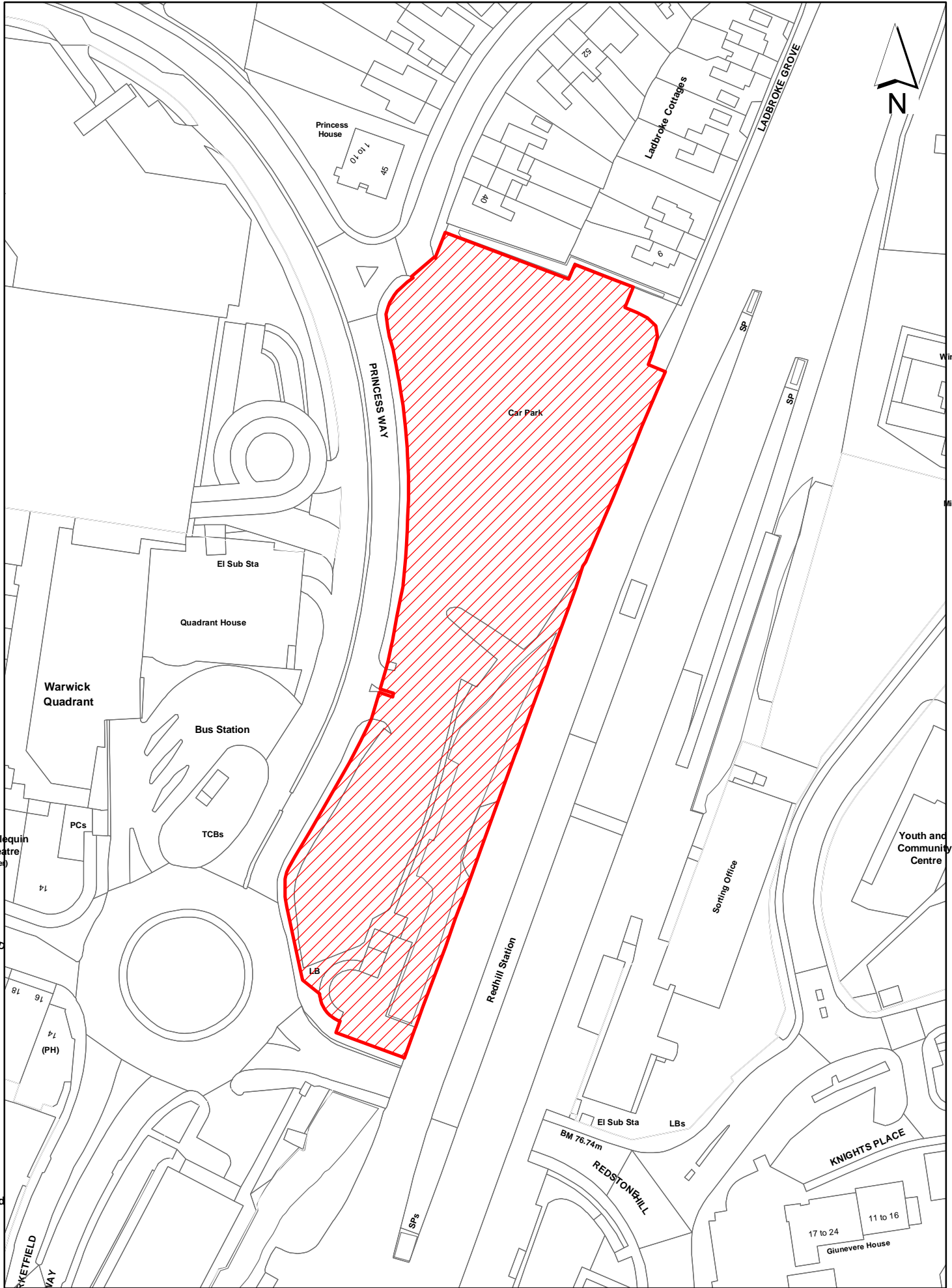


Redhill Station Car Park, Princess Way, Redhill (S2011RE01)



Site details	
SHLAA Reference	S2011RE01
Source of site	Redhill Town Centre AAP
Site name	Redhill Station Car Park, Princess Way, Redhill
Existing use	Surface Car Parking

Housing potential	
Density	c.220
Yield	155
Site area (ha)	0.90 ha (0.71ha developable)

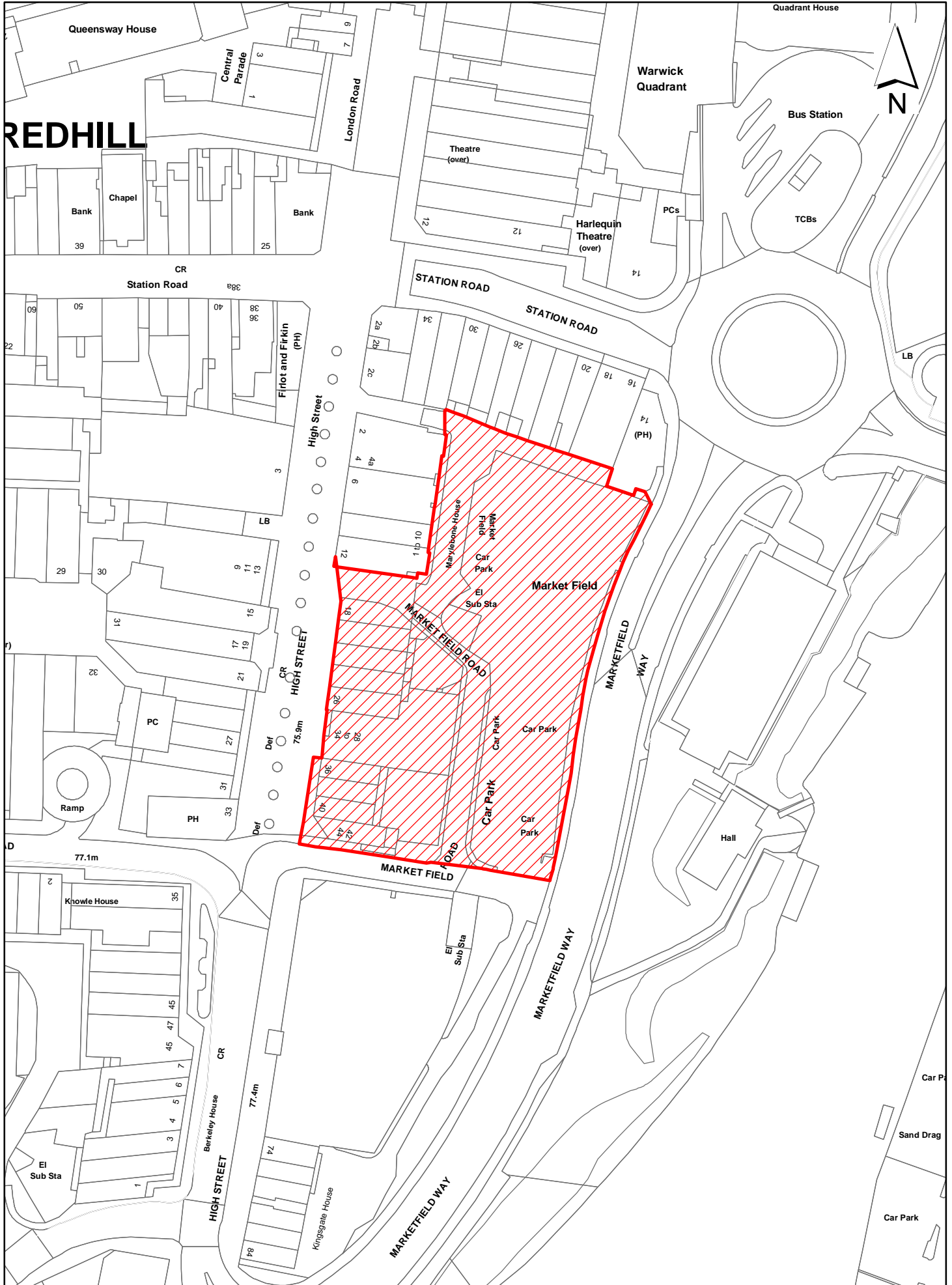
Suitability
<p>The site comprises surface car parking associated with Redhill rail station. The site is identified within the Redhill Town Centre AAP for mixed use redevelopment including residential. The location is highly accessible and sustainable location and as such high density development would be appropriate, in line with the AAP. Discussions with the developer indicate a yield of 155 dwellings.</p> <p>A southern portion of the site is affected by Flood Zones 3a and also 3b, reducing developable area to around 0.71ha. An Exceptions Test will need to be carried out prior to development. In terms of environmental conditions, the site is within the Redhill AQMA and is close to the railway line.</p> <p>The site is suitable for residential development as part of a mixed use scheme.</p>

Availability
<p>The site is owned by Network Rail. The site is included within the Solum Regeneration joint venture vehicle between Network Rail and Kier Properties and is available for development.</p>

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

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

Marketfield Way, Redhill (S2011RE02)



Site details	
SHLAA Reference	S2011RE02
Source of site	Redhill Town Centre AAP
Site name	Marketfield Way Site, Redhill
Existing use	Retail

Housing potential	
Density	32
Yield	21
Site area (ha)	0.65 ha

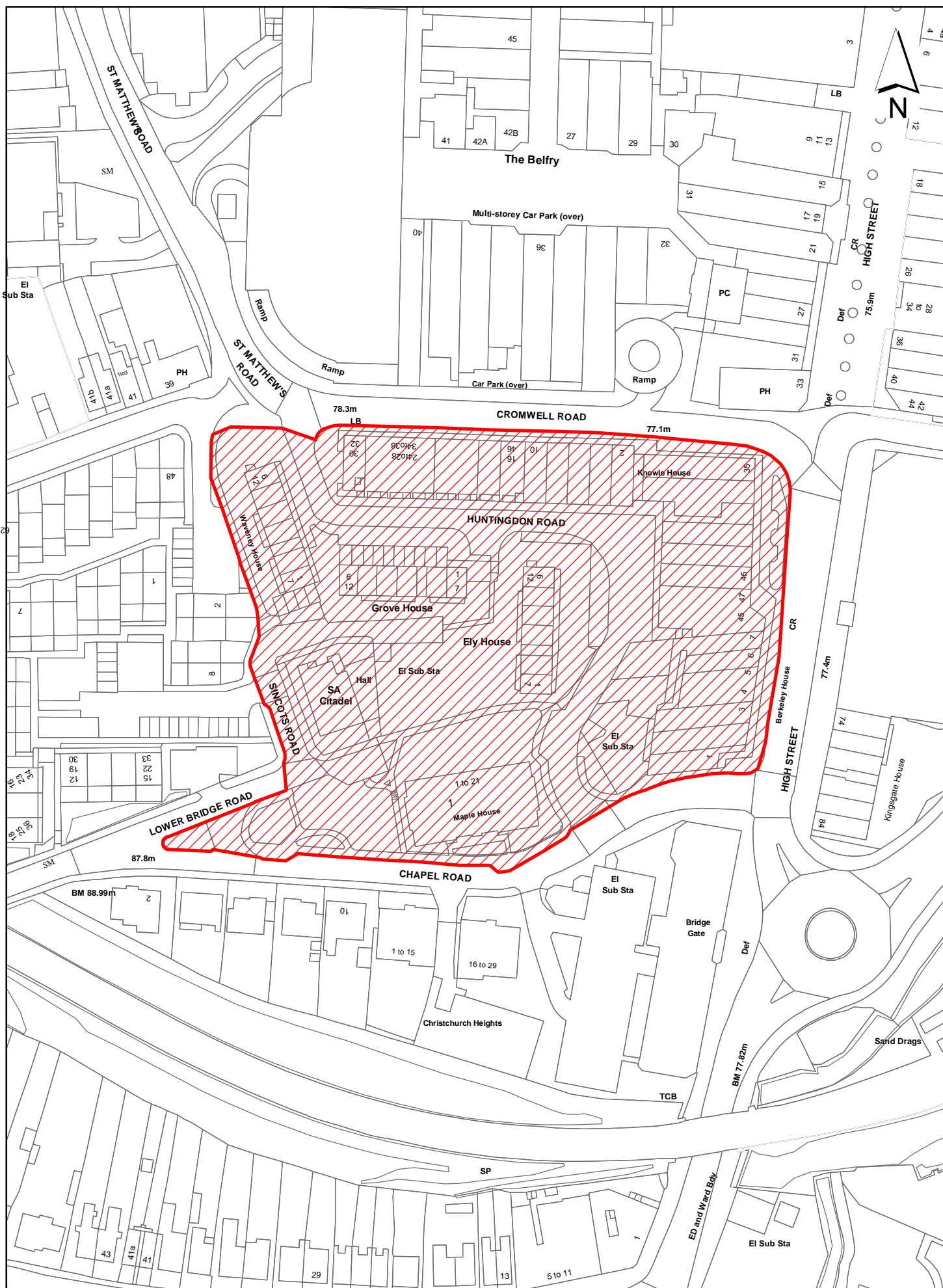
Suitability
<p>The site comprises a surface car park and a series of commercial units fronting High Street. The site is identified within the Redhill Town Centre AAP for retail/leisure led mixed use development including residential. The site is in a highly sustainable and highly accessible town centre location.</p> <p>The site is almost wholly affected by Flood Zone 3a and part is affected by Flood Zone 3b. An Exception Test will need to be carried out prior to development. Initial scoping of flood mitigation measures has been carried out and agreed in principle by the Environment Agency allowing the site to be developed in its entirety. The site also lies within the Redhill AQMA.</p> <p>The site is suitable for housing development as part of a mixed use scheme.</p>

