



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

~~January 2018~~

May 2018

<u>List of updates between Reg 19 Publication version and Submission</u>	
<u>Whole document</u>	<u>Updated with latest information submitted, some correction following points raised in Regulation 19 and addition of further sites promoted since the previous version</u>

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.
- 1.4. This report provides an update to the January 2018 HELAA. It takes into account the findings of the most recent “Call for Sites” (January 2018) and the findings of the Regulation 19 Development Management Plan Consultation.

2. Policy Context

National Planning Policy Framework (2012)

- 2.1. At the heart of the National Planning Policy Framework (NPPF)¹ 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

¹ 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. Where suitable and viable sites are not available, 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 should be set that assist 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, deliverable² 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, developable³ 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)⁴ 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.

² 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.

³ 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.

⁴ <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 Strategy⁵ 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:

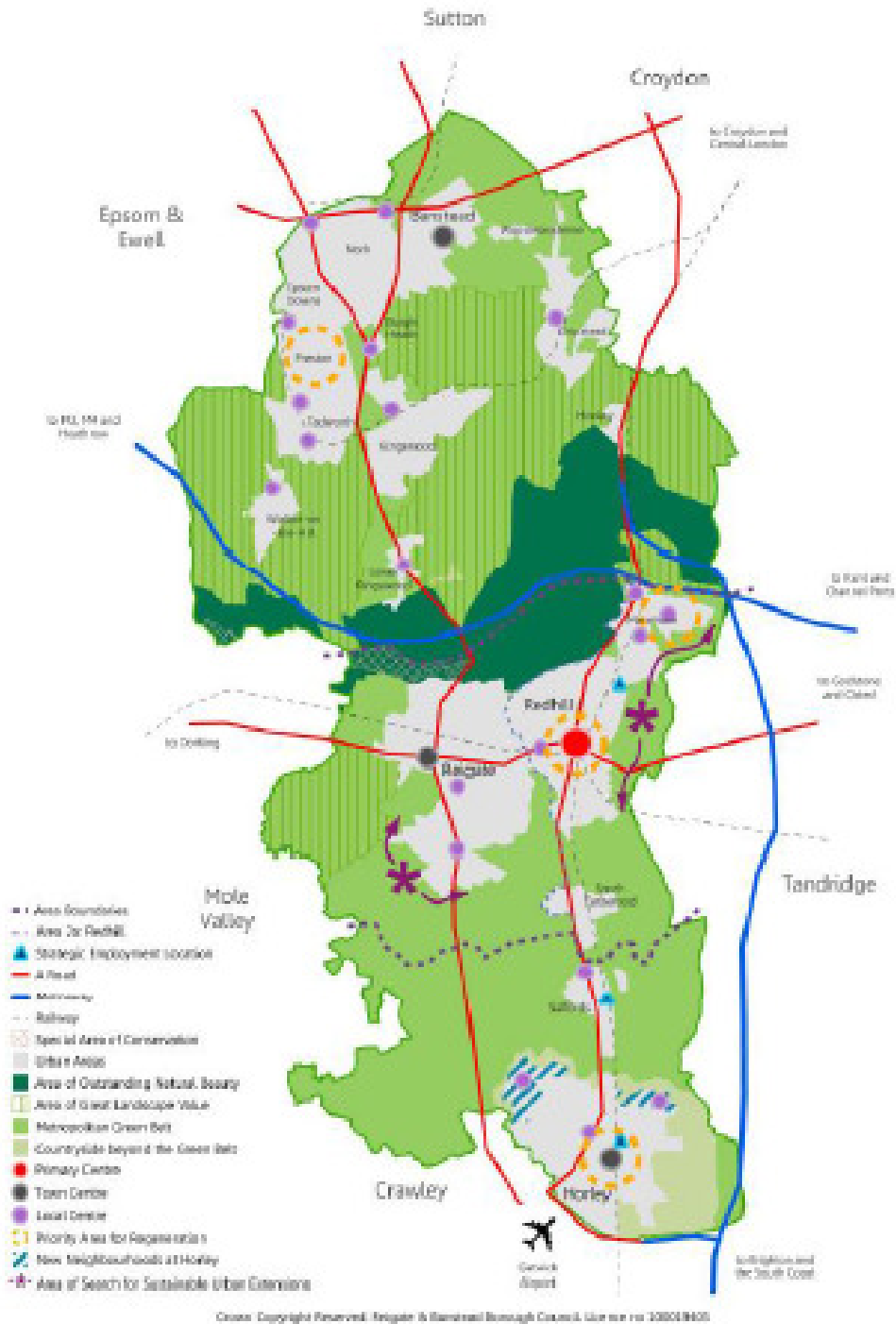
- Area 1: 1,300sqm convenience and 1,200sqm comparison retail
- Area 2: 7,020sqm convenience and 19,350sqm of comparison retail
- Area 3: 2,340sqm of convenience and 3,870sqm of comparison retail

Housing

⁵ 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 Associates⁶.
- 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.

⁶ http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate_and_banstead_retail_needs_assessment_volume_1_report

3. Methodology

Establishing a Methodology

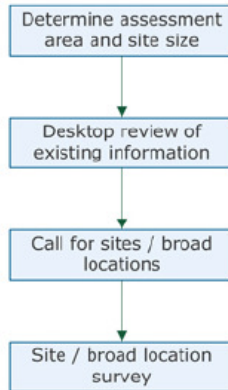
- 3.1. In order to establish a methodology, Reigate & Banstead produced an initial methodology detailed in Appendix 1 which is based on previous SHLAAs, NPPG and NPPF guidance. These were sent to Duty to Co-Operate bodies for consultation between 9 January and 30 January 2017.
- 3.2. In total six responses were received from our Duty to Co-Operate bodies on the draft methodology. These were taken into account when amending the document.

Assessment Methodology

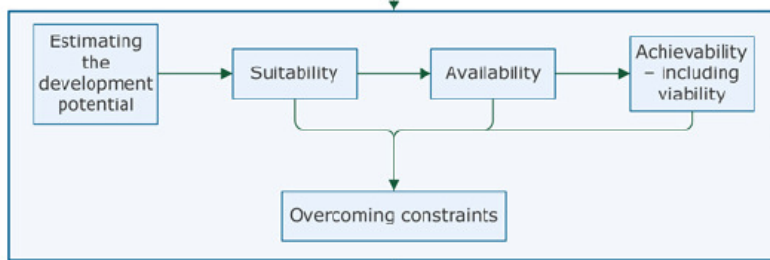
- 3.3. Reigate & Banstead Borough Council's HELAA is prepared in line with the NPPG which says that assessments should:
 - Identify sites and broad locations with potential for development
 - Assess their development potential
 - Assess the suitability for development and the likelihood of development 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

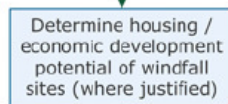
Stage 1 - Site / broad location identification



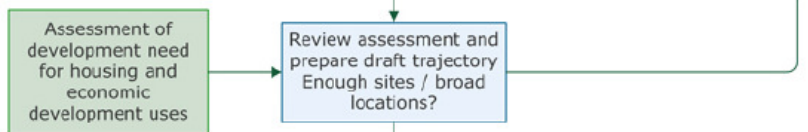
Stage 2 - Site / broad location assessment



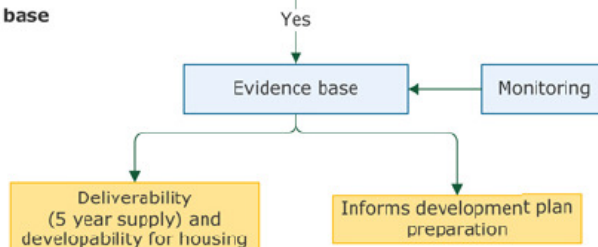
Stage 3 - Windfall assessment



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 500m² 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 Review⁷: 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 Reports⁸: 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 work⁹ 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 Review¹⁰ 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

⁷ http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2

⁸ http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2

⁹ Safeguarding report: http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence/2

¹⁰ http://www.reigate-banstead.gov.uk/downloads/file/3618/employment_area_review

activity is appropriate to the locality and accessibility of the site; and where there is sufficient on-site, off-street parking.

- 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 Assessment¹¹, Employment Area Review and a number of Strategic Employment Assessments¹² 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 Associates¹³.
- 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.

¹¹ [http://www.reigate-](http://www.reigate-banstead.gov.uk/downloads/file/2614/local_economic_needs_assessment_update)

[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)

¹² [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)

¹³ [http://www.reigate-](http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate_and_banstead_retail_needs_assessment_volume_1_report)

[banstead.gov.uk/downloads/file/2634/reigate_and_banstead_retail_needs_assessment_volu
me_1_report](http://www.reigate-banstead.gov.uk/downloads/file/2634/reigate_and_banstead_retail_needs_assessment_volume_1_report)

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

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 January 2018 HELAA. Reigate & Banstead Borough Council wrote to all landowners/ those promoting sites in order to ascertain whether they still intend to promote their site for development and in order to understand whether there have been any changes since they previously submitted representations/ provided comments on their site. 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.

