                          | Call for Sites                | Suitable     | Available | Achievable |   | 20 | Developable.               |
| HW11 | Sangers House  | Extant planning permission    | Suitable     | Available | Achievable |   | 8  | Deliverable.               |
| HW12 | Former Denoras Rest, Meath Green Lane, Horley        | Extant planning permission    | Suitable     | Available | Achievable |   | 8  | Deliverable.               |
| HW13 | The Gables, 17 Massetts Road, Horley                 | Extant Prior Approval         | Suitable     | Available | Achievable |   | 25 | Deliverable.               |
| HW14 | Bridge Industrial Estate, Horley                     | Regulation 18 Development     | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Contamination</li> </ul>                                      | 18 | Not currently developable. |

|      |  |  |              |           |            |   |    |                            |
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|      |  | Management Plan Consultation                           |              |           |            | <ul style="list-style-type: none"> <li>- Heritage impact</li> <li>- Availability</li> <li>- Assembly</li> <li>- Access</li> </ul>           |    |                            |
| HW15 | Land north of Meath Green Lane (The Coach House), Horley | Call for Sites   | Suitable     | Available | Achievable |   | 50 | Developable*.              |
| HW16 | Don Ruffles, 138 Victoria Road, Horley                   | Extant Planning Permission                             | Suitable     | Available | Achievable |   | 5  | Deliverable.               |
| HW17 | Albert Brewery, Station Road, Horley                     | Regulation 18 Development Management Plan Consultation | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Available</li> <li>- Access</li> <li>- Contamination</li> <li>- Strategic policy change</li> </ul> | 5  | Not currently developable. |
| HW18 | Scout Hall, Bay Close, Horley                            | Vacant Property  | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Strategic policy change</li> </ul>   | 5  | Not currently developable. |
| HW20 | 1 Yattendon Road, Horley                                 | Former retail unit and workshop                        | Suitable     | Available | Achievable |   | 5  | Deliverable.               |
| HW28 | Garages Chequers Close, Horley                           | Garages  | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>  | 6  | Not currently developable. |
| HW29 | Garages Kelsey Close, Horley                             | Garages  | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 5  | Not currently developable. |
| HW30 | Garages Mill Close, Horley                               | Garages  | Suitable     | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> </ul>  | 12 | Not currently developable. |
| HW31 | Garages between 23 & 25 The                              | Garages  | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Access</li> </ul>  | 5  | Not currently developable. |

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|      | Ridgeway, Horley                             |                           |                      |           |            |  |    |                            |
| HW32 | Garages R/O 21-35 Court Lodge Road, Horley   | Garages                   | Suitable             | Uncertain | Achievable | - Availability                             | 12 | Not currently developable. |
| HW33 | Garages Victoria Close, Horley               | Garages                   | Not suitable         | Uncertain | Achievable | - Availability                             | 9  | Not currently developable. |
| HW34 | Garages Le May Close, Horley                 | Garages                   | Suitable             | Uncertain | Achievable | - Availability                             | 11 | Not currently developable. |
| HW35 | Garages R/O 1-23 Longbridge Road, Horley     | Garages                   | Suitable             | Uncertain | Achievable | - Availability<br>- Amenity considerations | 5  | Not currently developable. |
| HW36 | Garages The Spinney, Horley                  | Garages                   | Suitable             | Uncertain | Achievable | - Availability<br>- Assembly               | 8  | Not currently developable. |
| HW37 | Garages Avondale Close, Horley               | Garages                   | Suitable             | Uncertain | Achievable | - Availability<br>- Assembly               | 8  | Not currently developable. |
| HW38 | Garages Chestnut Road, Horley                | Garages                   | Suitable             | Uncertain | Achievable | - Availability<br>- Access                 | 5  | Not currently developable. |
| HW39 | Garages Elizabeth Court, Horley              | Garages                   | Suitable             | Uncertain | Achievable | - Availability                             | 5  | Not currently developable. |
| HW40 | Garages R/O Carlton Court, Sarel Way, Horley | Garages                   | Suitable             | Uncertain | Achievable | - Availability                             | 10 | Not currently developable. |
| HW41 | Garages adjacent to 17-20 The Glebe, Horley  | Garages                   | Not suitable         | Uncertain | Achievable | - Availability                             | 5  | Not currently developable. |
| HW42 | Garages Horley Row, Horley                   | Garages                   | Potentially suitable | Uncertain | Achievable | - Availability<br>- Assembly               | 5  | Not currently developable. |
| HW43 | Meath Green House, Horley                    | Regulation 18 Development | Suitable             | Available | Achievable |  | 12 | Developable*.              |