Availability
<p>The majority of the site is within the ownership of RBBC whilst the retail frontage units are owned by Habro Investments. There are a number of existing interests which will need to be negotiated prior to development. The site is considered to be available for development.</p>

Achievability
<p>Redevelopment of the site is concluded to be marginally viable. However, given the Council land interest in the site, this is deemed to be acceptable.</p>

Summary
<p>The site is suitable, available now and considered to be achievable.</p> <p>The site is considered to be deliverable with development expected to occur in years 1-5.</p>

Land at Cromwell Road, Redhill (S2011RW01)



Site details	
SHLAA Reference	S2011RW01
Source of site	Redhill Town Centre AAP
Site name	Cromwell Road Site, Redhill
Existing use	Retail; residential dwellings; offices

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

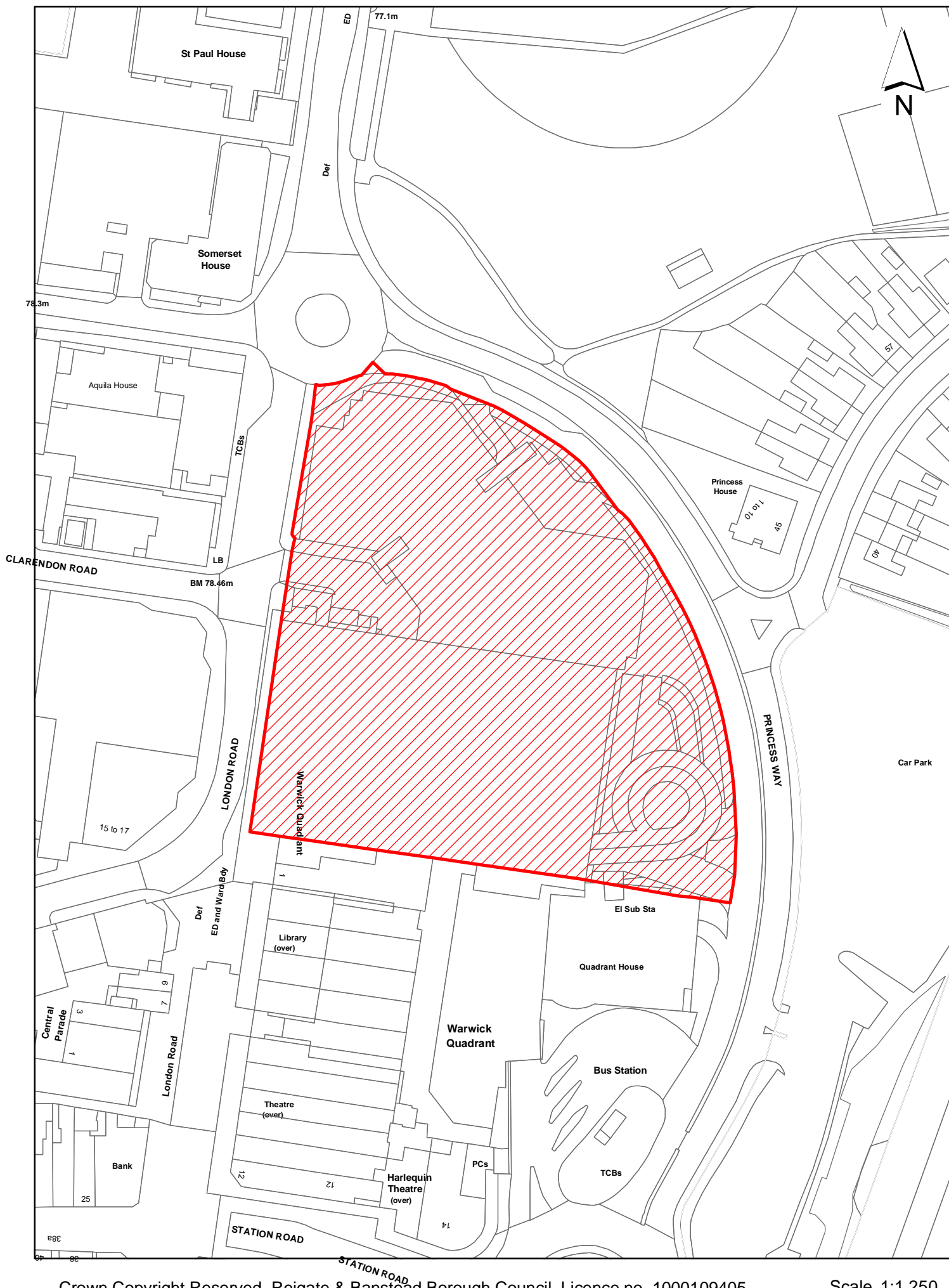
Suitability
<p>The site comprises a commercial development comprising ground floor retail and upper floor employment uses along with a number of residential dwellings. The site is identified within the Redhill Town Centre AAP and is prioritised for foodstore development. The site is in a highly sustainable and highly accessible town centre location.</p> <p>A small part of the site is affected by Flood Zone 2 and there is a complex change in levels across the site. The site lies within the Redhill AQMA.</p> <p>Given the need to provide additional foodstore capacity in Redhill, the site is preferred for such development and not suitable for housing.</p>

Availability
<p>The site is in multiple ownership consisting of RBBC, Raven Housing Trust and Peer Group. Subject to negotiations between the parties, the site is considered available for development.</p>

Achievability
<p>Viability work was not undertaken due to the unsuitability. The viability of any redevelopment on the site is likely to be marginal on the basis of normal market appraisals given the need to acquire multiple land interests.</p>

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

Warwick Quadrant North, Redhill (S2011RE03)



Site details	
SHLAA Reference	S2011RE03
Source of site	Redhill Town Centre AAP
Site name	Warwick Quadrant North, Redhill
Existing use	Retail

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.27 ha

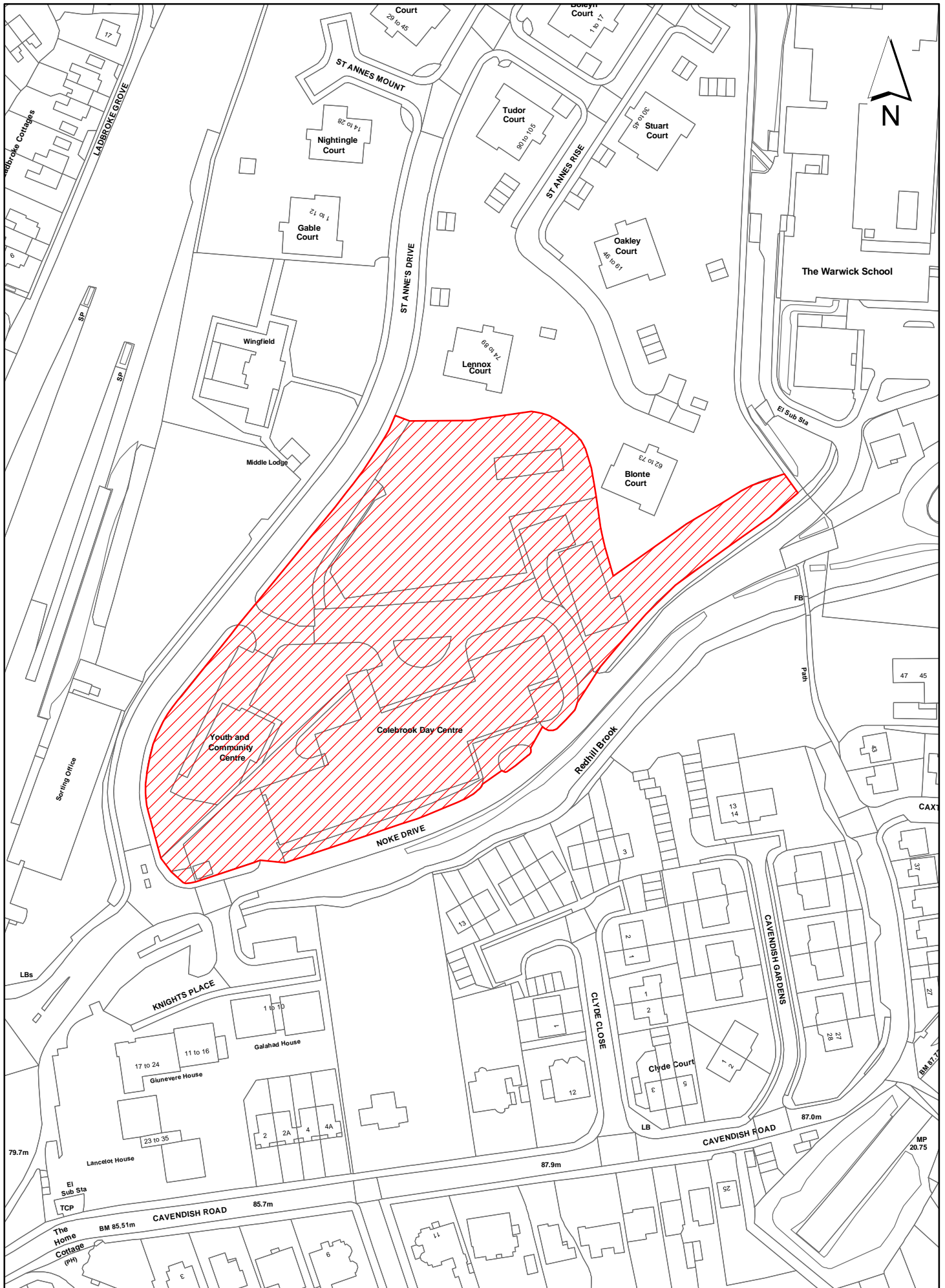
Suitability
<p>The site currently comprises a large foodstore, office block and associated car parking. The site is identified as Major Opportunity site within the emerging Redhill Town Centre AAP and is prioritised for a mixed-use development incorporating expanded foodstore provision alongside a leisure/hotel element. Planning permission has been granted for such a scheme subject to the signing of a satisfactory s106 agreement. The site is in a highly sustainable and accessible location at the gateway to Redhill town centre.</p> <p>Given the need to provide additional foodstore capacity in Redhill and the presence of an acceptable scheme, the site is not suitable for housing development.</p>