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
- Sites suggested through Regulation 19 Representations

~~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 Monitor¹⁴.~~

Extension of the rear of shop buildings for residential extension

¹⁴ http://www.reigate-banstead.gov.uk/downloads/download/30/housing_monitors

~~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**~~

~~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 properties¹⁵. 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

~~4.34.4.26. All sites have been assessed in order to estimate their development potential.~~

~~4.35.4.27. 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.~~

~~4.36.4.28. 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. A different approach has been taken for the Sustainable Urban Extensions where there are no existing similar schemes. This is to reflect the requirement for a transition from urban to rural and they are required to provide more significant infrastructure for example spine roads and play areas. More information is set out in the Sustainable Urban Extensions (Stage 2) Technical Paper.~~

~~4.37.4.29. 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~~

¹⁵ ~~From Business Rates~~

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

4.30. The assessment of suitability has been guided by policies saved in the 2005 Borough Local Plan, the Core Strategy and proposed policies in the Regulation 19 Development Management plan and the NPPF.

4.31. Sites identified as deliverable have been assessed against the current planning policies (policies saved in the 2005 Borough Local Plan and Core Strategy). All other sites have been assessed against the emerging policy context (proposed policies in the Regulation 19 DMP and Core Strategy).

~~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.~~

~~4.39.4.32.~~ 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
- 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.

~~4.40.4.33.~~ 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.

~~4.41.4.34.~~ 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.

~~4.42-4.35.~~ 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

~~4.43-4.36.~~ A site has been considered "achievable" where the site is considered to be economically viable.

~~4.44-4.37.~~ 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).

~~4.45.4.38.~~ 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, and are summarised in the DMP Viability Study, January 2018.

~~4.46.4.39.~~ 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

~~4.47.4.40.~~ 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

~~4.48.4.41.~~ 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.

~~4.49.4.42.~~ 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.

~~4.50.4.43.~~ 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.

~~4.51.4.44.~~ 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

~~4.52.4.45.~~ 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)

~~4.53.4.46.~~ To be considered “deliverable”, sites are considered to be:

- Immediately available
- Be in a suitable location [for development now](#)
- Be achievable with a realistic and viable prospect for development that can be delivered within five years, [in particular that the development of the site is viable](#)

4.54.4.47. To be considered “developable”, sites are considered to be:

- Be ~~A~~available within 5-10 years
- Be in a suitable location
- Be achievable with a realistic prospect that the site is available and could be viably developed at the point envisaged. ~~e-prospect for development that can be delivered within five to ten years.~~

4.55.4.48. In some instances, sites have been identified as ‘potentially suitable’. This classification recognises that the site could offer a suitable 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.

4.56.4.49. 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.

4.57.4.50. 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

4.58.4.51. 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 (Net)	Deliverability
BV01	Land at Lambert Road, Banstead	RBBC Property	Not Suitable	Not Available	Achievable	- Access - Allotment Needs - Strategic policy change	25	Not currently developable.
BV02	Land at Holly Lane, Banstead	RBBC Property	Not Suitable	Not Available	Achievable	- Allotment needs - Strategic policy change	40	Not currently developable.
BV03	Thrive, Orchard House & Inyoni, De Burgh Park, Banstead	RBBC Development Management	Suitable	Uncertain <u>Not Available</u>	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		*1620	Developable.

BV07	SECamb HW, The Horseshoe, Banstead	Call for Sites	Suitable	Available	Achievable		18 ^{*16}	Deliverable
BV09	Hengest Farm, Woodmansterne Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	125	Not currently developable.
BV11	Banstead Hall Field, Bolters Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	50	Not currently developable.
BV12	Land at Banstead Estate, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Landscape (AGLV) impact	600	Not currently developable.
BV13	Land east of Park Road, Banstead	Call for Sites	Not suitable	<u>Uncertain Available</u>	Achievable	- Strategic policy change - Availability	75	Not currently developable.
BV14	Wellesford Close, Banstead	Call for Sites	Suitable	<u>Uncertain Available</u>	Achievable	- Availability	15	<u>Not currently Developable.</u>
BV16	Land south of Woodmansterne Lane, Banstead	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	160	Not currently developable.
BV18	Land south of Croydon Lane, Banstead	Call for Sites	Not suitable	<u>Available Uncertain</u>	Achievable	- Strategic policy change	210	Not currently developable.
BV19	Land at Kingscroft Road, Woodmansterne	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - landownership	120	Not currently developable.
BV20	NRT Electrical & Mechanical, Castle House,	Extant Planning Permission	Suitable	Available	Achievable	-	10	Deliverable

¹⁶ Redevelopment of the Horseshoe, housing number will be dependent upon the wider regeneration of the site including non-housing development.

	Park Road, Banstead							
BV21	The Cutting, Brighton Road, Banstead	Call for Sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- Strategic policy change	5	Not currently developable.
BV24	Garages Castleton Close, Banstead	Garages	Suitable	Uncertain	Achievable	- Availability	6	Not currently developable.
BV25	Garages R/O Cheyne Court, Park Road, Banstead	Garages	Suitable	Uncertain	Achievable	- Availability - Access - Site Characteristics	6	Not currently developable.
BV26	Garages Courtlands Crescent, Banstead	Garages	Suitable	Uncertain	Achievable	- Availability	6	Not currently developable.
BV27	Garages Cheviot Close, Banstead	Garages	Suitable	Uncertain	Achievable	- Availability	6	Not currently developable.
BV29	Rosehill Farm, Park Road, Banstead	Call for Sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- Strategic policy change - Heritage impact - Access	64	Not currently developable.
BV30	Hengest Farm	Extant Planning permission	Suitable	Available	Achievable		7	Deliverable.
BV31	Banstead Community Centre	Identified Site	Suitable	Available	Achievable		15	Developable.
BV32	136-168 High Street, Banstead	Identified Opportunity Site	Suitable	Uncertain	Achievable	- Availability - Land assembly	40	Not currently developable.
<u>BV34</u>	<u>Land East and</u>	<u>Regulation</u>	<u>Not</u>	<u>Available</u>	<u>Achievable</u>	<u>- Strategic policy</u>	<u>647</u>	<u>Not currently</u>

	<u>West of Park Road, Banstead</u>	<u>19 Development Management Plan Consultation</u>	<u>suitable</u>			<u>change</u> - <u>Access</u> - <u>Heritage</u> - <u>Conservation</u>		<u>developable.</u>
<u>BV35</u>	<u>Banstead Library, Banstead</u>	<u>Identified Site</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>*16</u> → - - -	<u>Developable.</u>
<u>BV36</u>	<u>Banstead Day Centre & Public Carpark, Horseshoe, Banstead</u>	<u>Identified Site</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>*16</u> —	<u>Developable.</u>
<u>BV37</u>	<u>Bentley & The Squirrels, Banstead</u>	<u>Identified Site</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>*16</u> —	<u>Developable.</u>
<u>BV38</u>	<u>1-10 The Horseshoe, Banstead</u>	<u>Identified Site</u>	<u>Suitable</u>	<u>Uncertain</u>	<u>Achievable</u>	- <u>Availability</u>	<u>*16</u> —	<u>Not currently developable.</u>
CHW 01	Land at Woodplace Lane, Chipstead	RBBC – Property	Not suitable	Available	Achievable	- Strategic policy change - Access - Landscape (AGLV) impact	40	Not currently developable.
CHW 02	Land at Outwood Lane, Chipstead	RBBC – Property	Not suitable	Available	Achievable	- Strategic policy change - 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 - Landscape (AGLV) impact	190	Not currently developable.
CHW	Land at Rectory	Call for Sites	Not	<u>Available</u>	Achievable	- Strategic policy	270	Not currently

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06	Lane (Drakes Field), Chipstead		suitable	<u>Uncertain</u>		change		developable.
CHW 07	Land off Harden Farm Close, Netherne	Call for Sites	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - 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 - 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 - Availability - Landscape (AGLV) impact	25	Not currently developable.
CHW 11	Land west of Netherne Drive, Netherne	Call for Sites	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - 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	- Availability - Strategic policy change - Landscape (AGLV) impact	12	Not currently developable.
CHW	Phoenix House,	Vacant	Not	<u>Available</u>	Achievable	- Strategic policy	5	Not currently

17	Sandown Road, Coulsdon	Property	suitable	<u>Uncertain</u>		change		developable.
CHW 18	Garages R/O 52-62 Kingscroft Road, Woodmansterne	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Site characteristics	6	Not currently developable.
CHW 19	Garages R/O 61-75 Maple Way, Hooley	Garages	Not suitable	Uncertain	Achievable	- Access - Availability - Site characteristics - Landscape (AGLV) impact	6	Not currently developable.
<u>CHW 20</u>	<u>Ashleigh, High Road, Chipstead</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>5</u>	<u>Deliverable.</u>
<u>CHW 21</u>	<u>224 and Land R/O 226-230 Chipstead Way, Woodmansterne</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Design</u> - <u>Protected trees</u>	<u>5</u>	<u>Deliverable.</u>
<u>CHW 22</u>	<u>Cornerways, Outwood Lane, Chipstead</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Design</u> - <u>Amenity</u>	<u>25</u>	<u>Deliverable.</u>
<u>CHW 23</u>	<u>131 London Road North, Merstham</u>	<u>Recently Refused Planning Permission</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> -	<u>5</u>	<u>Not currently developable.</u>
<u>CHW 24</u>	<u>Land north of Woodmansterne Street, Woodmansterne</u>	<u>Recently Refused Planning Permission</u>	<u>Not suitable</u>	<u>Uncertain</u>	<u>Achievable</u>	- <u>Availability</u> - <u>Strategic policy change</u>	<u>8</u>	<u>Not currently developable.</u>

<u>CHW 25</u>	<u>Land at Church Lane, Hooley</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>AONB</u> - <u>AGLV</u>	<u>1</u>	<u>Not currently developable.</u>
KBH0 1	Margery Hall Nursery, Margery Lane, Lower Kingswood	RBBC – Environmental Health	Not suitable	Uncertain	Achievable	- Access - Availability - Strategic policy change	45	Not currently developable.
KBH0 3	Rookery Farm, Mogador Road, Lower Kingswood	RBBC – Property	Not suitable	Uncertain	Achievable	- Access - Availability - Contamination - Strategic policy change - Landscape (AGLV) impact	660	Not currently developable.
KBH0 4	Land at Holly Lane, Banstead	RBBC – Property	Not suitable	Available	Achievable	- Nature conservation - Ecological assessment - Strategic policy change - Landscape (AGLV) impact	450	Not currently developable.
KBH0 9	Land at Sandy Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	80	Not currently developable.
KBH1 0	The Knoll, Brighton Road, Lower Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change	25	Not currently developable.
KBH1 1	Shrimps Field, Chipstead Lane,	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	100	Not currently developable.