|      |   | Plan Consultation                           |              |           |            |  |    |                            |
|------|---|---|--------------|-----------|------------|--|----|----------------------------|
| HW44 | The Brethren Meeting Room, Whitmore Way, Horley | Call for Sites                              | Not suitable | Available | Achievable | - Strategic policy change<br>- Flood risk/ mitigation  | 15 | Not currently developable. |
| HW45 | St Georges House, Yattendon Road, Horley        | Extant Planning Permission                  | Suitable     | Available | Achievable |  | 6  | Deliverable.               |
| SS01 | Land at Rushmeads, Horse Hill, Horley           | Identified site – RBBC Environmental Health | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Contamination<br>- Flood risk/ mitigation<br>Access | 30 | Not currently developable. |
| SS02 | Land to the west of Bonehurst Road, Salfords    | Identified site – RBBC Environmental Health | Not suitable | Available | Achievable | - Strategic policy change<br>- Contamination   | 90 | Not currently developable. |
| SS04 | Fontigarry Farm, Reigate Road, Sidlow           | Identified site – RBBC Environmental Health | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change<br>- Contamination<br>- Flood risk                       | 80 | Not currently developable. |
| SS05 | Land south of Horse Hill, Horley                | Identified site – RBBC Environmental Health | Not suitable | Uncertain | Achievable | - Availability<br>- Contamination<br>- Strategic policy change                                       | 50 | Not currently developable. |
| SS06 | Land at Rosemary Farm, Ironsbottom              | Identified site – RBBC Environment          | Not suitable | Uncertain | Achievable | - Availability<br>- Strategic policy change  | 70 | Not currently developable. |

|      |  |   |              |           |            |   |       |                            |
|------|--|---|--------------|-----------|------------|---|-------|----------------------------|
|      | Road, Sidlow   | al Health                                   |              |           |            | <ul style="list-style-type: none"> <li>- Flood risk</li> <li>- Contamination</li> </ul>   |       |                            |
| SS07 | Land south of Duxhurst Lane, Sidlow  | Call for sites                              | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Contamination</li> </ul>  | 130   | Not currently developable. |
| SS09 | Former Matrix Site, Perrywood Business Park, Salfords                          | RBBC – Development Management               | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Availability</li> <li>- Strategic policy change</li> <li>- Access</li> </ul>   | 30    | Not currently developable. |
| SS10 | Millstream Farm, Brighton Road, Salfords                                       | Identified site – RBBC Environmental Health | Not suitable | Uncertain | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Contamination</li> <li>- Flood risk/mitigation</li> </ul>   | 20    | Not currently developable. |
| SS12 | Land between Mason’s Bridge Road, Picketts Lane and the railway line, Salfords | Call for Sites                              | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Supporting infrastructure</li> <li>- Flood risk mitigation</li> <li>- Landscape impact</li> <li>- Impact on road network</li> </ul> | 1,900 | Not currently developable. |
| SS14 | Land north of Axes Lane, Salfords  | Call for Sites                              | Not suitable | Available | Achievable | <ul style="list-style-type: none"> <li>- Strategic policy change</li> <li>- Aerodrome safety</li> <li>- Supporting infrastructure</li> <li>- Flood risk/mitigation</li> </ul>                                   | 900   | Not currently developable. |