Availability
<p>The freehold of the site is owned by RBBC with Aviva acting as head-leasee. The site is available for development.</p>

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

Summary
<p>The site is preferred for retail-led development and not suitable for housing.</p> <p>The site is not deliverable or developable.</p>

Colebrook Centre, Noke Drive, Redhill (S2011RE04)



Site details	
SHLAA Reference	S2011RE04
Source of site	Redhill Town Centre AAP
Site name	Colebrook Day Centre, Noke Drive, Redhill
Existing use	Residential/community

Housing potential	
Density	95
Yield	105
Site area (ha)	1.3 ha (1.08ha developable)

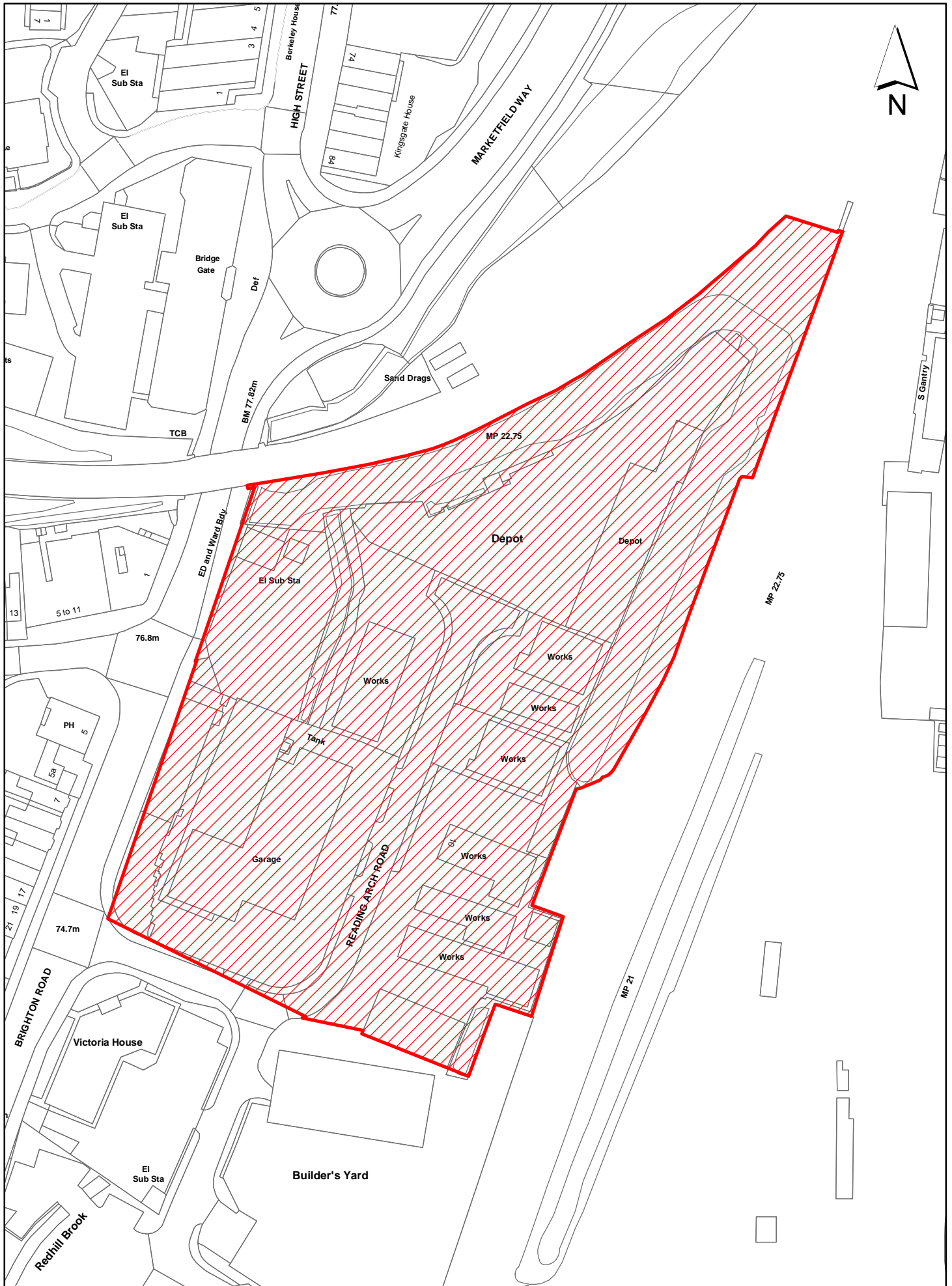
Suitability
<p>The site includes a day centre and youth centre complex. The site is identified within the Redhill Town Centre AAP as an opportunity site and is prioritised for residential development. The site is in a highly accessible and sustainable location close to the major public transport stops and services within the town centre. As such, higher density development would be appropriate.</p> <p>Part of the site is affected by Flood Zone 2 and the south-west corner of the site is affected by Flood Zone 3a, reducing the developable area to around 1.08ha. An Exception Test will be required prior to development.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by Surrey County Council. The site is currently occupied but is planned for release as part of service review. Relocation of existing occupiers is not deemed to be prohibitive. SCC confirm that delivery of development in years 1-5 is realistic. The site is available for development.</p>

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

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

Reading Arch Road, Redhill (S2011RE05)



Site details	
SHLAA Reference	S2011RE05
Source of site	Redhill Town Centre AAP
Site name	Reading Arch Road Industrial Estate, Redhill
Existing use	Light industrial/storage land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	1.9 ha

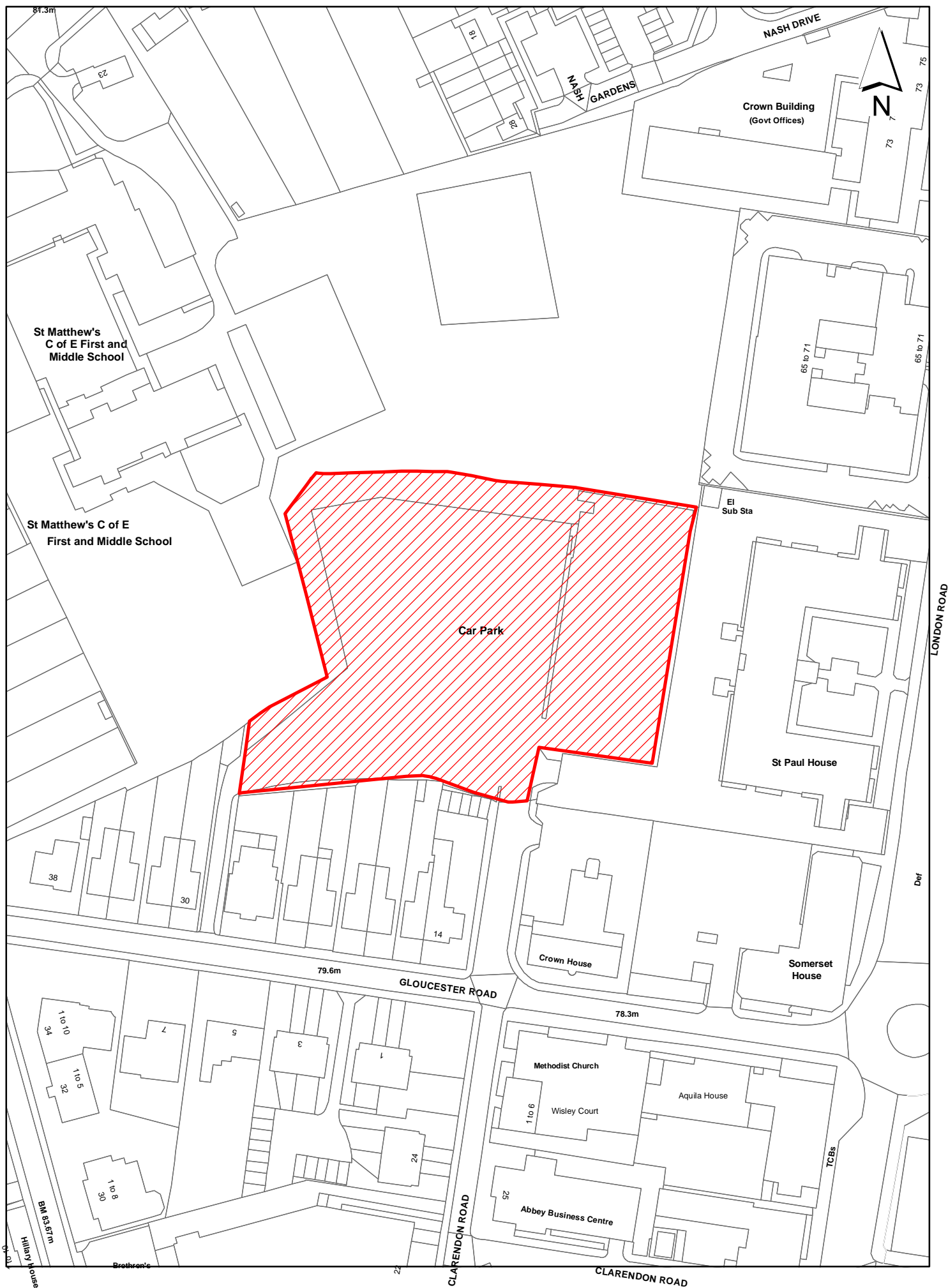
Suitability
<p>The site consists of a small industrial estate, car sales garage and storage land. The site is identified within the Redhill Town Centre AAP and falls within the Brighton Road area which is reserved as a long-term comparison retail expansion opportunity. The emerging AAP encourages residential uses at upper floors of any development. The site is currently designated employment land.</p> <p>The site is partly affected by Flood Zone 3a and 3b and also falls within the Redhill AQMA and proximity to the railway line may have implications for residential amenity. The site is in a highly sustainable and accessible location.</p> <p>The site is for residential uses as part of a retail led mixed-use development, subject to maximising the retail potential of the site later in the plan period.</p>

Availability
<p>The site consists of several land ownerships; however, the majority of the site is owned by RBBC. The site remains an operation industrial estate with leases existing on many of the units. Until the triggers identified in the AAP are identified, the site is not currently available for development.</p>

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

Summary
<p>The site is suitable for housing as part of a retail-led mixed use development. However, until monitoring points established in the emerging AAP are triggered, the site will be retained for employment uses.</p> <p>The site is not currently deliverable or developable.</p>

Car Park, Gloucester Road, Redhill (S2011RW02)



Site details	
SHLAA Reference	S2011RW02
Source of site	Redhill Town Centre AAP
Site name	Car Park, Gloucester Road, Redhill
Existing use	Surface car park

Housing potential	
Density	120
Yield	65
Site area (ha)	0.76 ha (0.54ha developable)