	Kingswood					- Landscape (AGLV) impact		
KBH1 2	Land at Kingswood Station, Waterhouse Lane, Kingswood	Extant Planning Permission	Suitable	Available	Achievable		18	Deliverable
KBH1 8	Land north of Bonsor Drive, Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	100	Not currently developable.
KBH1 9	Land east of Smithy Lane, Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Land assembly - Landscape (AGLV) impact	350	Not currently developable.
KBH2 0	Land at Kingswood House, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Availability - Strategic policy change - Landscape (AGLV) impact	90	Not currently developable.
KBH2 1	Land north of Copt Hill, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Availability - Strategic policy change - Landscape (AGLV) impact	400	Not currently developable.
KBH2 3	Land south of Margery Lane (Kingswood Hall Estate), Lower Kingswood	Call for Sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- Landscape and ecological (SAC) impact - Strategic policy change - <u>Availability</u>	135	Not currently developable.
KBH2	Kingswood Hall	Call for Sites	Not	<u>Available</u>	Achievable	- Access	250	Not currently

4	Estate (Land south of M25)		suitable	<u>Uncertain</u>		<ul style="list-style-type: none"> - Landscape (AONB) impact - Ecological (SAC) impact - Strategic policy change - <u>Availability</u> 		developable.
KBH2 5	Land north of Chipstead Lane, Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Strategic policy change 	25	Not currently developable.
KBH2 6	Land at Beechen Lane,	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Landscape (AGLV) impact 	200	Not currently developable.
KBH2 8	Land Parcel 1, Legal & General, Kingswood	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - <u>Heritage impact</u> 	198	Not currently developable.
KBH2 9	Land Parcel 2, Legal & General, Kingswood	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - <u>Availability</u> - Strategic policy change - <u>Heritage impact</u> 	144	Not currently developable.
KBH3 10	Stores & Workshop R/O 5 Waterhouse Lane, Kingswood	Vacant Property/ Recently Refused Planning Permission	Not suitable <u>Suitable</u>	<u>Available</u>	Achievable	<ul style="list-style-type: none"> - Access - Land contamination - Strategic policy change 	6	Not currently developable. <u>Deliverable.</u>
KBH3 2	Store R/O 6-7 Waterhouse Lane, Kingswood	Vacant Property	Not Suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Access - Land contamination 	6	Not currently developable.

						- Availability		
KBH3 5	Oakwood Hall, Eyehurst Park, Outwood Lane	Garages	<u>Potentially Not suitable</u>	Uncertain	Achievable	- Availability - Site characteristics - Landscape (AGLV) impact	6	Not currently developable.
KBH3 6	Land off Cannons Lane, Banstead	Agriculture/ paddock	Not suitable	<u>Available Uncertain</u>	Achievable	- Access - Landscape (AGLV) impact - Strategic policy change - Availability	<u>120</u>	Not currently developable
<u>KBH3 8</u>	<u>Orchard Cottage Riding Stables, Babylon Lane, Lower Kingswood</u>	<u>Recently refused planning permission</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- Strategic policy change - Loss of recreation facilities	<u>5</u>	<u>Not currently developable</u>
<u>KBH3 9</u>	<u>Fairlawn, The Glade, Kingswood</u>	<u>Recently refused planning permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>6</u>	<u>Deliverable.</u>
<u>KBH4 0</u>	<u>Winscombe Nursing Home, Furze Hill, Kingswood</u>	<u>Recently refused planning permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>	- Design	<u>14</u>	<u>Deliverable.</u>
N01	Land at Bridgefield Close, Nork	RBBC – Property	Not suitable	Not available	Achievable	- Allotment needs/ alternative provision - Strategic policy change	15	Not currently developable.
N02	Land at	RBBC –	Not	Not	Achievable	- Access	7	Not currently

	Parsonsfield Road, Nork	Property	suitable	available		<ul style="list-style-type: none"> - Allotment needs/ alternative provision - Strategic policy change 		developable.
N07	Land at the Drive, Banstead	RBBC – Property	Not suitable	Not available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Alternative recreation provision 	20	Not currently developable.
N10	Banstead Downs Reservoir	Call for Sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Access - 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	<ul style="list-style-type: none"> - Availability - Access - Flood risk 	6	Not currently developable.
N15	Garages Eastgate, Banstead	Garages	Potentially suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Residential amenity conflict 	6	Not currently developable.
N16	Garages between 69 & 71 Partridge Mead, Banstead	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	5	Not currently developable.
N17	Garages between 33 & 35 Partridge Mead, Banstead	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	5	Not currently developable.

N18	Garages Parsonsfield Close, Banstead	Garages	Not suitable	Uncertain	Achievable	- Availability - Access	5	Not currently developable
N19	Garages Parkwood Road Banstead	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Site characteristics	5	Not currently 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.
<u>N22</u>	<u>118 Nork Way</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>8</u>	<u>Deliverable.</u>
<u>N23</u>	<u>40 Fir Tree Road, Banstead</u>	<u>Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>5</u>	<u>Deliverable</u>
<u>N24</u>	<u>Land at 343-353 Reigate Road, Epsom Downs</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>8</u>	<u>Deliverable.</u>
<u>N25</u>	<u>296-298 Fir Tree Road and Land R/O 292, 294 and 300 Fir Tree Road, Epsom Downs</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>4</u>	<u>Deliverable.</u>
<u>N26</u>	<u>20 & Land R/O 10-20 Green Curve, Banstead</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>5</u>	<u>Deliverable.</u>
<u>N27</u>	<u>32 & land R/O 32-</u>	<u>Recently</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>6</u>	<u>Deliverable.</u>

	<u>40 Nork Way, Banstead</u>	<u>Refused Planning Permission</u>						
P02	Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth	Laboratory/ office complex	Not suitable <u>Suitable</u>	Available	Achievable	- Strategic policy change	23	Not currently developable. <u>Deliverable</u>
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.
TAT05	88 Epsom Lane North & R/O 86 & 90 Epsom Lane North	Extant Planning Permission	Suitable	Available	Achievable		9	Deliverable.
TAT08	Garages Ferriers Way, Epsom Downs	Garages	Suitable	Uncertain	Achievable	- Availability	6	Not currently 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	Garages	Not suitable	Uncertain	Achievable	- Availability - Site characteristics	6	Not currently developable.

	Downs							
TAT1 1	Garages Hewers Way, Tadworth	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	6	Not currently developable.
TAT1 2	Garages Home Farm Close, Burgh Heath	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	6	Not currently developable.
TAT1 3	Garage Site 2 Home Farm Close, Burgh Heath	Garages	Suitable	Uncertain	Achievable	- Availability - Land assembly		Not currently developable.
<u>TAT1 4</u>	<u>52 Brighton Road, Banstead</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>11</u>	<u>Deliverable.</u>
<u>TAT1 5</u>	<u>Spinney House, The Drive, Banstead</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>5</u>	<u>Deliverable.</u>
<u>TAT1 6</u>	<u>130-138 Great Tattenhams, Epsom Downs</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>34</u>	<u>Deliverable.</u>
<u>TAT1 7</u>	<u>9-12 West Drive, Burgh Heath</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>8</u>	<u>Deliverable.</u>
TW02	Land to the east of Ebbisham Lane, Walton on the Hill	RBBC – Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Access - Contamination - 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 - Availability	50	Not currently developable.
TW08	Land at Frith Park, Walton on the Hill	Call for Sites	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change	130	Not currently developable.
TW10	Downs Way, Tadworth	Call for Sites	Not suitable	Uncertain	Achievable	- Access - Strategic policy change	10	Not currently developable.
TW11	Land at the Priory, Walton on the Hill	Call for Sites	Not suitable	Available <u>Uncertain</u>	Achievable	- Strategic policy change - Landscape (AGLV) impact - Access - Flood risk - <u>Availability</u>	100	Not currently developable.
TW12	Former Barclays Bank, 24 Station Approach, Tadworth	DMP Suggested Site/ Extant Prior Approval Planning Permission	Suitable	Available	Achievable		74	Deliverable.
TW14	Stanton Lodge & R/O 1-7 Shelveys Way, Tadworth	Extant Planning Permission	Suitable	Available	Achievable		6	Deliverable.
TW15	Bothy Cottage, Buckland Lane,	Regulation 18	Not suitable	Uncertain	Achievable	- Availability - Strategic policy	2	Not currently developable.