|      |  |   |              |           |            |  |       |                            |
|------|--|---|--------------|-----------|------------|--|-------|----------------------------|
|      |  |   |              |           |            | - Landscape impact   |       |                            |
| SS16 | Astra & Heath Business Centre, Salfords  | Call for Sites  | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability  | 66    | Not currently developable. |
| SS17 | Land south of Copsleigh Avenue, Salfords | Identified site   | Not suitable | Available | Achievable | - Strategic policy change<br>- Flood risk/mitigation   | 100   | Not currently developable. |
| SS18 | Land at Oakfield, Axes Lane, Salfords    | Submitted site  | Not suitable | Available | Achievable | - Strategic policy change<br>- Tree preservation   | 0     | Not currently developable. |
| SS21 | Duxhurst and Sidlow Farms, Sidlow        | Call for Sites  | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Flood risk/mitigation<br>- Infrastructure<br>- Contamination<br>- Land stability      | 2,400 | Not currently developable. |
| SS22 | Land at Bonehurst Farm, Salfords         | Call for Sites  | Not suitable | Available | Achievable | - Strategic policy change<br>- Flood risk/mitigation   | 540   | Not currently developable. |
| SS24 | Axeland Park, Aces lane, Salfords        | Call for Sites/<br>Development Management Plan<br>Regulation 18<br>Consultation | Not suitable | Uncertain | Achievable | - Strategic policy change<br>- Availability<br>- Assembly<br>- Access<br>- Achievability of infrastructure/servicing | 124   | Not currently developable. |

|      |  |  |                      |           |            |  |     |                            |
|------|--|--|----------------------|-----------|------------|--|-----|----------------------------|
| SS25 | Salfords Industrial Estate, Bonehurst Road, Salfords | Regulation 18 Development Management Plan Consultation | Not suitable         | Uncertain | Achievable | - Availability<br>- Assembly<br>- Contamination<br>- Strategic policy change                 | 326 | Not currently developable. |
| SS26 | Horley Place, Bonehurst Road, Horley                 | Extant Planning Permission                             | Not suitable         | Available | Achievable |  | 10  | Deliverable.               |
| SS27 | Nutley Dean Business Park                            | Recently refused planning permission/ vacant property  | Not suitable         | Available | Achievable | - Strategic policy change<br>- Access<br>- Public transport accessibility<br>- Contamination | 10  | Not currently developable. |
| SS45 | Garages Dunraven Avenue, Salfords                    | Garages  | Not suitable         | Uncertain | Achievable | - Availability<br>- Assembly<br>- Contamination<br>- Strategic policy change                 | 5   | Not currently developable. |
| SS46 | Garages Mead Avenue, Salfords                        | Garages  | Potentially suitable | Uncertain | Achievable | - Availability<br>- Access   | 6   | Not currently developable. |

## Windfall Assessment

5.2. Windfall sites are sites which have not been specifically identified as part of the Local Plan process. The term covers sites that have unexpectedly become available, ranging from large sites (for example, resulting from a factory closure) to small sites (such as residential conversion). The majority of windfall sites are previously developed.

- 5.3. The NPPF allows local planning authorities to include an allowance for windfall sites in the five year supply if there is compelling evidence that such sites consistently become available and will continue to form a reliable source of supply. It is however clear that this should not include development on residential gardens.
- 5.4. In Reigate & Banstead, the contribution made by windfall developments to the housing supply has been endorsed through the Local Plan preparation process.
- 5.5. The Core Strategy Inspector's Report<sup>16</sup> recognises that 'historically, windfall sites have provided a substantial source of housing supply'.
- 5.6. The 2016 Housing Monitor<sup>17</sup> establishes a windfall allowance of 75 dwellings per annum. This includes the windfall allowance found sound at the Core Strategy Inspection (50) and an allowance for office to residential conversion (25).

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<sup>16</sup> [http://www.reigate-banstead.gov.uk/info/20380/current\\_planning\\_policy/24/core\\_strategy](http://www.reigate-banstead.gov.uk/info/20380/current_planning_policy/24/core_strategy)

<sup>17</sup> [http://www.reigate-banstead.gov.uk/downloads/download/30/housing\\_monitors](http://www.reigate-banstead.gov.uk/downloads/download/30/housing_monitors)

## Initial Housing Trajectory

- 5.7. Those sites that are considered to be deliverable and developable have been collated into an indicative trajectory.