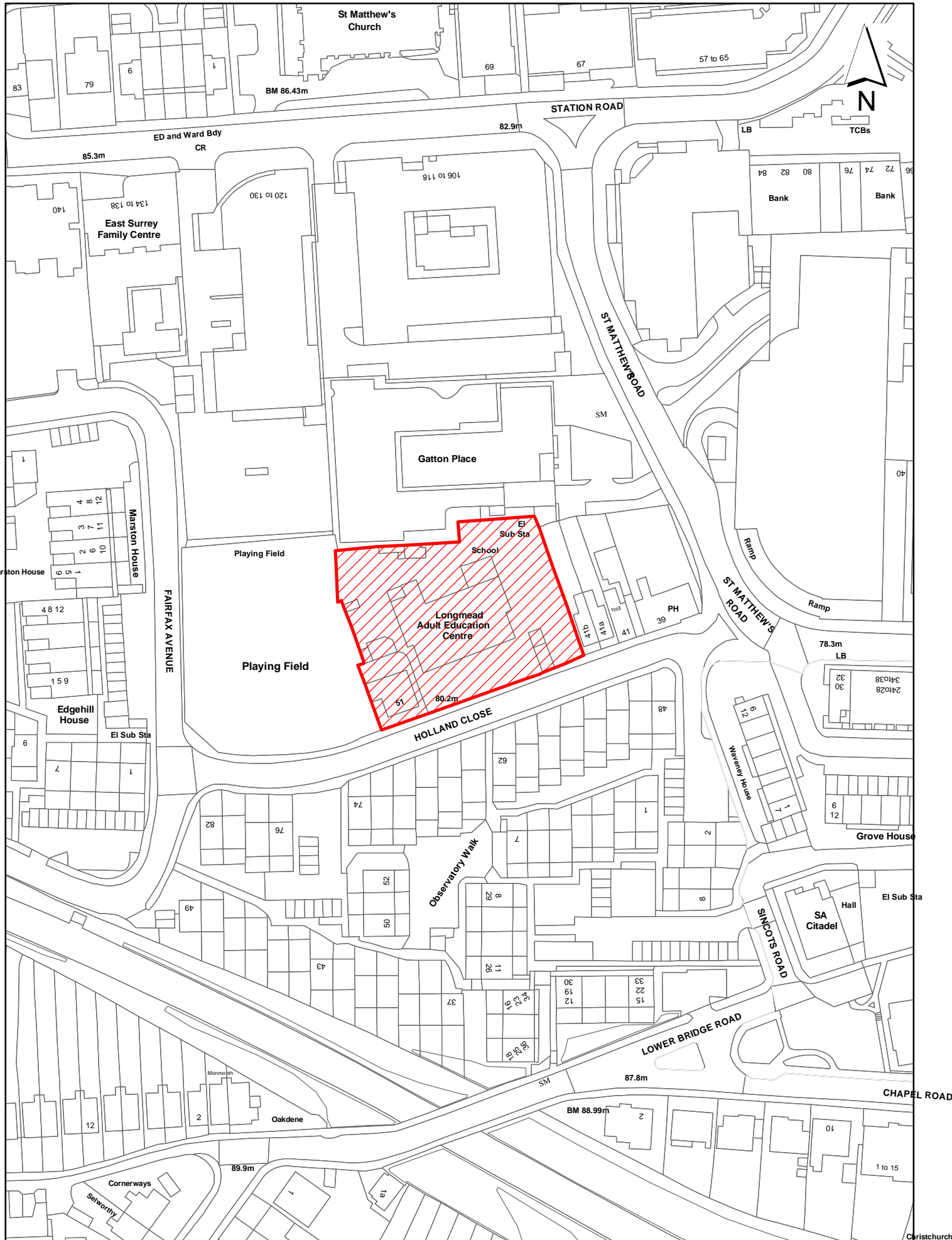
Suitability
<p>The site comprises a surface car park. The site is identified within the Redhill Town Centre AAP and prioritised for a residential led mixed use development potentially incorporating business space dependent upon need. The site is in a sustainable location and higher density development would be appropriate.</p> <p>The site is affected by Flood Zone 3a and a small part is affected by Zone 3b. As a result, around 0.54ha is considered to be developable. An Exception Text will need to be carried out prior to development.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by RBBC and is available. The timescale of development may be subject to car parking capacity in the town centre and is likely to be phased in order to manage both this and the need for business space on the site.</p>

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

Summary
<p>The site is suitable for housing development, there is reasonable prospect the site will be available for development in the identified timescales and redevelopment would be financially viable.</p> <p>The site is considered to be developable with development likely to occur in years 6-10.</p>

Former Longmead Centre, Holland Close, Redhill (S2011RW03)



Site details	
SHLAA Reference	S2011RW03
Source of site	Redhill Town Centre AAP
Site name	Former Longmead Adult Education Centre, Redhill
Existing use	Community use

Housing potential	
Density	150
Yield	25
Site area (ha)	0.22 ha (0.16ha developable)

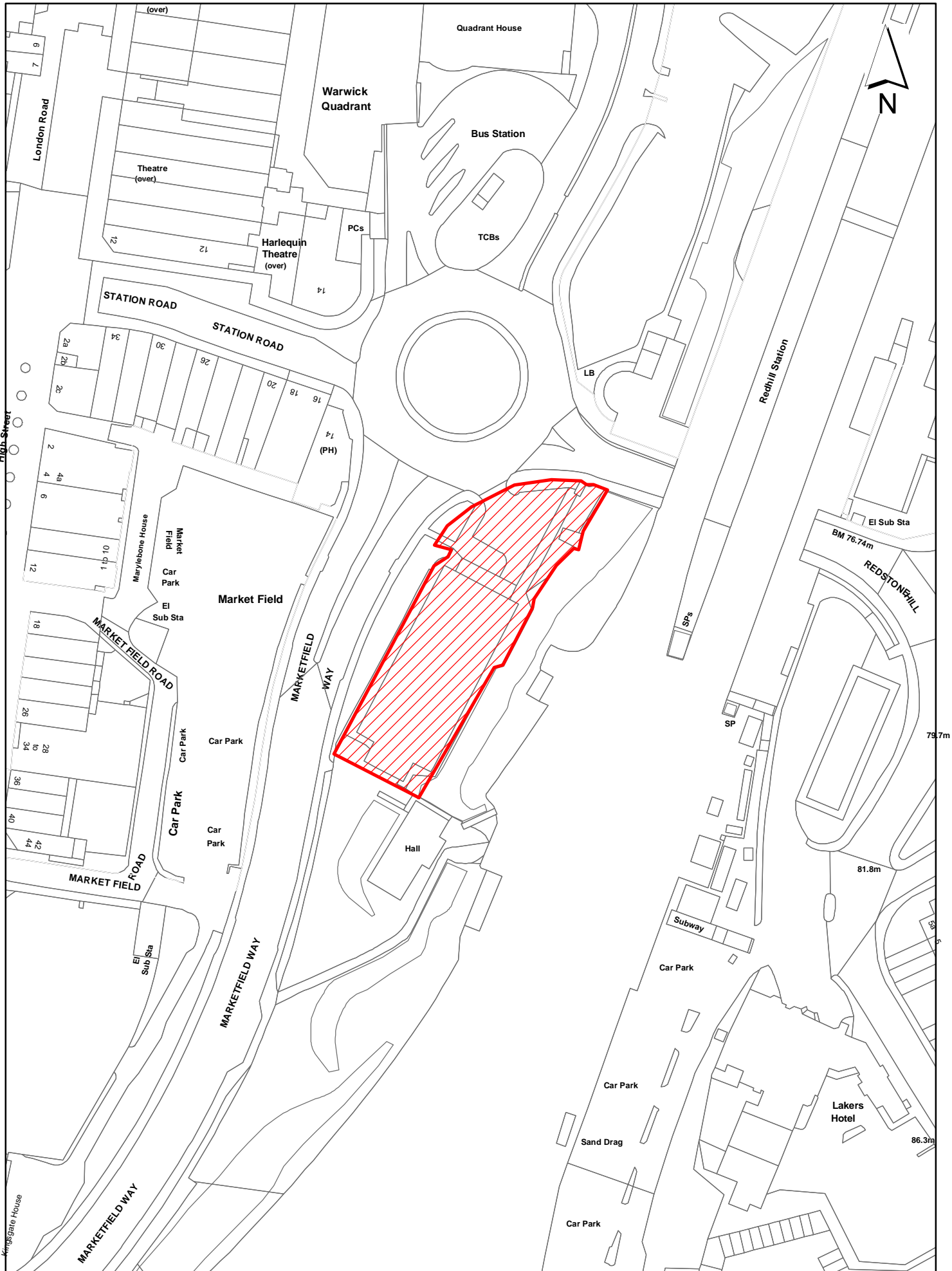
Suitability
<p>The site includes a vacant building which formerly housed community uses. The site is included within the Redhill Town Centre AAP for residential development and potentially decanted community uses. The site is in a sustainable location on the edge of the town centre. The existing building on the site is locally listed and retention and conversion may be encouraged.</p> <p>The northern part of the site is affected by Flood Zone 3a and a small part is affected by 3b, reducing the developable area to 0.16ha. An Exception Test will need to be carried out prior to development.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by SCC and is current vacant and there is no service requirement for the building. The site is considered to be available now.</p>

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

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

Former Liquid & Envy Club, Marketfield Way Redhill (S2011RE06)



Site details	
SHLAA Reference	S2011RE06
Source of site	Redhill Town Centre AAP
Site name	Former Liquid & Envy Nightclub, Marketfield Way, Redhill
Existing use	Vacant former nightclub

Housing potential	
Density	180
Yield	47
Site area (ha)	0.29 ha

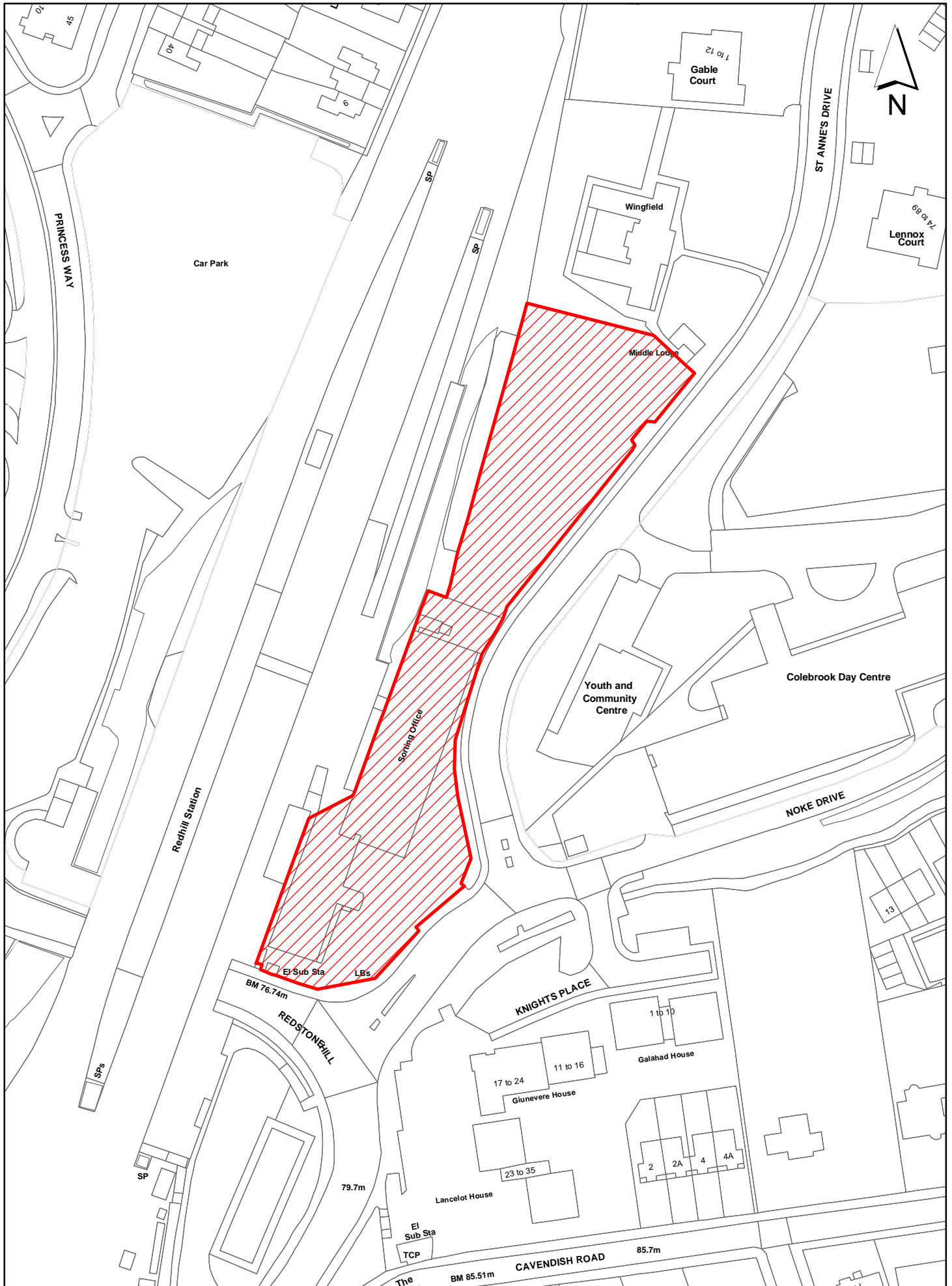
Suitability
<p>The site comprises a large vacant building which formerly housed a nightclub. The site is identified within the Redhill Town Centre AAP as a major opportunity site and is prioritised for mixed use retail/residential development. The site is in a highly sustainable location in Redhill town centre and adjacent to the station. The frontage of the site is locally listed and redevelopment would need to ensure retention.</p> <p>A small part of the site is affected by Flood Zone 3a and the site falls within the Redhill AQMA. Proximity to the railway line may also have implications for residential amenity.</p> <p>The site is suitable for housing development. A planning application has been submitted for a mixed use scheme and the potential capacity above reflects this position.</p>