	Reigate	Development Management Plan Consultation				- change - Access		
TW16	39C&D Walton Street, Walton on the Hill	Vacant Property	Not suitable	Uncertain	Achievable	- Availability - Access - Land contamination - 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	- Availability - Access - Landscape impact	6	Not currently developable.
TW18	Garages Combe Court, Station Approach, Tadworth	Garages	Suitable	Uncertain	Achievable	- Availability	10	Not currently developable.
TW19	Garages Killasser Court, Station Approach, Tadworth	Garages	Suitable	Uncertain	Achievable	- Availability	10	Not currently developable.
<u>TW20</u>	<u>105-120 Ashurst Road, Tadworth</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>10</u>	<u>Deliverable.</u>
EW01	Land south of Woodhatch Road, Reigate	Call for Sites	Suitable	Uncertain	Achievable	- Contamination - Flood risk - Strategic policy change	4	Not currently developable.
EW03	Land at Princes	RBBC	Not	Available	Achievable	- Alternative	125	Not currently

	Road, Earlswood	Property	suitable			<ul style="list-style-type: none"> - allotment provision - Alternative open space need - Flood mitigation/attenuation - Strategic policy change 		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"> - Assembly - Access - Heritage impact - Archaeological impact - Facilities/services - Public transport accessibility - Flood risk/mitigation - Strategic policy change - Contamination 	1,312	Not currently developable.
EW13	Burnt Oak Farm, Woodhatch Road, Redhill	Call for Sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	<ul style="list-style-type: none"> - Access - Strategic policy change - <u>Availability</u> 	245	Not currently developable.
EW14	Unit 1&2 and	Extant	Suitable	Available	Achievable		6	Deliverable.

	Land R/O 8-13 Maple Works, Redhill	Planning Permission						
EW15	Garages R/O 86 Woodlands Road, Redhill	Garages	Potentially suitable	Uncertain	Achievable	- Availability - Access - Adjoining residential amenity	5	Not currently developable.
EW16	Garages R/O 29-35 Rathgar Close, Redhill	Garages	Suitable	Uncertain	Achievable	- Availability	10	Not currently developable.
EW17	Garages R/O 52-54 Earlsbrook Road, Redhill	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Residential amenity - Flood risk/mitigation	5	Not currently developable.
EW18	Garages Edgefield Close, Redhill	Garages	Not suitable	Uncertain	Achievable	- Availability - 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 <u>Suitable</u>	Uncertain	Achievable	- Availability - Residential amenity - 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 - Access	5	Not currently developable.
EW27	Brethren Meeting Room, 43 Woodlands Road, Redhill	Call for Sites	Suitable	Available	Achievable	- Strategic policy change	5	Not currently developable.
EW28	Brethren Meeting Room, 2 Redstone Hill, Redhill	Call for Sites	Suitable	Available	Achievable	- Strategic policy change	5	Not currently developable.
<u>EW29</u>	<u>St John's Court, 51 St John's Road, Redhill</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>18</u>	<u>Deliverable.</u>
<u>EW30</u>	<u>11 Woodlands Road, Redhill</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>7</u>	<u>Deliverable.</u>
<u>EW31</u>	<u>8 Horley Road, Redhill</u>	<u>Recently Refused Planning</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>4</u>	<u>Deliverable.</u>

		<u>Permission</u>						
<u>EW32</u>	<u>Hardstanding Brambletye Park Road, Redhill</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>4</u>	<u>Deliverable</u>
<u>EW31</u>	<u>17 Jason Close, Redhill</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>Nature conservation</u>	<u>5</u>	<u>Not currently developable.</u>
M01	Land north of Rocky Lane, Merstham	RBBC – Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Contamination - Landscape impact - Strategic policy change	25	Not currently developable.
M02	Merstham Baptist Church, Weldon Way, Merstham	RBBC – Desktop Review	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- <u>Flood risk/ mitigation</u> - <u>Availability</u>	3	Not currently developable.
M06	Moat House Surgery, Worstead Green, Merstham	RBBC Property	<u>Not suitable</u> <u>Potentially Suitable</u>	<u>Uncertain</u> <u>Available</u>	Achievable	- <u>Landowner intentions/ alternative provision</u> - <u>Medical reprovision</u>	10	Not currently developable.
M11	Land north of Rockshaw Road, Merstham	Call for Sites	<u>Not Suitable</u>	Available	Achievable	- Conservation area impact - Landscape impact - 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		2022	Deliverable
M14	Oakley Farm, Bletchingley Road, Merstham	Call for Sites	Suitable	Available	Achievable		14095	Developable*
M15	Bellway House, Station Road North, Merstham	Call for Sites	Suitable	Available	Achievable		15	Deliverable.
M17	Depot Site, Station Road North, Merstham	Call for Sites	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Strategic policy change - Flood risk - Land contamination 	30	Not currently developable.
M18	164 Bletchingley Road, Merstham	Call for Sites	Suitable	Available	Achievable		50	Developable*
M19	Portland Drive, Merstham	Extant Planning Permission	Suitable	Available	Achievable		48	Deliverable.
M20	Land south of Darby House, Bletchingley Road, Merstham	Call for Sites	Suitable	Available	Achievable		20	Developable*
M21	Land north of Radstock Way, Merstham	RBBC Property	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change 	60	Not currently developable.
M22	Church of the Epiphany, Merstham	RBBC – Development Management	Not suitable Suitable	Available	Achievable		10	Deliverable.

M23	23-27 Endsleigh Road, Merstham	Extant Planning Permission & Prior Approval	Suitable	Available	Achievable		8	Deliverable.
M24	Land at Boars Green Farm, Merstham	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Landscape impact - Heritage impact - Access 	225	Not currently developable.
M25	Land at Home Farm, Merstham	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Landscape impact - Heritage impact 	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"> - Access - Strategic policy change - Landscape impact 	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"> - Availability - Access - Assembly 	5	Not currently developable.
M33	Garages R/O 173 Malmstone Avenue, Merstham	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	5	Not currently developable.
M34	Garages R/O 19 Malmstone	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	8	Not currently developable.

	Avenue, Merstham					- Flood risk		
M35	Garages between 49 & 51 Taynton Drive, Merstham	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Flood risk	15	Not currently developable.
M36	Garages next to 43 Chilberton Drive, Merstham	Garages	Not suitable	Uncertain	Achievable	- Access - Availability - Assembly	5	Not currently developable.
M37	Garages next to 16 Chilberton Drive, Merstham	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Assembly	6	Not currently developable.
M38	Garages next to 1 Ash Close, Merstham	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	6	Not currently developable.
M39	Garages next to 35 Ash Close, Merstham	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	20	Not currently developable.
M40	Garages R/O 25 Albury Road, Merstham	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Assembly - Flood risk	5	Not currently developable.
M41	Garages R/O 98- 120 Orpin Road, Merstham	Garages	Not suitable	Uncertain	Achievable	- Availability - Access	60	Not currently developable.
<u>M43</u>	<u>Merstham Telephone Exchange, Merstham</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>7</u>	<u>Deliverable.</u>
<u>M44</u>	<u>Exchange House, Merstham</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>7</u>	<u>Deliverable.</u>
<u>M46</u>	<u>The Limes Public</u>	<u>Recently</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>11</u>	<u>Deliverable.</u>

	<u>House, Albury Road, Merstham</u>	<u>Refused Planning Permission</u>						
<u>M47</u>	<u>Land at Mill Lane, Merstham</u>	<u>Recently Refused Planning Permission</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>Flooding</u> - <u>Nature importance</u>	<u>0</u>	<u>Not currently developable.</u>
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	<u>Developable-Deliverable.</u>
RE05	Reading Arch Road Industrial Estate, Redhill	RBBC – Desktop Review	Suitable	Available	Achievable		150	Developable.
<u>RE06</u>	<u>Former Liquid & Envy, Marketfield Way, Redhill</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>133</u>	<u>Deliverable.</u>
RE09	Land south of Wiggie Lane, Redhill	RBBC - Property	Not suitable	Not available	Achievable	- Alternative allotment provision - Strategic policy change	40	Not currently developable.
RE10	Gasholder site, Hooley Lane, Redhill	RBBC – Development Management	<u>Not suitable</u> <u>Suitable</u>	<u>Uncertain</u> <u>Available</u>	Achievable	- <u>Availability</u> - <u>Contamination</u>	25	<u>Not currently developable.</u> Deliverable

RE13	Land at Wordsworth Mead, Redhill	RBBC – Development Management	Not suitable	Uncertain <u>Available</u>	Achievable	Availability - Alternative open space - 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 - Strategic policy change	40	Not currently developable.
RE20	Former Copyhold Works, Nutfield Road, Redhill	Call for Sites	Suitable	Available	Achievable		130 <u>210</u>	Developable*.
<u>RE21</u>	<u>Quarryside Business Park, Redhill</u>	<u>Call for Sites</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>60</u>	<u>Deliverable.</u>
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 <u>Potentially suitable</u>	Uncertain	Achievable	- Availability - Strategic policy change - Flood risk	80	Not currently developable.
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 <u>Uncertain</u>	Achievable	- Strategic policy change - Alternative allotment needs - Access	15	Not currently developable.

						- <u>Availability</u>		
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 - Assembly - Contamination - 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 Consultation	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - Land contamination - Flood risk/mitigation	40	Not currently developable.
RE31	Land between southbound railway and eastbound railway	Regulation 18 Development Management Plan Consultation	Not suitable	Uncertain	Achievable	- Availability - Residential amenity - Access - 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 - Contamination - Strategic policy change	20	Not currently development.
RE37	3-7th Floors, Kingsgate, 62 High Street, Redhill	Vacant Property	Not suitable	Uncertain	Achievable	— Strategic policy change - 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 - 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 - Assembly	5	Not currently developable.
RE50	Patteson Court, Nutfield Road, Redhill	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	8	Not currently developable.
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	Extant	Suitable	Available	Achievable		6	Deliverable.