**Table 2 Indicative Plan Period Housing Land Supply**

| Source of Supply                       | Timescale                              |  |  | Total        |
|--|--|--|--|--------------|
|  | To date<br>(April<br>2012-Nov<br>2017) | Deliverable<br>Years 1-5:<br>(Nov 2017-<br>Nov 2022) | Developable<br>Years 6+<br>(Nov 2022-<br>March 2027) |              |
| <b>Specific Sites</b>                  |  |  |  |              |
| Net Completions                        | 2,700                                  | -  | -  | 2,700        |
| Net Under construction<br>(1-4)        | -                                      | 75   | -  | 75           |
| Net Under construction<br>(5+)         | -                                      | 848  | 563  | 1,411        |
| Net Unimplemented<br>permissions (1-4) | -                                      | 252  | -  | 252          |
| Net Unimplemented<br>permissions (5+)  | -                                      | 1,093  | -  | 1,093        |
| Sites without planning<br>permission   | -                                      | 45   | 200  | 245          |
| <b>Windfalls</b>                       |  |  |  |              |
| Windfalls                              | -                                      | 375  | 331  | 706          |
| <b>Broad Locations</b>                 |  |  |  |              |
| SUEs                                   | -                                      | -  | 1,005  | 1,005        |
| Identified Sites in the<br>urban area  | -                                      | 249  | 525  | 774          |
| <b>Total</b>                           | <b>2,700</b>                           | <b>2,937</b>   | <b>2,624</b>   | <b>8,261</b> |
| <b>Identified Opportunity Sites</b>    |  |  |  |              |
| Identified Opportunity<br>Sites        | -                                      | -  | 170  | 170          |
| <b>Total</b>                           | <b>2,700</b>                           | <b>2,937</b>   | <b>2,794</b>   | <b>8,431</b> |

### Completions

- 5.8. This source includes the net additional units delivered in the borough during the plan period to date (i.e. April 2012-November 2017).

### Sites under consideration

- 5.9. This includes the outstanding dwellings to be completed on sites which are currently under construction. All are considered to be deliverable unless the Council has evidence from the developers which indicates that construction will continue beyond five years. This is the case for the Horley North West Sector development where phasing plans suggest the development will extend over ten years.

### **Sites with unimplemented planning permission**

- 5.10. These are divided between two thresholds: 1-4 and 5+ dwellings. The sites in this category are those that were unimplemented on the 1<sup>st</sup> November 2017.
- 5.11. Those sites with a threshold of over 5 dwellings have been assessed in line with the tests set out in Chapter 2 of this report and are included within Table 2 of this report. Investigations have been carried out with landowners/ agents where necessary to establish deliverability. Unless clear information as come to light through this process to suggest that sites are not available/ achievable, in line with the NPPF these sites are considered to be deliverable.
- 5.12. Sites under the threshold (1-4 dwellings) have been included 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 because of the practicalities and resource implications.

### **Sites with potential for residential development**

- 5.13. The sites included in this source of supply are those which do not currently have planning permission but have been identified as being suitable, available and achievable.
- 5.14. In line with the 2016 SHLAA Addendum, the deliverability and timescales for sites without planning permission is based upon any information provided as part of submissions, supplemented by series of assumptions with regards to build-out rates and lead-in times where specific information was limited.

### **Broad Locations**

- 5.15. The sites included in this source of supply are those which have been identified in the DMP as potential Sustainable Urban Extensions and allocated town centre sites.
- 5.16. For the purpose of this study, the Sustainable Urban Extensions have been considered to be developable. However, they will only be developable once the Development Management Plan is adopted. They will then only be developable in line with the phasing policy (MLS1).

### **Identified Opportunity Sites**

- 5.17. Within the Development Management Plan a number of town centre opportunity sites have also been identified. These could provide a further 170 units of accommodation.