Availability
<p>The site is owned by Angle Property who are actively pursuing mixed use redevelopment of the site. Planning application has been submitted further supporting availability.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable and there are no overriding market or delivery factors affecting achievability. The site is already in the planning process and thus delivery in years 1-5 is realistic.</p>

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

Royal Mail, St Anne's Drive, Redhill (S2011RE07)



Site details	
SHLAA Reference	S2011RE07
Source of site	Redhill Town Centre AAP
Site name	Royal Mail Sorting Office, St Annes Drive, Redhill
Existing use	Business

Housing potential	
Density	220
Yield	120
Site area (ha)	0.59 ha (0.54ha developable)

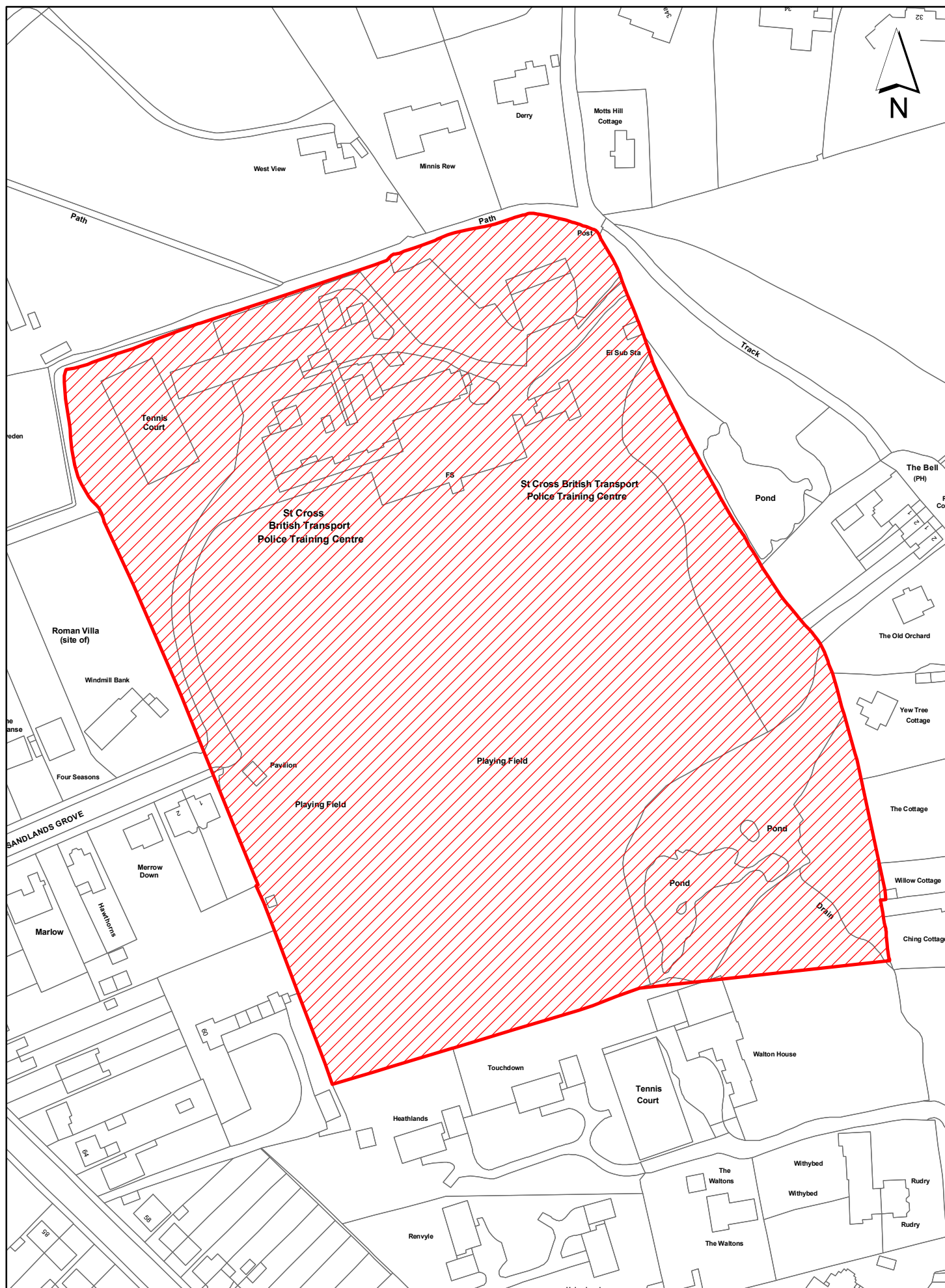
Suitability
<p>The site currently comprises an operational sorting office and depot. The site is identified as an opportunity site within the Redhill Town Centre AAP and is prioritised for residential led mixed use development. The site is in a highly sustainable location in Redhill town centre and adjacent to the rail station and high density development would be appropriate, in line with the AAP.</p> <p>A small part of the south of the site is affected by Flood Zone 3a and 3b, reducing developable area to around 0.54ha. An Exception Test will be required prior to development. Proximity to the railway line will need to be considered as part of any design solutions.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site is owned on both a freehold and leasehold basis by Royal Mail and has been submitted on their behalf to the SHLAA. Development is subject to relocation of operations currently on the site. The need to secure relocation means delivery is likely to occur in years 6-10.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints affecting achievability.</p>

Summary
<p>The site is suitable for residential development, there is reasonable prospect that it will be available within the identified timescale and redevelopment would be financially viable.</p> <p>The site is considered to be developable with delivery expected to occur in years 6-10.</p>

British Transport Police Training Centre, Sandlands Grove, Tadworth (S2011TW04)



Site details	
SHLAA Reference	S2011TW04
Source of site	Register of Public Sector Land
Site name	British Transport Police Training Centre, Sandlands Grove, Tadworth
Existing use	Police training centre and playing field

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	4.2 ha

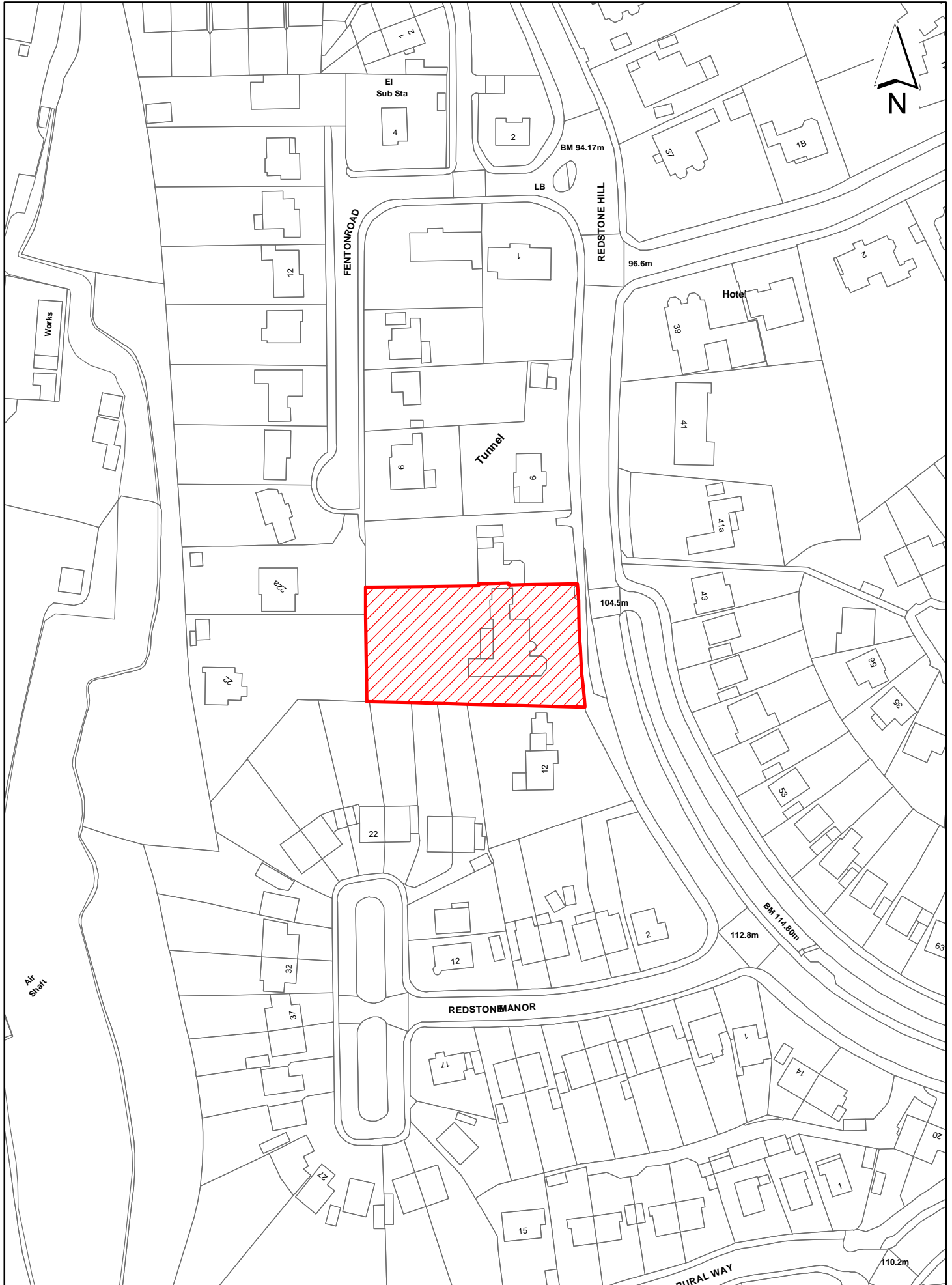
Suitability
<p>The site comprises a large building set within extensive grounds. The site lies within the Green Belt in an Area of Great Landscape Value. There are few physical constraints to redevelopment of the site; however, there are two groups of protected trees on the western boundary. Given the current designation of the site it is not suitable for large-scale residential redevelopment; however conversion of existing buildings may be appropriate.</p> <p>The site may be potentially suitable for residential development subject to a Green Belt review.</p>

Availability
<p>It has not been possible to ascertain availability of the site. Therefore, the site is considered to be unavailable.</p>

Achievability
<p>Viability appraisal has not been undertaken due to lack of availability.</p>