	Road, Redhill	Planning Permission						
<u>RE54</u>	<u>3A Brook Road, Redhill</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>5</u>	<u>Deliverable.</u>
<u>RE55</u>	<u>Land adjoining Redstone Hollow</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Potentially suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Access</u>	<u>3-5</u>	<u>Not currently developable.</u>
<u>RE56</u>	<u>Redhill Youth Association Hall</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>50</u>	<u>Deliverable.</u>
<u>RE57</u>	<u>Forum House, Brighton Road, Redhill</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Potentially Suitable</u>	<u>Not available</u>	<u>Achievable</u>	- <u>Availability</u> - <u>Strategic policy change</u>	<u>45</u>	<u>Not currently developable.</u>
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	Call for Sites	Suitable	Available	Achievable		20	Developable.

	Education Centre, Holland Close, Redhill							
RW04	Land at Colesmead Road, Redhill	RBBC – Property	Not suitable	Available	Achievable	- Strategic policy change - Alternative open space provision	60	Not currently developable.
RW05	Land south of Gatton Park Road, Redhill	RBBC – Property	Not suitable	Not available	Achievable	- Alternative allotment provision - Strategic policy change	20	Not currently developable.
RW08	Land R/O 42-46 Carlton Road, Redhill	RBBC – Development Management	Not suitable	Uncertain	Achievable	- Availability - Assembly - Access	20	Not currently developable.
RW17	Berkeley House, High Street, Redhill	Call for Sites	Not suitable <u>Potentially suitable</u>	Uncertain	Achievable	- Strategic policy change - 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 <u>Not suitable</u>	Uncertain <u>Available</u>	Achievable	— Availability - Alternative car park provision/ car park provision being surplus to	15	Not currently developable.

						requirements		
RW21	Donyngs Car Park and Indoor Bowls Centre Car Park, Linkfield Lane, Redhill	Regulation 18 Development Management Plan Consultation	Potentially suitable <u>Not suitable</u>	Uncertain <u>Available</u>	Achievable	- Availability - Alternative car park provision/ <u>car park provision being surplus to requirements</u>	102	Not currently developable.
RW22	Belfry Car Park, Redhill	Regulation 18 Development Management Plan Consultation	Potentially suitable <u>Not suitable.</u>	Uncertain <u>Not available</u>	Achievable	- Availability - Site characteristics - <u>Alternative car park provision/ car park provision being surplus to requirements</u>	220	Not currently developable.
RW25	Second Floor Tower House, Cromwell Road, Redhill	Vacant Property	Not suitable <u>Potentially suitable</u>	Uncertain <u>Not available</u>	Achievable	- Availability - Strategic policy change	5	Not currently developable.
RW27	Garages Ringwood Avenue, Redhill	Garages	Not suitable	Uncertain	Achievable	- Availability - Site characteristics - Residential amenity constraints	6	Not currently developable.
RW28	Garages Brooklands Way, Redhill	Garages	Not suitable	Uncertain	Achievable	- Availability - Access	5	Not currently developable.
RW29	Garages R/O 38 Buckhurst Close,	Garages	Not suitable	Uncertain	Achievable	- Availability - Assembly	5	Not currently developable.

	Redhill							
RW30	Garages R/O 26 Blackhurst Close, Redhill	Garages	Suitable	Uncertain	Achievable	- Access - Availability	6	Not currently developable.
RW31	Garages Downswood, Reigate	Garages	Suitable	Uncertain	Achievable	- Availability	10	Not currently developable.
RW32	Garages Goodwood Road, Redhill	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	10	Not currently developable.
RW33	Garages R/O 1-3 Gloucester Road, Redhill	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Assembly	5	Not currently developable.
RW34	Garages Nash Gardens, Redhill	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	6	Not currently developable.
RW35	Garages adjacent to Somerville Court, Oxford Road, Redhill	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Assembly - Residential amenity constraints	5	Not currently developable.
RW36	Garages R/O 5-19 Park Road, Redhill	Garages	Suitable	Uncertain	Achievable	- Availability - 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 - Assembly	5	Not currently developable.
RW39	Grosvenor House	Extant Prior Approval	Suitable	Available	Achievable		100	Deliverable.

RW40	<u>2 & 3 Hitherwood Close, Redhill</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		5	<u>Deliverable.</u>
RW41	Prospect Housing Association, 5 Gloucester Road, Redhill	Extant Planning Permission	Suitable	Available	Achievable		9	Deliverable.
RW42	<u>Territorial Army Centre, Batts Lane, Redhill</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Suitable</u>	<u>Uncertain</u>	<u>Achievable</u>	- <u>Availability</u>	<u>40-80</u>	<u>Not currently developable.</u>
RW43	<u>Redhill Family Centre, Station Road, Redhill</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Not suitable</u>	<u>Not available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>Availability</u>	<u>20</u>	<u>Not currently developable.</u>
RW44	<u>Tower Public House, Redhill</u>	<u>Call for Sites</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>3</u>	<u>Deliverable.</u>
MSJ03	Redhill Ambulance Station, Pendleton Road, Redhill	Call for Sites	Not suitable <u>Suitable</u>	Uncertain	Achievable	- <u>Availability</u> - Strategic policy change	8	Not currently developable.
MSJ04	City Space Filestores, Lesbourne Road, Reigate	Extant Prior Approval	Suitable	Available	Achievable		5	Deliverable.
MSJ05	Bourne House, Lesbourne Road,	Extant Prior Approval	Suitable	Available	Achievable		13	Deliverable.

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

RC03	Land at 50-52, Unit 54 and 61 Albert Road North, Reigate	RBBC – Development Management	Suitable	Uncertain	Achievable	- Availability - Contamination - Residential amenity	40	Not currently developable.
RC04	51-57 Albert Road North, Reigate	RBBC – Development Management	Suitable	Uncertain	Achievable.	- Availability - Contamination - Residential amenity	20	Not currently developable.
RC05	Land at Rushworth Road, Reigate	RBBC – Development Management	Not suitable	Uncertain	Achievable	- Availability - Land/ topographical conditions - 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 - Land assembly - Strategic policy change	15	Not currently developable.
RC13	Reigate Beaumont Care Home	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability - Land assembly	30	Not currently developable.
RC15	Former Prioory Stables, Park Lane, Reigate	Call for Sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- Availability - Strategic policy change - Heritage impact	5	Not currently developable.
RC16	The Croft, Buckland Road,	Call for Sites	Not suitable	Uncertain	Achievable	- Availability - Strategic policy	10	Not currently developable.

	Reigate					change - Heritage impact		
RC20	4-10 Church Street, Reigate	Extant Planning Permission	Suitable	Uncertain	Achievable	- Availability - Land assembly	10	Deliverable.
RC22	Town Hall, Castlefield Road, Reigate	Call for Sites	Suitable	Available	Achievable		23 30	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	<u>Available</u> <u>Uncertain</u>	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	<u>Not suitable</u> <u>Potentially suitable</u>	Uncertain	Achievable	- Strategic policy change - 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, Reigate	Extant Planning Permission	Suitable	Available	Achievable		7	Deliverable.
RC31	31 Blackborough Road, Reigate	Extant Planning Permission	Suitable	Uncertain <u>Available</u>	Achievable	- Availability	5	Not currently developable. Deliverable
RC32	Reigate Station Car Park	Regulation 18 Development Management Plan Consultation	Potentially suitable	Uncertain	Achievable	- Availability - Site characteristics - Access - 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 - Access - Availability - 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 - Accessibility	25	Not currently developable.
RC43	5a Castlefield Road, Reigate	Vacant Property	Not suitable	Uncertain <u>Not available</u>	Achievable	- Availability - 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 <u>Available</u>	Achievable	- Availability	12	Not currently developable.

								<u>Developable.</u>
RC69	Garages R/O 10 The Tannery, Redhill	Garages	Suitable	Uncertain	Achievable	- Availability	5	Not currently developable.
RC70	Garages R/O 129 Blackborough Road, Reigate	Garages	<u>Potentially suitable</u>	Uncertain	Achievable	- Availability - Access - <u>Residential amenity constraints</u>	5	Not currently developable.
RC71	Garages Howard Court, Doods Park Road, Reigate	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Residential amenity constraints	10	Not currently developable.
RC72	Garages Summerly Avenue, Reigate	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	5	Not currently developable.
RC73	Garages Burnham Drive, Reigate	Garages	Not suitable	Uncertain	Achievable	- Availability - Residential amenity constraints	5	Not currently developable.
RC74	Castlefield House, 3-5 Castlefield Road, Reigate	Extant Prior Approval	Suitable	Available	Achievable		43	<u>Deliverable.</u>
RC76	Pool House, Reigate	Identified Site	Suitable	Uncertain	Achievable	- Availability -	15	Not currently developable.
<u>RC77</u>	<u>41&43 Doods Park Road, Reigate</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Design</u>	<u>12</u>	<u>Deliverable.</u>
<u>RC78</u>	<u>Beech House, 35 London Road.</u>	<u>Regulation 19</u>	<u>Potentially Suitable</u>	<u>Not available</u>	<u>Achievable</u>	- <u>Strategic policy change</u>	<u>53</u>	<u>Not currently developable.</u>