**Table 3 Opportunity Sites**

| <b>Opportunity Site</b>                               | <b>No. Potential Dwellings</b> |
|---|--------------------------------|
| BAN1:136-168 High Street, Banstead                    | 40                             |
| REI1: Library & Pool House, Bancroft Road, Reigate    | 25                             |
| REI3: Albert Road North Industrial Estate, Reigate    | 50                             |
| HOR6: 50-66 Victoria Road, Horley                     | 25                             |
| HOR7: Telephone Exchange, Victoria Road South, Horley | 30                             |
| <b>Total</b>  | <b>170</b>                     |

## Summary of Housing Land Supply

- 5.18. Since the beginning of the plan period (i.e. between April 2012 and November 2017), a total of **2,700 net additional dwellings** have been completed within the borough. A residual **4,200 dwellings** therefore remains to be delivered by the end of the plan period (March 2027).
- 5.19. The study identifies a supply of specific deliverable sites (including planning permissions) capable of delivering **2,562 dwellings** over the next 5 years. A windfall allowance of **375 units** (75 per annum), increases overall supply over the next 5 years (i.e. to November 2022) to **2,937 dwellings**.
- 5.20. For the remaining years of the plan period, the SHLAA has identified a supply of specific developable sites capable of delivering **763 dwellings**. A borough-wide windfall allowance of **331 units** (four years and five months at 75 dwellings per annum) is included as a source of supply during this period, taking the total supply to **1,094 dwellings**.
- 5.21. A number of developable sites in broad locations have also been identified. For the purpose of this study they are considered to be developable, however, they will not be formally developable until the Development Management Plan is adopted and will then be subject to a phasing policy (MLS1). These have the potential to provide **1,005 dwellings**.
- 5.22. A number of identified town centre sites have also been identified. These have the potential to provide **249 dwellings** within the next 5 years and **525 dwellings** over the remaining years of the plan period.
- 5.23. A number of town centre opportunity sites have also been identified. These have the potential to deliver **170 dwellings** over the plan period.



## 6. Employment

### Site Assessments

6.1. The table below provides a summary of the sites assessed for employment uses (B-uses). Detailed site appraisals are detailed in Appendix 3.

**Table 4 Summary of Sites**

| Ref  | Site Name                             | Site Source           | Suitability  | Availability | Achievability | Overcoming Constraints    | Net Potential Capacity (sqm)    | Deliverability             |
|------|---------------------------------------|-----------------------|--------------|--------------|---------------|---------------------------|---------------------------------|----------------------------|
| BV21 | The Cutting, Brighton Road, Banstead  | Call for Sites        | Not suitable | Available    | Achievable    | - Strategic policy change | 15,000                          | Not currently developable. |
| BV33 | Banstead Horseshoe                    | Identified Site       | Suitable     | Available    | Achievable    |                           | Small-scale <sup>18</sup>       | Developable.               |
| HC11 | Bayhorne Farm, Apperlie Drive, Horley | Call for Sites        | Suitable     | Available    | Achievable    |                           | 200,000 (As part of wider site) | Deliverable.               |
| HC12 | Fishers Farm, Limes Avenue, Horley    | Call for Sites        | Suitable     | Available    | Achievable    |                           | 200,000 (As part of wider site) | Deliverable.               |
| HC28 | Meadowcroft, Balcombe Road, Horley    | Extant Prior Approval | Suitable     | Available    | Achievable    |                           | 200,000 (As part of wider site) | Deliverable.               |

<sup>18</sup> Employment uses to be complementary to the other proposed uses.