Summary
<p>The site may be suitable for conversion but it has not been possible to ascertain availability at this time.</p> <p>The site may be considered potentially suitable for larger scale residential development subject to further analysis and a Green Belt review.</p> <p>The site is not currently deliverable/development.</p>

Redstone Hall, 10 Redstone Hill, Redhill (S2011RE14)



Site details	
SHLAA Reference	S2011RE14
Source of site	Unimplemented Planning Permission
Site name	Redstone Hall, 10 Redstone Hill, Redhill
Existing use	Residential

Housing potential	
Density	55 dph
Yield	Gross: 11; Net: 11
Site area (ha)	0.20 ha

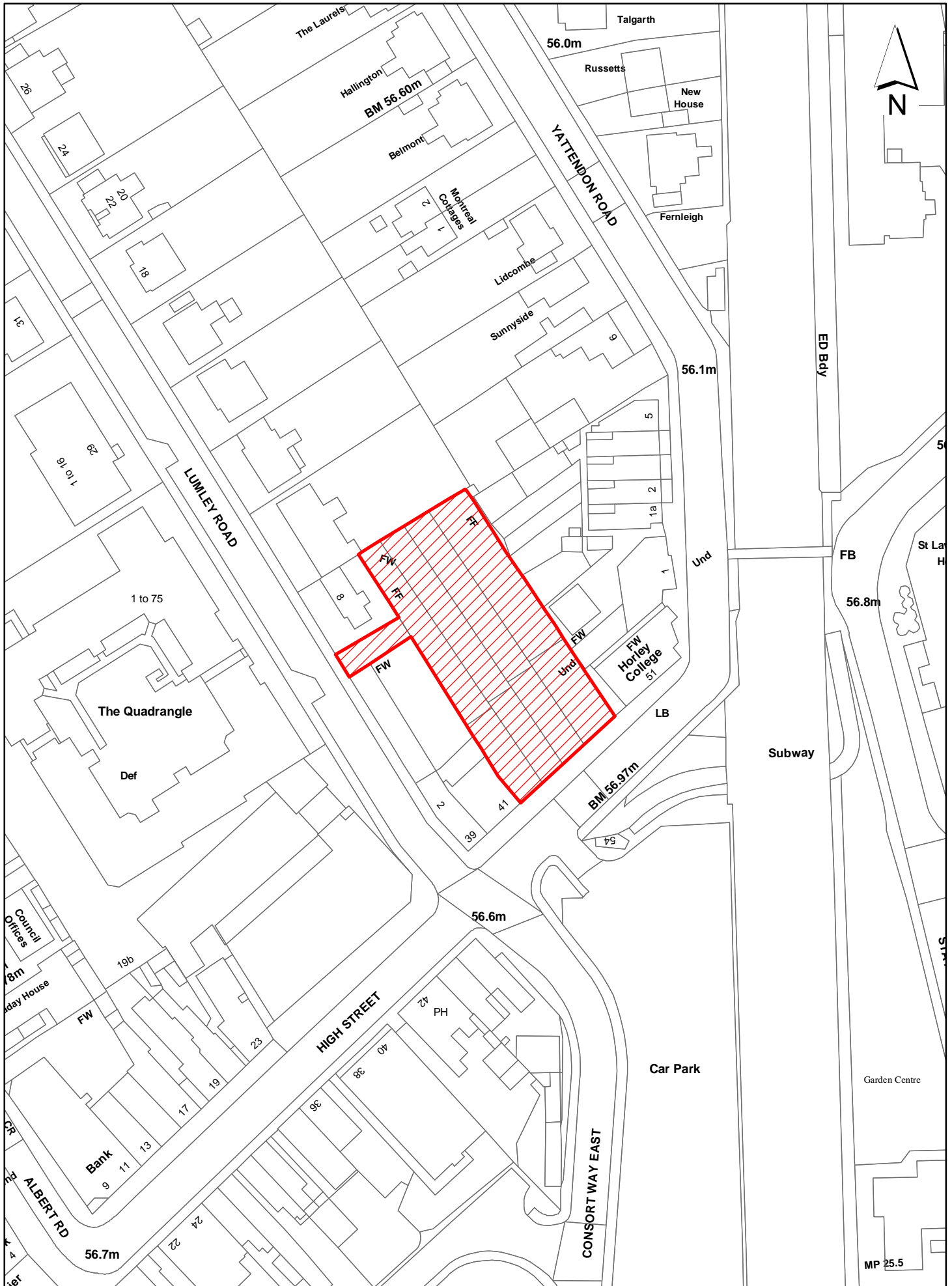
Suitability
<p>The site comprises a vacant, semi-derelict building in overgrown grounds. There are no physical or policy constraints to development. The site is in a sustainable location within close proximity to Redhill town centre.</p> <p>The site has planning permission (11/00048/F) for conversion and extension of the current building to provide 11 x 2 bed apartments with associated parking.</p> <p>The site is suitable for development.</p>

Availability
<p>The site is available for development. The site is owned by HPH Developments Ltd.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other known delivery or market factors constraining achievability.</p>

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

43-49 High Street, Horley (S2011HC09)



ite details

SHLAA Reference	S2011HC09
Source of site	Unimplemented Planning Permission
Site name	43-49 High Street, Horley
Existing use	Retail/office

Housing potential

Density	122 dph
Yield	Gross: 19; Net: 19
Site area (ha)	0.16 ha

Suitability

The site comprises a small parade of retail units with upper floor vacant offices. There are no physical or policy constraints to development. The site is in a sustainable location within Horley town centre.

The site has planning permission (11/00423/F) for the demolition of buildings fronting 43-49 High Street, and the erection of 3-4 storey building comprising of retail, office and 11 x 2 bed & 8 x 1 bed residential units (total of 19 units).

The site is suitable for development.

Availability

The site is available for development.

Achievability

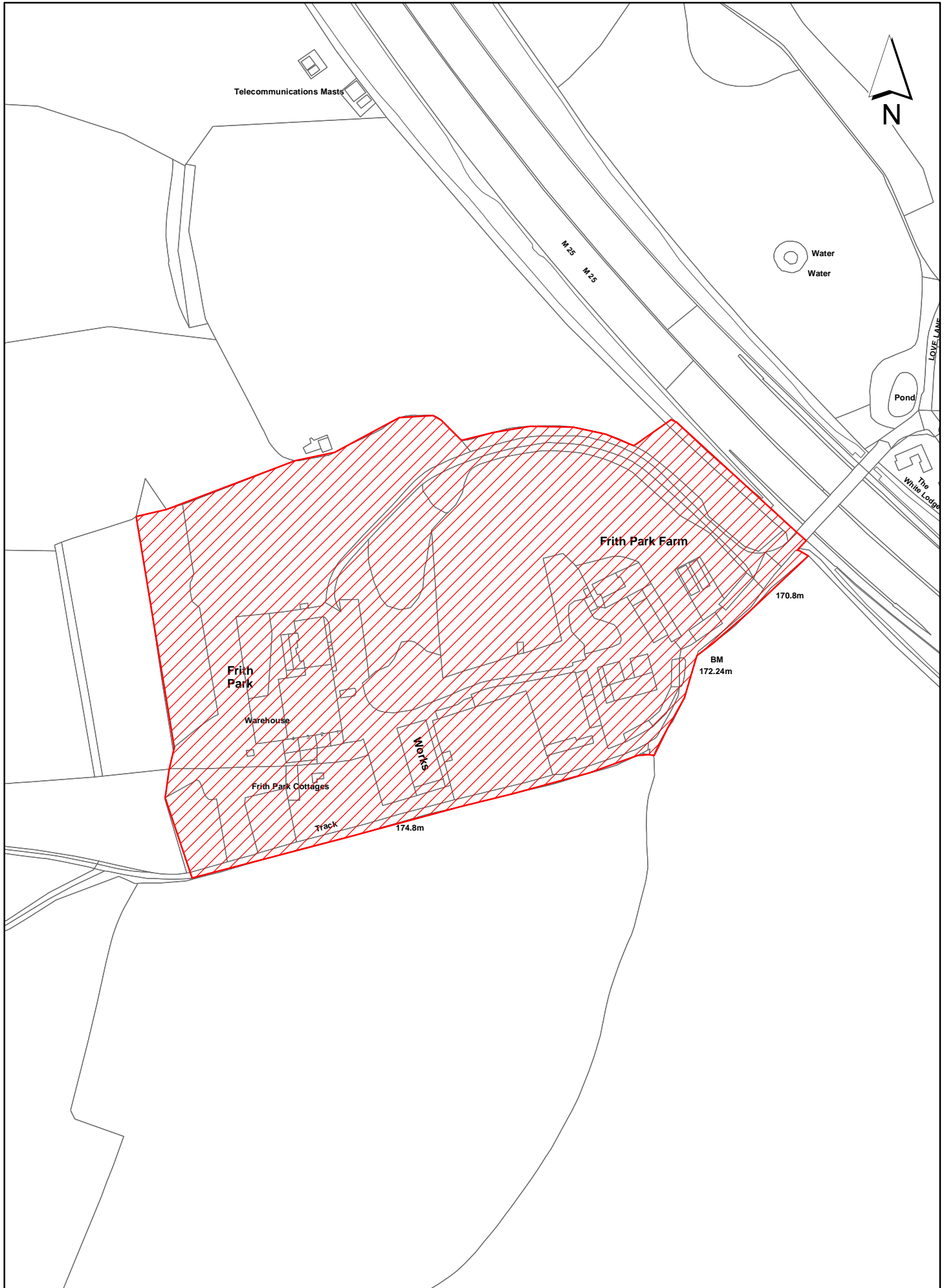
Redevelopment of the site is concluded to be viable. Market demand for the commercial (office) element of the site may affect the timescale of delivery.

Summary

The site is suitable for development, available and is deemed to be financially viable.

The site is considered to be deliverable with development expected to occur in years 1-5.

Frith Park, Sturts Lane, Walton on the Hill (S2011TW05)



Site details	
SHLAA Reference	S2011TW05
Source of site	Unimplemented Planning Permission
Site name	Frith Park, Sturts Lane, Walton-on-the-Hill S106
Existing use	Mansion building and farm buildings

Housing potential	
Density	35 dph
Yield	Gross: 24; Net: 20
Site area (ha)	0.65 ha

