

Table 6 Summary of further availability information

Ref	Site name	Additional Information	Source	Implications	Conclusions
BV04	Amberley, Bolters Lane, Banstead	Surrey County Council has agreed to modify the covenants preventing development.	Landowner survey	Progress made in overcoming legal constraints	Site is available immediately
BV07	SECamb HQ, The Horseshoe, Banstead	Alternative locations to relocate some of the current operations on the site have been identified and are being progressed.	Landowner survey	Progress made in relocating existing uses to enable release of site	Site remains available
BV15	Land south of Holly Hill Park, Banstead	Expected to engage in pre-application spring/ summer 2016. The landowner has indicated that they wish to develop the site themselves.	Landowner survey	Confirms immediate availability and intentions to deliver	Site remains available
BV16	Land south of Woodmansterne Lane, Banstead	Terms have been agreed with regards to an option agreement on the site.	Landowner survey	Progress made in disposal – supports availability and achievability	Site remains available
HC16	Former Horley Police Station, Horley	The site was offered to the market in Autumn 2014 and received good interest from developers. However it was required operationally and therefore sale put on hold. Since the 2014 SHLAA the station has reverted back into operational use.	Landowner survey	Site now in operational use and therefore not likely to be available in the short term	Site not available immediately but likely to become available in medium/long term
HE03	75 Smallfield Road, Horley	Availability of the site for residential development has been confirmed.	Landowner survey	Confirms availability	Site is available immediately
HE05	Land at Harrowsley Green Farm, Horley	The landowners have entered into a binding legal promotion of the site with Land & Partners. The site is now assembled for development – all landowners are part of a single legal entity which guarantees that the site will be released to the open market for development upon the grant of outline planning permission.	Landowner survey	Progress made in site assembly and disposal	Site remains available
HE07	Farney View Farm, Horley	As above	Landowner survey	Progress made in site assembly and disposal	Site remains available
HW07	Land at Meath Green Lane (“Cinderfield”), Horley	The property is currently being marketed as a single dwelling but the landowner would sell the site for development purposes.	Landowner survey	Confirms availability	Site is available immediately
HW09	The Croft/ Meath Paddock, Meath Green Lane, Horley	The site is currently being marketed to developers and an interest has been shown by a developer. Unknown at this stage when anticipate completing disposal.	Landowner survey	Confirms availability and progress being made in disposal	Site remains available
KBH12	Land at Kingswood Station, Waterhouse Lane, Kingswood	The site is now within the control of Solum Regeneration (a joint venture between Network Rail and Kier Properties)	Council research	Confirms availability and supports achievability (experienced developer involvement)	Site remains available but existing leases remain
M20	Land south of Darby House, Bletchingley Road, Mersstham	The landowner has expressed an interest in developing the site themselves.	Landowner survey	Confirms immediate availability and intentions to deliver	Site remains available

SS21	Duxhurst & Sidlow Farms, Sidlow	The landowner has expressed an interest in developing the site themselves.	Landowner survey	Confirms availability and intentions for delivery	Site remains available
SS12	Land between Mason's Bridge Road, Picketts Lane and the railway line, Salfords (known as Land East of Salfords)	Following the acquisition of Quintain Estates by Lone Star Real Estate Fund IV the site is now owned by Timberlaine Ltd (Lone Star Real Estate Fund IV). The landowner has expressed an interest in developing the site themselves.	Landowner survey	Change of ownership but availability confirmed	Site remains available
TW06	Land at Sandlands Road, Walton on the Hill	The site is in multiple ownership but landowners intend to bring site forward.	Landowner survey	Indicates availability	Site remains available
RE02	Land at Marketfield Way/High Street, Redhill	The freehold of the site is now fully owned by Reigate & Banstead Borough Council. Discussions are progressing with remaining leaseholders/ occupiers in order to secure vacant possession. The use of CPO by the Council has been confirmed in principle should negotiations prove unsuccessful. The Council has partnered with CoPlan, an experienced mixed use developer, to bring the scheme forward and a planning application has been submitted. Construction is expected to commence in Spring 2017. There is a strong interest in pre-lets from operators for the commercial elements.	Council research	Confirms availability and timeframes for delivery. Operator and developer interest supports achievability.	Site remains available.
BV14	Wellesford Close, Banstead	Covenant exists on the land restricting use to public open space.	Council research	Legal constraint would need to be overcome to enable site to be available for development.	Site not available immediately but may become available in medium/long term
P02	Laboratory site, Pitwood Park, Tadworth	Long-leasehold interest has now been acquired by the Borough Council. Industrial unit has been vacated by the occupier	Council research	Site fully in public ownership, no constraints to availability	Site is immediately available
RC16	The Croft, Buckland Road, Reigate	The care home has been vacated and the site is owned by a local house builder	Council research	Site vacant and developer involvement supports achievability	Site is immediately available
RE06	Former Liquid & Envy, Marketfield Way, Redhill	Development has commenced but stalled. Site has been sold to Rainier Developments; however, there are understood to be practical and viability challenges with the existing permission	Council research	Confirms availability and intentions to bring forward. However, achievability uncertain	Achievability uncertain