|        |  |                            |          |           |            |  |                                 |                             |
|--------|--|----------------------------|----------|-----------|------------|--|---------------------------------|-----------------------------|
|        |  |                            |          |           |            |  | site)                           |                             |
| HC33   | Land at Meadowcroft, Horley                            | Call for Sites             | Suitable | Available | Achievable |  | 200,000 (As part of wider site) | Deliverable.                |
| HE18   | Harrowsley Green Farm, Horley                          | Extant Planning Permission | Suitable | Available | Achievable |  | 804                             | Deliverable.                |
| RW01   | Land at Cromwell Road/ Sincotts Road, Redhill          | RBBC Property              | Suitable | Available | Achievable |  | 0                               | Deliverable.                |
| RW02   | Land at Gloucester Road, Redhill                       | RBBC Property              | Suitable | Available | Achievable |  | 4,000                           | Developable.                |
| M14    | Oakley Farm, Bletchingley Road, Merstham               | Call for Sites             | Suitable | Available | Achievable |  | Small-scale <sup>15</sup>       | Developable <sup>19</sup> . |
| RC76   | Reigate Library and Pool House, Bancroft Road, Reigate | Call for Sites             | Suitable | Uncertain | Achievable | - Availability<br>- Alternative provision<br>- Land assembly | 1,000                           | Not currently developable.  |
| RC75   | Albert Road North Industrial Estate, Reigate           | Identified Site            | Suitable | Uncertain | Achievable | - Availability<br>- Assembly<br>- Contamination              | -3,405                          | Not currently developable.  |
| SPW 04 | Land at Sandcross Lane, Reigate                        | Call for Sites             | Suitable | Available | Achievable |  | Small-scale <sup>15</sup>       | Developable <sup>15</sup> . |

## Initial Employment Trajectory

<sup>19</sup> These sites have been allocated in the Development Management Plan as Sustainable Urban Extensions. Development of the site is dependent upon the Council not being able to demonstrate a five year's housing supply and is dependent upon phasing policy (MLS1).

## **Industrial Floorspace**

- 6.2. The Local Economic Needs Assessment (2016) identified a need to provide 6,500sqm of industrial floorspace over the plan period. The report concluded that this could be met through the better use of existing industrial estates.
- 6.3. No sites have therefore been solely identified for industrial floorspace within the Development Management Plan. A small amount of industrial floorspace has been allocated on the Strategic Employment Site (HOR9) (B1(b) and B1(c)).

## **Storage & Distribution Floorspace**

- 6.4. The Local Economic Needs Assessment (2016) identified the need to provide 11,000sqm of storage and distribution floorspace over the plan period. The report concluded that this could be best met through the better use of existing industrial estates.
- 6.5. No sites have therefore been allocated for storage and distribution floorspace within the Development Management Plan.

## **Office Floorspace**

- 6.6. The Local Economic Needs Assessment (2016) identified the need to provide 25,500sqm of office accommodation over the plan period.
- 6.7. The report concluded that there were opportunities for office development within the borough's town centres and identified a number of sites within Redhill (Gloucester Road Car Park, Royal Mail Depot and Reading Arch Road) which could accommodate approximately 8,000sqm of this need.
- 6.8. The Gloucester Road Car Park has been allocated for 4,000sqm of office accommodation in the Development Management Plan. The Royal Mail site is no longer being promoted for development and the Reading Arch Road site has been allocated for 4,000sqm of bulky goods retail.
- 6.9. Small amounts of office accommodation have been allocated within the Development Management Plan on Oakley Farm, Reigate Library and Albert Road North.
- 6.10. The Local Economic Needs Assessment also identifies the potential need for identifying a Strategic Employment Site in part in order to accommodate the qualitative shortage in office accommodation in the borough.
- 6.11. To inform the need for a Strategic Employment Site, Reigate & Banstead Borough Council undertook a Strategic Employment Provision Opportunity Study (2016) which identified the need for a strategic employment site and identified a potential site.

- 6.12. Chilmark Consulting Ltd. reality checked the need for a strategic employment site and identified the need for between 183,200sqm and 213,640sqm of office accommodation.
- 6.13. Land to the west of Balcombe Road (HOR9) has been allocated in the Development Management Plan to meet this need. HOR9 is comprised of:
- HC11: Bayhorne Farm
  - HC12: Fishers Farm
  - HC28: Meadowcroft
  - HC33: Land at Meadowcroft

## 7. Retail

### Site Assessments

7.1. The table below provides a summary of the sites assessed for retail development. Detailed site appraisals are detailed in Appendix 4.