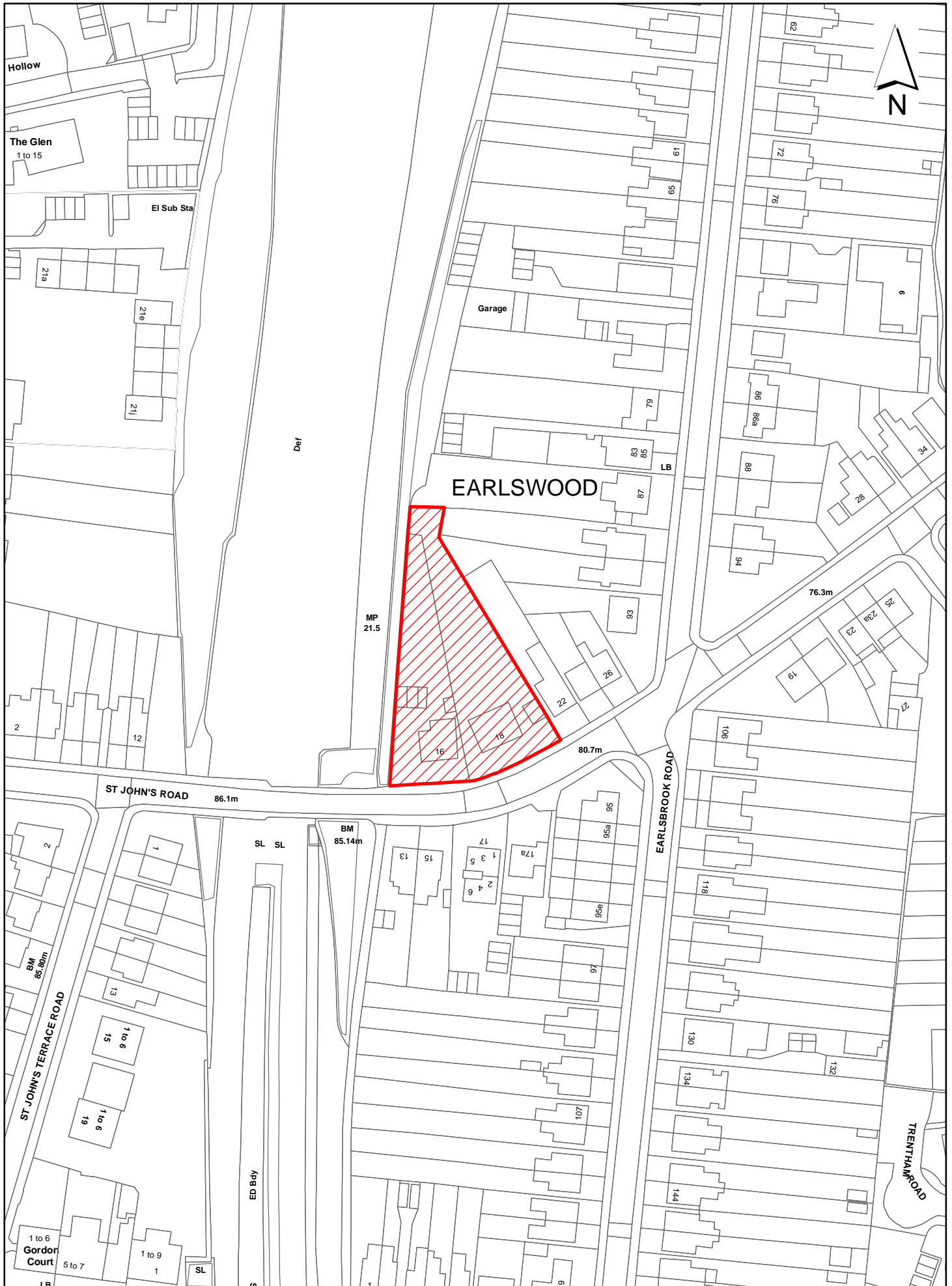
Suitability
<p>The site comprises an existing residential mansion building and a series of derelict curtilage farm buildings.</p> <p>The site has planning permission (06/00525/F – details submitted 2011) for the restoration of existing structures and redevelopment to provide 24 residential units along with office and workshop accommodation.</p>

Availability
The site is available for development.

Achievability
Redevelopment of the site is concluded to be financially viable. There are no other known market or delivery constraints to achievability.

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

16-18 St Johns Road, Redhill (S2011EW05)



Site details	
SHLAA Reference	S2011EW05
Source of site	Unimplemented Planning Permission
Site name	16-18 St Johns Road, Redhill
Existing use	Residential

Housing potential	
Density	82 dph
Yield	Gross: 14; Net: 12
Site area (ha)	0.17 ha

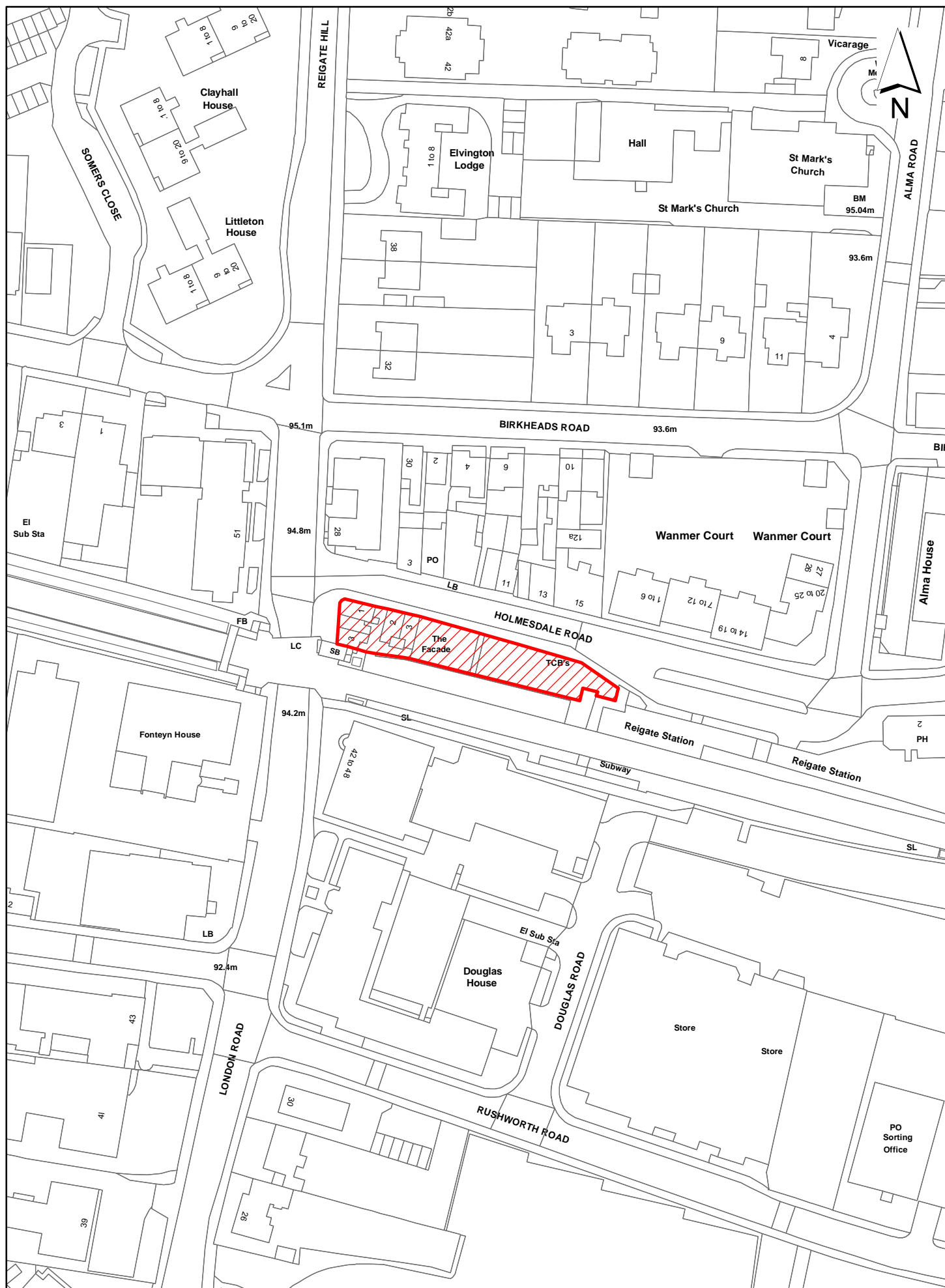
Suitability
<p>The site comprises 2 large residential properties. There are no physical or policy constraints to development. The site is in a reasonably sustainable location within an established residential area.</p> <p>The site has planning permission (07/01299/OUT) for demolition of two existing detached houses together with associated garages and construction of 14 new self-contained flats.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is not available for development. The applicant has confirmed that the current landowners are not willing to dispose in the current market.</p>

Achievability
<p>Redevelopment of the site is concluded to be unviable. The permitted application does not make any significant contributions in terms of planning obligations or affordable housing and as such these cannot be negotiated to improve financial viability. Therefore, it is unlikely that these viability constraints can be overcome.</p>

Summary
<p>The site is suitable for residential development; however, it is not available and appraisals suggest redevelopment would not be viable.</p> <p>The site is not deliverable or developable.</p>

The Façade, Holmesdale Road, Reigate (S2011RH04)



Site details	
SHLAA Reference	S2011RH04
Source of site	Unimplemented Planning Permission
Site name	The Façade, Holmesdale Road, Reigate
Existing use	Retail/vacant land

Housing potential	
Density	140 dph
Yield	Gross: 10; Net: 10
Site area (ha)	0.07 ha

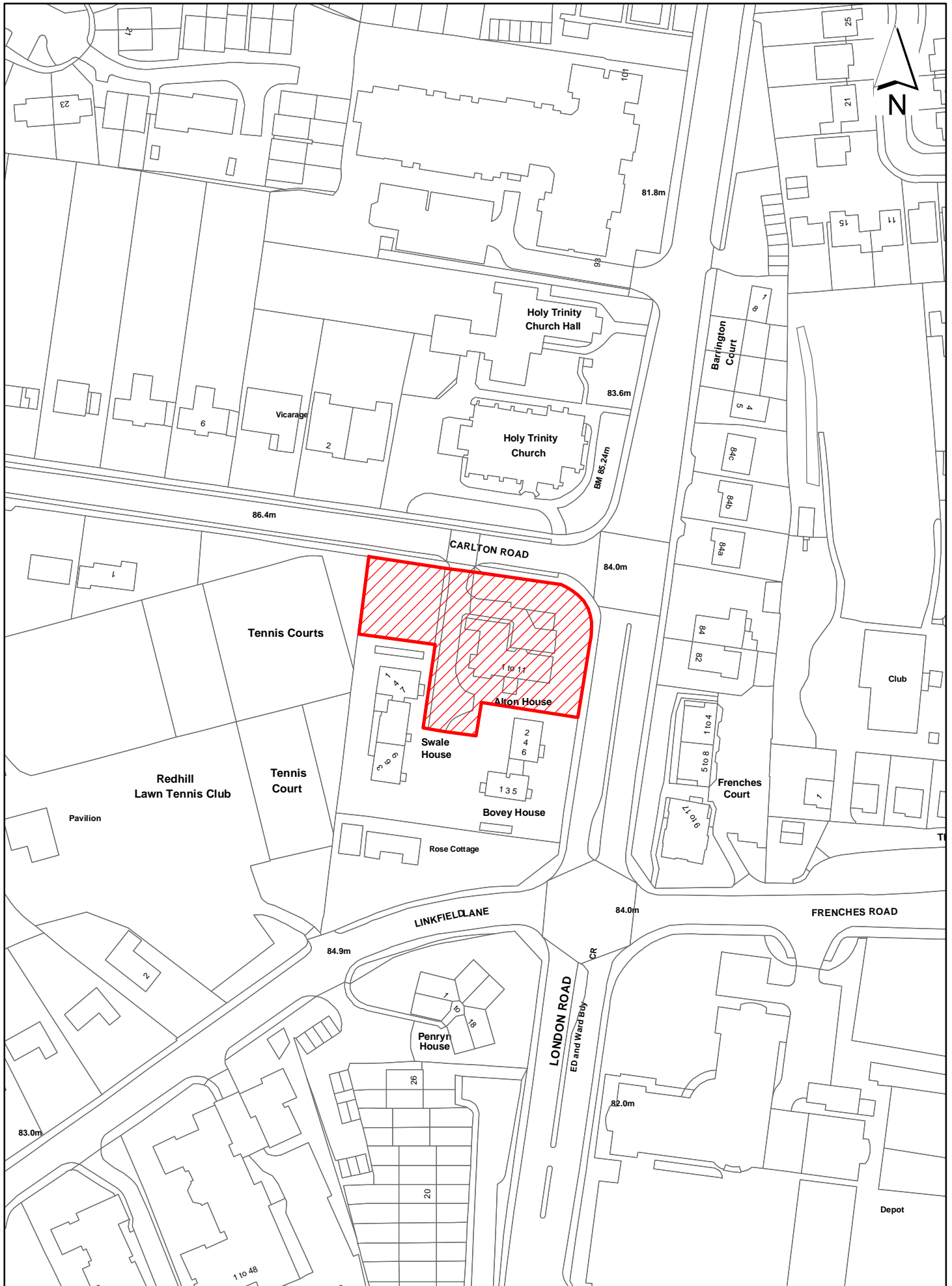
Suitability
<p>The site comprises a small parade of single storey retail units along with an area of vacant land adjoining the railway. The site is in a highly sustainable location adjacent to Reigate station and close to the town centre.</p> <p>The site has planning permission (07/02404/F – details submitted 2010/11) for part demolition of the existing buildings and erection of a new block comprising 10 retail units on ground floor and 10 self contained flats on first and second floors.</p> <p>The site is suitable for development.</p>

Availability
The site is available for development.