	<u>Reigate</u>	<u>Development Management Plan Consultation</u>						
RH01	Land at Clifton's Lane, Reigate	RBBC – Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Access - Contamination - Strategic policy change	50	Not currently developable.
RH02	Madeira Sandpit, Highlands Road, Reigate	RBBC – Property	Not suitable	Available	Achievable	- Strategic policy change - Access - 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	<u>Available</u> <u>Uncertain</u>	Achievable	- Landscape impact - <u>Strategic policy change</u> - <u>Availability</u>	99	Not currently developable.
RH14	Land to the north of Merrywood Park, Reigate	Extant Planning Permission	Suitable	Available	Achievable		8	Deliverable.
RH15	Garages adjacent	Garages	<u>Potentially</u>	Uncertain	Achievable	- Availability	5	Not currently

	to Rowan House, Reigate		suitable <u>Suitable</u>			— Residential amenity conflict - Landscape impact		developable.
RH17	Garages Somers Close, Reigate	Garages	Suitable	Uncertain	Achievable	- Availability - Landscape impact	30	Not currently developable.
RH18	Garages Arlington Court, Oakfield Drive, Reigate	Garages	Suitable	Uncertain	Achievable	- Availability - 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 Court, Alma Road, Reigate	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Residential amenity	6	Not currently developable.
RH22	Surrey Fire & Rescue Services Headquarters & Training Facility, Croydon Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Heritage - Conservation	73 <u>Up to 120</u>	Not currently developable.
<u>RH23</u>	<u>Mount Pleasant, Coppice Lane, Reigate</u>	<u>Recently Refused Planning Permission</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- Strategic policy change	<u>7</u>	<u>Not currently developable.</u>
<u>RH24</u>	<u>Park Hall, Park Hall Road, Reigate</u>	<u>Call for Sites</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>25</u>	<u>Developable.</u>
SPW 03	New Pond Farm, Woodhatch Road,	RBBC – Environment	Not suitable	Available	Achievable	- Access - Contamination	30	Not currently developable.

	Reigate	al Health				- Strategic policy change		
SPW 04	Land at Sandcross Lane, Reigate	Call for Sites	Suitable	Available	Achievable		225300	Developable*.
SPW 05	Land at Dovers Green Farm, Dovers Green Road, Reigate	Call for Sites	Suitable	Available	Achievable		10085	Developable*.
SPW 06	Land at Lavender Sandpit, Cockshot Hill, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access - Ecological assessment	15	Not currently developable.
SPW 07	Land west of Castle Drive, Reigate	Call for Sites	Suitable	Uncertain	Achievable	- Availability	10	Developable*.
SPW 08	Hartwood Nursery, Dovers Green Road, Reigate	Call for Sites	Suitable	Available	Achievable		25	Developable*.
SPW 09	Land at Shepherd's Lodge Farm, Park Lane East, Reigate	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	25	Not currently developable.
SPW 10	Land at Hartwood Farm/ Flanchford Farm, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk	220	Not currently developable.
SPW 11	Former Garage Block (demolished) and	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	5	Not currently developable.

	Atherfield Barn, Reigate							
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 - Strategic policy change - Access - Landscape impact	650	Not currently developable.
SPW 15	Land north of Slipshatch Road, Reigate	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Landscape impact - Availability - Access	290	Not currently developable.
SPW 17	Garage Block, Kingsley Grove, Reigate	Call for Sites	Not suitable	Available	Achievable	- Access - <u>Flood risk</u>	65	Not currently developable.
SPW 16	ASD on the Green, Lonesome Lane, Reigate	Call for sites	Not suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- Access - Strategic policy change - Nature impact - Flood risk/ mitigation	40	Not currently developable.
SPW 18	Paddock 19 Dovers Green Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	30	Not currently developable.
SPW 20	Land R/O 41 Lonesome Lane, Reigate	Vacant Property	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability - Access	5	Not currently developable.

						- Nature conservation importance		
SPW 23	Garages R/O Ross House, Apsley Road, Reigate	Garages	Suitable	Uncertain	Achievable	- Availability	6	Not currently developable.
SPW 24	Garages Brandsland, Reigate	Garages	Not suitable	Uncertain	Achievable	- Availability - Access	6	Not currently developable.
SPW 25	Garages adjacent to Pevensey House, Castle Close, Reigate	Garages	Not suitable	Uncertain	Achievable	- Availability - Residential amenity conflicts	6	Not currently developable.
SPW 26	Garages adjacent to Arundel House, Castle Close, Reigate	Garages	Suitable	Uncertain	Achievable	- Availability	5	Not currently developable.
SPW 27	Garages Felland Way, Reigate	Garages	Not suitable	Uncertain	Achievable	- Availability - Access	6	Not currently developable.
SPW 28	Garages Priors Road, Reigate	Garages	Potentially suitable	Uncertain	Achievable	- Availability - Access	5	Not currently 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 - Residential amenity constraints	6	Not currently developable.
SPW 31	Garages New North Road, Reigate	Garages	Potentially suitable	Uncertain	Achievable	- Availability - Assembly - Residential amenity	6	Not currently developable.

						constraints		
<u>SPW 32</u>	<u>Reigate Garden Centre, Sandcross Lane, Reigate</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u>	<u>17</u>	<u>Not currently developable.</u>
<u>SPW 33</u>	<u>Land south of Duxhurst Farm, Dovers Green Road, Reigate</u>	<u>Call for Sites</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>Flood risk</u>	<u>500</u>	<u>Not currently developable.</u>
<u>SPW 34</u>	<u>Land East of Dovers Farm, Dovers Green Road, Reigate</u>	<u>Call for Sites</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u>		
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	<u>Suitable</u> <u>Potentially suitable</u>	Available	Achievable	- <u>Alternative car park provision/ car park provision being surplus to requirements</u> Car park provision	30	<u>Developable.</u> <u>Not currently developable.</u>
HC05	Balcombe Road Industrial Estate,	RBBC – Development	Not suitable	Uncertain	Achievable	- Availability - Strategic policy	30	Not currently developable.

	Horley	Management				change - Land contamination		
HC07	Air Balloon Public House, Brighton Road, Horley	RBBC – Development Management	Suitable Not suitable	Uncertain	Achievable	- Availability - <u>Strategic policy change</u>	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	- Strategic policy change - Flood risk mitigation/ sequential assessment - Access	180	Not currently developable.
HC15	Mitchells Builders Yard, Station Road, Horley	Call for Sites	Suitable	<u>Available</u> <u>Uncertain</u>	Achievable	- Strategic policy change - Contamination - <u>Availability</u>	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	<u>Available</u> <u>Uncertain</u>	Achievable	- Availability	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,	Extant Prior Approval	Not suitable	Not available	Achievable	- Allocated in DMP for	5	Not currently developable.

	Horley					employment uses - Availability		
HC30	R/O 43-49 High Street, Horley	Extant Planning Permission	Suitable	Available	Achievable		6	Deliverable.
HC31	34 Limes Avenue, Horley	Extant Planning Permission	Suitable	Available	Achievable		5	Deliverable.
HC32	Brethren Meeting Room, The Grove, Horley	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access	5	Not currently developable.
HC33	Land at Meadowcroft, Horley	Call for Sites	Not suitable	<u>Uncertain</u> <u>Not available</u>	Achievable	- Availability - Strategic policy change - 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 - Assembly	25	Not currently developable.
<u>HC36</u>	<u>96-100 Victoria Road, Horley</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>19</u>	<u>Deliverable.</u>
<u>HC37</u>	<u>Copperwood, Russells Crescent, Horley</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>5</u>	<u>Deliverable.</u>
<u>HC38</u>	<u>St Georges House, Yattendon Road, Horley</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>6</u>	<u>Deliverable.</u>

<u>HC39</u>	<u>19 Church Road & R/O 17-23 Church Road, Horley</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>6</u>	<u>Deliverable.</u>
<u>HC40</u>	<u>Horley Telephone Exchange, Horley</u>	<u>Identified Site</u>	<u>Suitable</u>	<u>Uncertain</u>	<u>Achievable</u>	- <u>Availability</u>	<u>30</u>	<u>Not currently developable.</u>
HE01	Land at Haroldslea Drive, Horley	Identified site – RBBC Environmental Health	Not suitable	Uncertain	Achievable	- Strategic policy change - Access - Flood risk/mitigation - Availability - Contamination	25	Not currently developable.
HE02	Gasholder Site, Balcombe Road, Horley	RBBC – Development Management	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - Contamination - Access	30	Not currently developable.
HE03	75 Smallfield Road, Horley	Identified site – RBBC Development Management	Not suitable	Uncertain	Achievable	- Availability - Flood risk/mitigation	12	Not currently developable.
HE04	Land at Wilgers Farm, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk/mitigation - 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 - Flood risk/mitigation - Landscape impact	440	Not currently developable.

HE07	Farney View Farm, Horley	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Food risk/ mitigation - Access 	125	Not currently developable.
HE09	Land at Newstead Hall, Haroldslea Drive, Horley	Submitted site	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Flood risk/ mitigation - Access - Tree protection 	18	Not currently developable.
HE10	Land R/O 17 The Close, Horley	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Flood risk/ mitigation 	40	Not currently developable.
HE11	Land adjoining 61 Silverlea Gardens, Horley	Call for Sites	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access - Strategic policy change - Flood risk/ mitigation 	18	Not currently developable.
HE13	Sandra's Riding School, The Close, Horley	Call for Sites	Suitable	Available	Achievable		125	Developable*.
HE14	Seymour, Haroldslea Drive, Horley	Call for Sites	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Strategic policy change - Flood risk/ mitigation - Access 	10	Not currently developable.
HE15	Thors Field, Haroldslea Drive,	Call for Sites	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	30	Not currently developable.