**Table 5 Summary of Sites**

| Ref  | Site Name  | Site Source                | Site Location                          | Suitability | Availability | Achievability | Overcoming Constraints                                       | Potential Capacity (Net) | Deliverability             |
|------|--|----------------------------|--|-------------|--------------|---------------|--|--------------------------|----------------------------|
| RE01 | Redhill Railway Station, Redhill                       | Identified Site            | Town Centre: Primary Shopping Area     | Suitable    | Uncertain    | Achievable    | - Availability   | 2,489sqm                 | Developable.               |
| RE02 | Land at Marketfield Way/ High Street, Redhill          | Extant Planning Permission | Town Centre: Primary Shopping Area     | Suitable    | Available    | Achievable    |  | 2,428sqm                 | Deliverable.               |
| RE54 | Warwick Quadrant, Redhill                              | Extant Planning Permission | Town Centre: Primary Shopping Area     | Suitable    | Available    | Achievable    |  | 626sqm                   | Deliverable.               |
| RW01 | Land at Cromwell Road/ Sincotts Road, Redhill          | RBBC Property              | Town Centre: Primary Shopping Area     | Suitable    | Available    | Achievable    |  | 0sqm                     | Deliverable.               |
| RC76 | Reigate Library and Pool House, Bancroft Road, Reigate | Call for Sites             | Town Centre – Edge of Primary Shopping | Suitable    | Available    | Achievable    | - Availability<br>- Alternative provision<br>- Land assembly | 1,000sqm                 | Not currently developable. |

|      |                              |  | Area  |          |           |            |                              |          |                            |
|------|------------------------------|--|---|----------|-----------|------------|------------------------------|----------|----------------------------|
| HC02 | High Street Car Park, Horley | Allocated Site – 2005 Borough Local Plan | Town Centre: Primary Shopping Area          | Suitable | Available | Achievable |                              | 1,000sqm | Deliverable.               |
| HC35 | 50-66 Victoria Road, Horley  | Identified Site                          | Town Centre: Primary Shopping Area          | Suitable | Uncertain | Achievable | - Availability<br>- Assembly | 750sqm   | Not currently developable. |
| BV32 | 136-168 High Street, Horley  | Identified Site                          | Town Centre: Primary Shopping Area          | Suitable | Uncertain | Achievable | - Availability<br>- Assembly | 1,200sqm | Not currently developable. |
| BV33 | Banstead Horseshoe           | Identified Site                          | Town Centre – Edge of Primary Shopping Area | Suitable | Available | Achievable | -                            | -        | Developable.               |

## Initial Retail Trajectory

### Convenience

- 7.2. The Retail Needs Assessment identified no need for additional convenience retail floorspace over the plan period.
- 7.3. No sites have therefore been solely identified for convenience retail within the Development Management Plan. A small amount of convenience retail (up to 1,000sqm) has been allocated to support the business function of the Strategic Employment Site (up to 1,000sqm). Development of this retail would be subject to a retail impact assessment demonstrating no impact on both Horley and Crawley town centres.

## Comparison

- 7.4. The Retail Needs Assessment identified the need for the following additional comparison retail floorspace:
- Banstead: 900sqm by 2027
  - Reigate: 2,500sqm by 2027
  - Redhill: 7,500sqm by 2027
  - Horley: 800sqm by 2027
- 7.5. For Reigate, the Retail Needs Assessment says that this need could be met through small-scale development at the Library and Pool House and minor extensions and improved performance of existing retailers.
- 7.6. The Development Management Plan has identified the opportunity to provide up to 1,000sqm of retail/ commercial/ leisure/ community floorspace.
- 7.7. For Redhill, the Retail Needs Assessment says that this need could be met through development sites at Marketfield Way and Cromwell Road, minor extensions and improved performance of existing retailers.
- 7.8. Planning permission has been approved for 3,463sqm (2,428sqm net) comparison retail and Cromwell Road has been allocated in the Development Management Plan for 370sqm retail/ commercial floorspace (0sqm net).