	Horley					<ul style="list-style-type: none"> - Flood risk/ mitigation - Strategic policy change 		
HE16	Woodside Bungalow, Horley	Call for Sites	Suitable	Available	Achievable		<u>2645</u>	Developable*.
HE22	Garages Barleymead, Langshott, Horley	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Access - Availability 	5	Not currently developable.
HE23	Garages between 12 & 14 Broadlands, Langshott, Horley	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	5	Not currently developable.
HE24	Garages between 21 & 22 Broadlands, Langshott, Horley	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	5	Not currently developable.
HE25	Garages Carlton Tye, Horley	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access - Flood risk/ mitigation 	8	Not currently developable.
HE26	Garages Fieldview, Horley	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access - assembly 	5	Not currently developable.
HE27	Garages between 12 & 14 Grassmere, Langshott, Horley	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access - Land assembly - Residential amenity 	5	Not currently developable.
HE28	Garages between 20 & 21 Grassmere,	Garages	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Availability - Access 	5	Not currently developable.

	Langshott, Horley							
HE29	Garages next to 14 Middlefield, Horley	Garages	Not suitable	Uncertain	Achievable	- Availability - Assembly - Access	8	Not currently developable.
HE30	Garages Maizecroft, Langshott, Horley	Garages	Not suitable	Uncertain	Achievable	- Availability - Access - Assembly	5	Not currently developable.
HE31	Garages Oatlands, Langshott, Horley	Garages	Not suitable	Uncertain	Achievable	- Availability - Assembly - Access	5	Not currently developable.
HE32	Garages Stockfield, Langshott	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	5	Not currently developable.
HE33	Garages between 28 & 30 Copse Lane, Langshott	Garages	Not suitable	Uncertain	Achievable	- Availability - Assembly - Flood risk/ mitigation	5	Not currently developable.
<u>HE35</u>	<u>Kerriemuir & Wheatridge, Langshott, Horley</u>	<u>Extant Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>6</u>	<u>Deliverable</u>
<u>HE36</u>	<u>Woodside Works, Horley</u>	<u>Regulation 19 Development Management Plan Consultation</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u>	<u>3</u>	<u>Not currently developable.</u>
HW34	Laburnum, Haroldslea Drive, Horley	Agriculture/ grazing	Not suitable	Available	Achievable	- Access - Assembly - Strategic policy change	18	Not currently developable.
HW03	Land at Bonehurst Road,	Open space/ meadow	Not suitable	Available	Achievable	- Strategic policy change	70	Not currently developable.

	Horley					<ul style="list-style-type: none"> - Flood risk/ mitigation - Access - Tree protection 		
HW06	Land north of Meath Green Lane (The Cottage), Horley	Agricultural	Suitable	Available	Achievable		12 5	Developable*.
HW07	Land at Meath Green Lane (Cinderfield), Horley	Agricultural	Suitable	Available	Achievable		70 54	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- Deliverable.
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 Management	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Contamination - Heritage impact 	18	Not currently developable.

		Plan Consultation				- Availability - Assembly - Access		
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	- Available - Access - Contamination - Strategic policy change	5	Not currently developable.
HW18	Scout Hall, Bay Close, Horley	Vacant Property	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change	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	- Availability - Access	6	Not currently developable.
HW29	Garages Kelsey Close, Horley	Garages	Suitable	Uncertain	Achievable	- Availability	5	Not currently developable.
HW30	Garages Mill Close, Horley	Garages	Suitable	Uncertain	Achievable	- Availability	12	Not currently developable.
HW31	Garages between 23 & 25 The Ridgeway, Horley	Garages	Not suitable	Uncertain	Achievable	- Availability - Access	5	Not currently developable.

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 - Amenity considerations	5	Not currently developable.
HW36	Garages The Spinney, Horley	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	8	Not currently developable.
HW37	Garages Avondale Close, Horley	Garages	Suitable	Uncertain	Achievable	- Availability - Assembly	8	Not currently developable.
HW38	Garages Chestnut Road, Horley	Garages	Suitable	Uncertain	Achievable	- Availability - 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 - Assembly	5	Not currently developable.
HW43	Meath Green House, Horley	Regulation 18 Development Plan	Suitable	Available	Achievable		9 2	Developable*.

		Consultation						
HW44	The Brethren Meeting Room, Whitmore Way, Horley	Call for Sites	Not suitable <u>Potentially suitable</u>	Available	Achievable	- Strategic policy change - Flood risk/ mitigation	15	Not currently developable.
HW45	St Georges House, Yattendon Road, Horley	Extant Planning Permission	Suitable	Available	Achievable		6	Deliverable.
<u>HW46</u>	<u>Land at Hutchins, Horley Row, Horley</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>8</u>	<u>Developable.</u>
<u>HW47</u>	<u>Lydbrook, 67 Vicarage Lane and Land R/O 1 & 3 Lee Street, Horley</u>	<u>Recently Refused Planning Permission</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Design</u>	<u>4</u>	<u>Deliverable.</u>
SS01	Land at Rushmeads, Horse Hill, Horley	Identified site – RBBC Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - Contamination - Flood risk/ mitigation 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 - Contamination	90	Not currently developable.
SS04	Fontigarry Farm, Reigate Road, Sidlow	Identified site – RBBC Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - Contamination	80	Not currently developable.

						- Flood risk		
SS05	Land south of Horse Hill, Horley	Identified site – RBBC Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Contamination - Strategic policy change	50	Not currently developable.
SS06	Land at Rosemary Farm, Ironsbottom Road, Sidlow	Identified site – RBBC Environmental Health	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - Flood risk - Contamination	70	Not currently developable.
SS07	Land south of Duxhurst Lane, Sidlow	Call for sites	Not suitable	Available	Achievable	- Strategic policy change - Contamination	130	Not currently developable.
<u>SS08</u>	<u>Former Philips Site, Bonehurst Road, Salfords</u>	<u>Regulation 19 Development Management Plan</u>	<u>Not suitable</u>	<u>Not available</u>	<u>Achievable</u>	<u>- Availability</u> <u>- Strategic policy change</u>	<u>60</u>	<u>Not currently developable.</u>
SS09	Former Matrix Site, Perrywood Business Park, Salfords	RBBC – Development Management	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change - Access	30	Not currently developable.
SS10	Millstream Farm, Brighton Road, Salfords	Identified site – RBBC Environmental Health	Not suitable	Uncertain	Achievable	- Strategic policy change - Contamination - Flood risk/ mitigation	20	Not currently developable.
SS12	Land between Mason's Bridge Road, Picketts Lane and the railway line,	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Supporting infrastructure - Flood risk	1,900	Not currently developable.

	Salfords					<ul style="list-style-type: none"> - mitigation - Landscape impact - Impact on road network 		
SS14	Land north of Axes Lane, Salfords	Call for Sites	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Aerodrome safety - Supporting infrastructure - Flood risk/mitigation - Landscape impact 	900	Not currently developable.
SS16	Astra & Heath Business Centre, Salfords	Call for Sites	Not suitable	Uncertain	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Availability 	66	Not currently developable.
SS17	Land south of Copsleigh Avenue, Salfords	Identified site	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Flood risk/mitigation 	100	Not currently developable.
SS18	Land at Oakfield, Axes Lane, Salfords	Submitted site	Not suitable	Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Tree preservation 	0	Not currently developable.
SS21	Duxhurst and Sidlow Farms, Sidlow	Call for Sites	Not suitable	Uncertain Available	Achievable	<ul style="list-style-type: none"> - Strategic policy change - Flood risk/mitigation - Infrastructure - Contamination 	2,400	Not currently developable.

						- Land stability		
SS22	Land at Bonehurst Farm, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk/ mitigation	540	Not currently developable.
SS24	Axeland Park, Aces lane, Salfords	Call for Sites/ Development Management Plan Regulation 18 Consultation	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability - Assembly - Access - 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 - Assembly - Contamination - Strategic policy change	326	Not currently developable.
SS26	Horley Place, Bonehurst Road, Horley	Extant Planning Permission	Not suitable <u>Suitable</u>	Available	Achievable		10	Deliverable.
SS27	Nutley Dean Business Park	Recently refused planning permission/ vacant property	Not suitable	Available	Achievable	- Strategic policy change - Access - Public transport accessibility - Contamination	10	Not currently developable.
SS45	Garages Dunraven Avenue, Salfords	Garages	Not suitable	Uncertain	Achievable	- Availability - Assembly - Contamination - Strategic policy	5	Not currently developable.

						change		
SS46	Garages Mead Avenue, Salfords	Garages	<u>Potentially suitable</u>	Uncertain	Achievable	- Availability - Access	6	Not currently developable.
<u>SS47</u>	<u>Lomond, Horse Hill, Horley</u>	<u>Recently Refused Planning Permission</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	<u>- Strategic policy change</u> <u>- Access</u> <u>- design</u>	<u>8</u>	<u>Not currently developable.</u>
<u>SS48</u>	<u>Brookside Farm, Brighton Road, Salfords</u>	<u>Call for Sites</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	<u>- strategic policy change</u> <u>- SNCI</u>	<u>800</u>	<u>Not currently developable.</u>

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 Report¹⁷ recognises that 'historically, windfall sites have provided a substantial source of housing supply'.

¹⁷ http://www.reigate-banstead.gov.uk/info/20380/current_planning_policy/24/core_strategy

5.6. The 2016 Housing Monitor¹⁸ 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).

¹⁸ 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 (April 2012-Nov 2017)	Deliverable Years 1-5: (Nov-2017- Nov-2022)	Developable Years 6+ (Nov-2022- March-2027)	
Specific Sites				
Net Completions	2,700	-	-	2,700
Net Under construction (1-4)	-	75	-	75
Net Under construction (5+)	-	848	563	1,411
Net Unimplemented permissions (1-4)	-	252	-	252
Net Unimplemented permissions (5+)	-	1,093	-	1,093
Sites without planning permission	-	45	200	245
Windfalls				
Windfalls	-	375	331	706
Broad Locations				
SUEs	-	-	1,005	1,005
Identified Sites in the urban area	-	249	525	774
Total	2,700	2,937	2,624	8,261
Identified Opportunity Sites				
Identified Opportunity Sites	—	—	170	170
Total	2,700	2,937	2,794	8,431

<u>Source of Supply</u>	<u>Timescale</u>			<u>Total</u>
	<u>To date (April 2012- March 2018)</u>	<u>Deliverable Years 1-5 (April 2018- March 2023)</u>	<u>Developable Years 6+ (April 2023- March 2027)</u>	
<u>Specific Sites</u>				
<u>Net Completions</u>	<u>2,910</u>	<u>-</u>	<u>-</u>	<u>2,910</u>
<u>Net Under Construction (1-4 units)</u>	<u>-</u>	<u>54</u>	<u>-</u>	<u>54</u>
<u>Net Under Construction (5+ units)</u>	<u>-</u>	<u>1,532</u>	<u>14</u>	<u>1,546</u>
<u>Net Unimplemented Permissions (1-4 units)</u>	<u>-</u>	<u>248</u>	<u>-</u>	<u>248</u>
<u>Net Unimplemented Permissions 5+ units)</u>	<u>-</u>	<u>1,006</u>	<u>-</u>	<u>1,006</u>
<u>Sites without planning permission</u>	<u>-</u>	<u>330</u>	<u>235</u>	<u>565</u>
<u>Windfalls</u>				
<u>Windfalls</u>	<u>-</u>	<u>375</u>	<u>300</u>	<u>675</u>
<u>Broad Locations</u>				
<u>SUEs</u>	<u>-</u>	<u>-</u>	<u>1,005</u>	<u>1,005</u>
<u>Identified Sites in the Urban Area</u>	<u>-</u>	<u>207</u>	<u>500</u>	<u>707</u>
Total	2,910	3,752	2,054	8,716
<u>Identified Opportunity Sites</u>				
<u>Identified Opportunity Site</u>	<u>-</u>	<u>-</u>	<u>170</u>	<u>170</u>
Total	2,910	3,752	2,224	8,886

Completions

- 5.8. This source includes the net additional units delivered in the borough during the plan period to date (i.e. 1st April 2012-~~November 2017~~ 31st March 2018).

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 ~~1st November 2017~~31st March 2018.
- 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

Opportunity Site	No. Potential Dwellings
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
Total	170

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.~~

5.18. Since the beginning of the plan period (i.e. between 1st April 2012 and 31st March 2018), a total of **2,910 net additional dwellings** have been completed within the borough. A residual **3,890 dwellings** therefore remains to be delivered by the end of the plan period (i.e. 31st March 2027).

5.19. The study identifies a supply of specific deliverable sites (including planning permissions) capable of delivering **3,170 dwellings** over the next 5 years. A windfall allowance of **375 dwellings** (75 per annum), increases overall supply over the next 5 years (i.e. to March 2023) to **3,545 dwellings**.

5.20. For the remaining years of the plan period. The HELAA has identified a supply of specific developable sites capable of delivering **249 dwellings**. A borough wide windfall allowance of **300 units** (4 years at 75 dwellings per annum) is included as a source of supply during this period, taking the total supply to **649 dwellings**.

5.21. A number of identified town centre sites have also been identified. These have the potential to provide **207 dwellings** within the next 5 years and **500 dwellings** over the remaining years of the plan period.

5.22. 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 then be subject to a phasing policy (MLS1). These have the potential to provide **1,005 dwellings**.

~~5.24.~~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	<u>Available</u> <u>Uncertain</u>	Achievable	- Strategic policy change - <u>Availability</u>	15,000	Not currently developable.
BV33	Banstead Horseshoe	Identified Site	Suitable	Available	Achievable		Small-scale ¹⁹	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.

¹⁹ 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.
<u>RW44</u>	<u>Tower Public House, Redhill</u>	<u>Call for Sites</u>	<u>Suitable</u>	<u>Available</u>	<u>Achievable</u>		<u>240sqm</u>	<u>Deliverable.</u>
M14	Oakley Farm, Bletchingley Road, Merstham	Call for Sites	Suitable	Available	Achievable		Small-scale ¹⁵	Developable ²⁰ .
RC76	Reigate Library and Pool House, Bancroft Road, Reigate	Call for Sites	Suitable	Uncertain	Achievable	- Availability - Alternative provision - Land assembly	1,000	Not currently developable.
RC75	Albert Road North Industrial Estate, Reigate	Identified Site	Suitable	Uncertain	Achievable	- Availability - Assembly - Contamination	-3,405	Not currently developable.
SPW 04	Land at Sandcross Lane, Reigate	Call for Sites	Suitable	Available	Achievable		Small-scale ¹⁵	Developable ¹⁵ .

²⁰ 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).

<u>SPW 33</u>	<u>Land south of Duxhurst Farm, Dovers Green Road, Reigate</u>	<u>Call for Sites</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Heritage</u> - <u>Strategic policy change</u>	<u>Small scale</u>	<u>Not currently developable.</u>
<u>SPW 48</u>	<u>Brookside Farm, Brighton Road, Salfords</u>	<u>Call for Sites</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>SNCI</u>	<u>Small scale</u>	<u>Not currently developable.</u>

Initial Employment Trajectory

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. refined this work, and confirmed 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.
RE05	Reading Arch Road Industrial Estate, Redhill	RBBC – Desktop Review	Edge of town centre	Suitable	Available	Achievable		4,000sqm	Developable.
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.
RW44	Tower Public House, Redhill	Call for Sites	Town Centre:	Suitable	Available	Achievable		240sqm	Deliverable.

			<u>Primary Shopping Area</u>						
RC76	Reigate Library and Pool House, Bancroft Road, Reigate	Call for Sites	Town Centre – Edge of Primary Shopping Area	Suitable	Available	Achievable	- Availability - Alternative provision - Land assembly	1,000sqm	Not currently developable.
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 - Assembly	750sqm	Not currently developable.
BV32	136-168 High Street, Horley	Identified Site	Town Centre: Primary Shopping Area	Suitable	Uncertain	Achievable	- Availability - Assembly	1,200sqm	Not currently developable.
BV33	Banstead Horseshoe	Identified Site	Town Centre – Edge of Primary Shopping Area	Suitable	Available	Achievable	-	-	Developable.
<u>SS48</u>	<u>Brookside Farm, Brighton Road, Salfords</u>	<u>Call for Sites</u>	<u>Green Belt</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>SNCI</u>	<u>Small scale ancillary to residential and other uses</u>	<u>Not currently developable.</u>
<u>SPW33</u>	<u>Land south of Duxhurst Farm, Dovers Green Road, Reigate</u>	<u>Call for Sites</u>	<u>Green Belt</u>	<u>Not suitable</u>	<u>Available</u>	<u>Achievable</u>	- <u>Strategic policy change</u> - <u>Heritage</u>	<u>Small scale ancillary to residential and other uses</u>	<u>Not currently developable.</u>

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

~~7.4.7.3.~~ 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

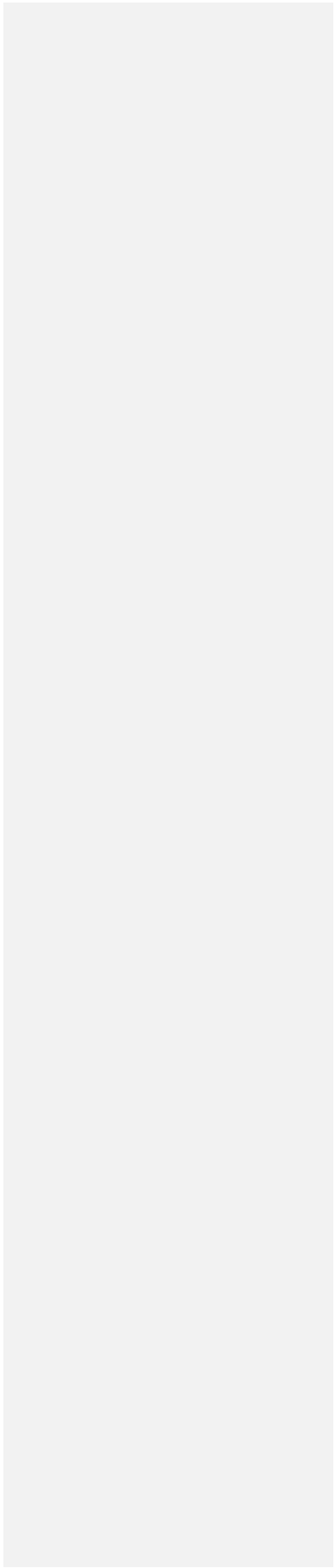
~~7.5.7.4.~~ For Reigate, the Retail Needs Assessment says that this need could be met through small-scale development at the Library and Pool House and minor extensions and improved performance of existing retailers.

~~7.6.7.5.~~ The Development Management Plan has identified the opportunity to provide up to 1,000sqm of retail/ commercial/ leisure/ community floorspace.

~~7.7.7.6.~~ 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.

~~7.8.7.7.~~ 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).

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