Achievability
Redevelopment of the site is concluded to be viable. There are no other market or delivery factors known to constrain achievability.

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

Alton House, Carlton Road, Redhill (S2011RW09)



Site details	
SHLAA Reference	S2011RW09
Source of site	Unimplemented Planning Permission
Site name	Alton House, Carlton Road, Redhill
Existing use	Residential

Housing potential	
Density	66 dph
Yield	Gross: 12; Net: 2
Site area (ha)	0.18 ha

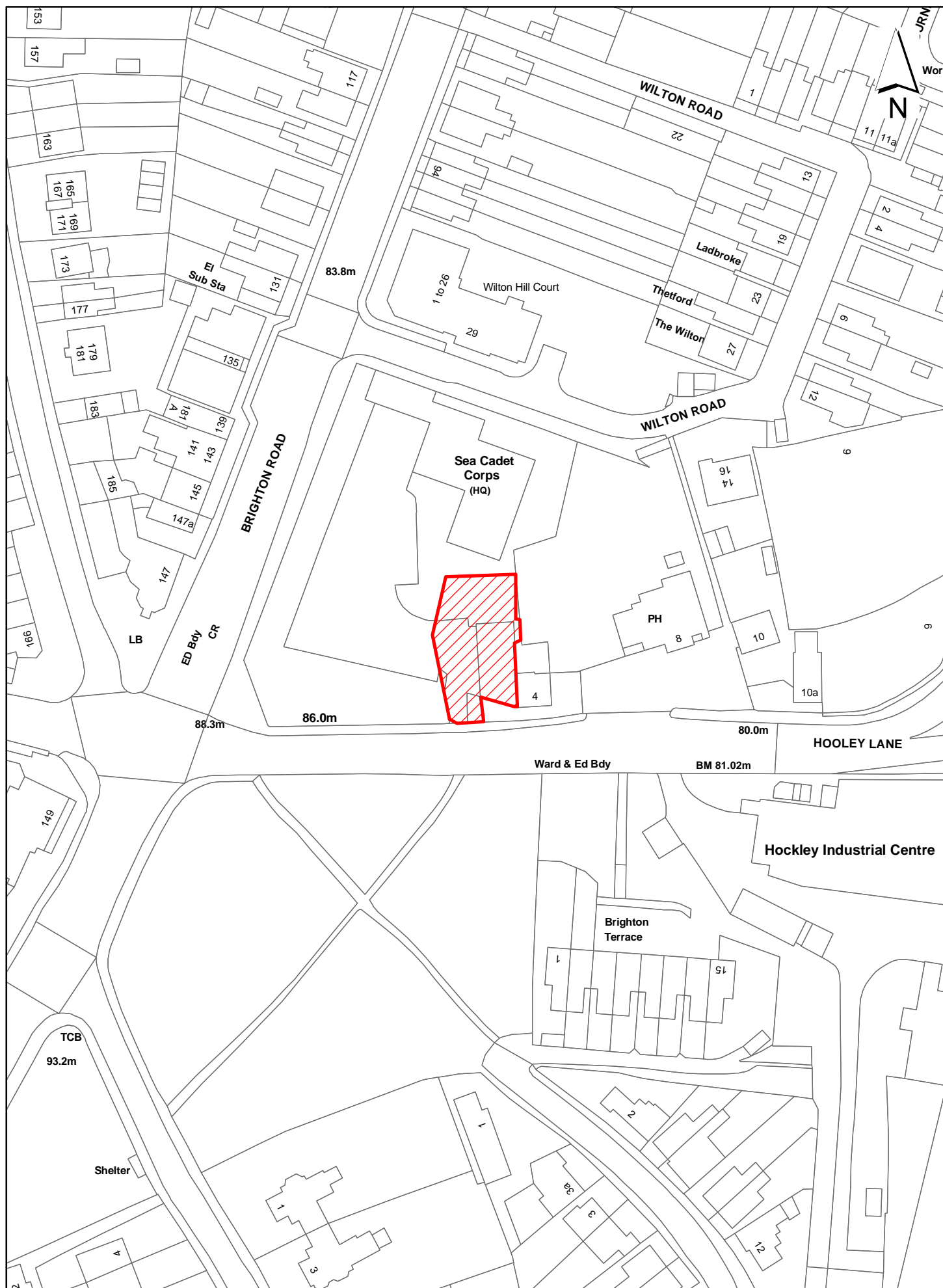
Suitability
<p>The site consists of a block of studio flats owned and managed by Raven Housing Trust. There are no physical or policy constraints to development. The site is in a highly sustainable location close to Redhill town centre.</p> <p>The site has planning permission (09/00416/F) for demolition of the existing accommodation at Alton House and the erection of a contemporary block providing 6 x 2 bedroom flats and 6 x 1 bedroom flats and associated car parking.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by Raven Housing Trust who submitted the application. The site is available for development.</p>

Achievability
<p>Redevelopment of the site is concluded to be unviable as a conventional market development. However, the site is owned by a registered provider and is thus subject to special funding arrangements which allow such a scheme to be progressed.</p>

Summary
<p>The site is suitable for development, available now and is subject to circumstances which allow the scheme to be considered achievable.</p> <p>The site is considered to be deliverable with development expected to occur in years 1-5.</p>

The Sea Cadet Association, 2 Hooley Lane, Redhill (S2011RE15)



Site details	
SHLAA Reference	S2011RE15
Source of site	Unimplemented Planning Permission
Site name	The Sea Cadet Association, 2 Hooley Lane, Redhill
Existing use	Sea Cadet building

Housing potential	
Density	178 dph
Yield	Gross: 11; Net: 11
Site area (ha)	0.06

Suitability
<p>The site consists of a storage building. There are no physical or policy constraints to development. The site is in a highly sustainable location on the edge of Redhill town centre.</p> <p>The site has planning permission (09/00729/OUT) for demolition of the existing storage building and erection of a part three storey and part four storey block of 11 flats (7 x 1 bed, 4 x 2 bed) together with access and 6 parking spaces.</p> <p>The site is suitable for development.</p>

Availability
<p>The site is available for development.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery factors known to constrain achievability.</p>

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

Kingswood Mitsubishi, Waterhouse Lane, Kingswood, Tadworth (S2011KBH05)



Site details	
SHLAA Reference	S2011KBH05
Source of site	Unimplemented Planning Permission
Site name	Kingswood Mitsubishi, Waterhouse Lane, Kingswood, Tadworth
Existing use	Cleared site

Housing potential	
Density	133 dph
Yield	Gross: 16; Net: 16
Site area (ha)	0.12 ha

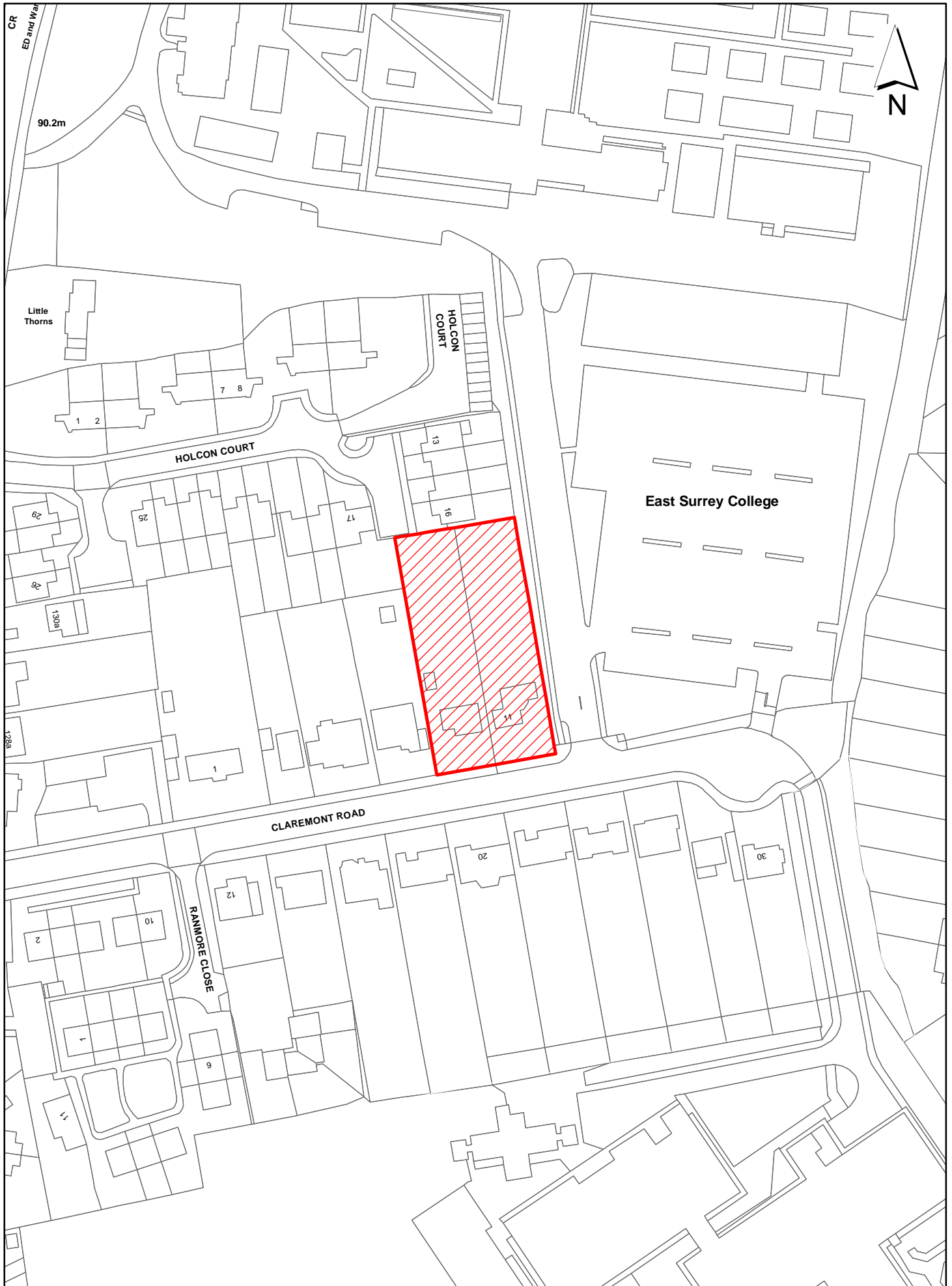
Suitability
<p>The site comprises cleared land formerly occupied by a vehicle sales garage. There are no physical or policy constraints to development. The site is in a reasonably sustainable location within a small parade of retail units and close to Kingswood rail station.</p> <p>The site has planning permission (09/00169/F) for the erection of 16 x 2 bed apartments and two retail units with associated basement and ground level parking.</p>

Availability
The site is available for development.

Achievability
Redevelopment of the site is concluded to be financially viable. There are no other market or delivery factors constraining achievability.

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

9-11 Claremont Road, Redhill (S2011RE16)



Site details	
SHLAA Reference	S2011RE16
Source of site	Unimplemented Planning Permission
Site name	9-11 Claremont Road, Redhill
Existing use	Residential

Housing potential	
Density	70 dph
Yield	Gross: 13; Net: 11
Site area (ha)	0.18 ha

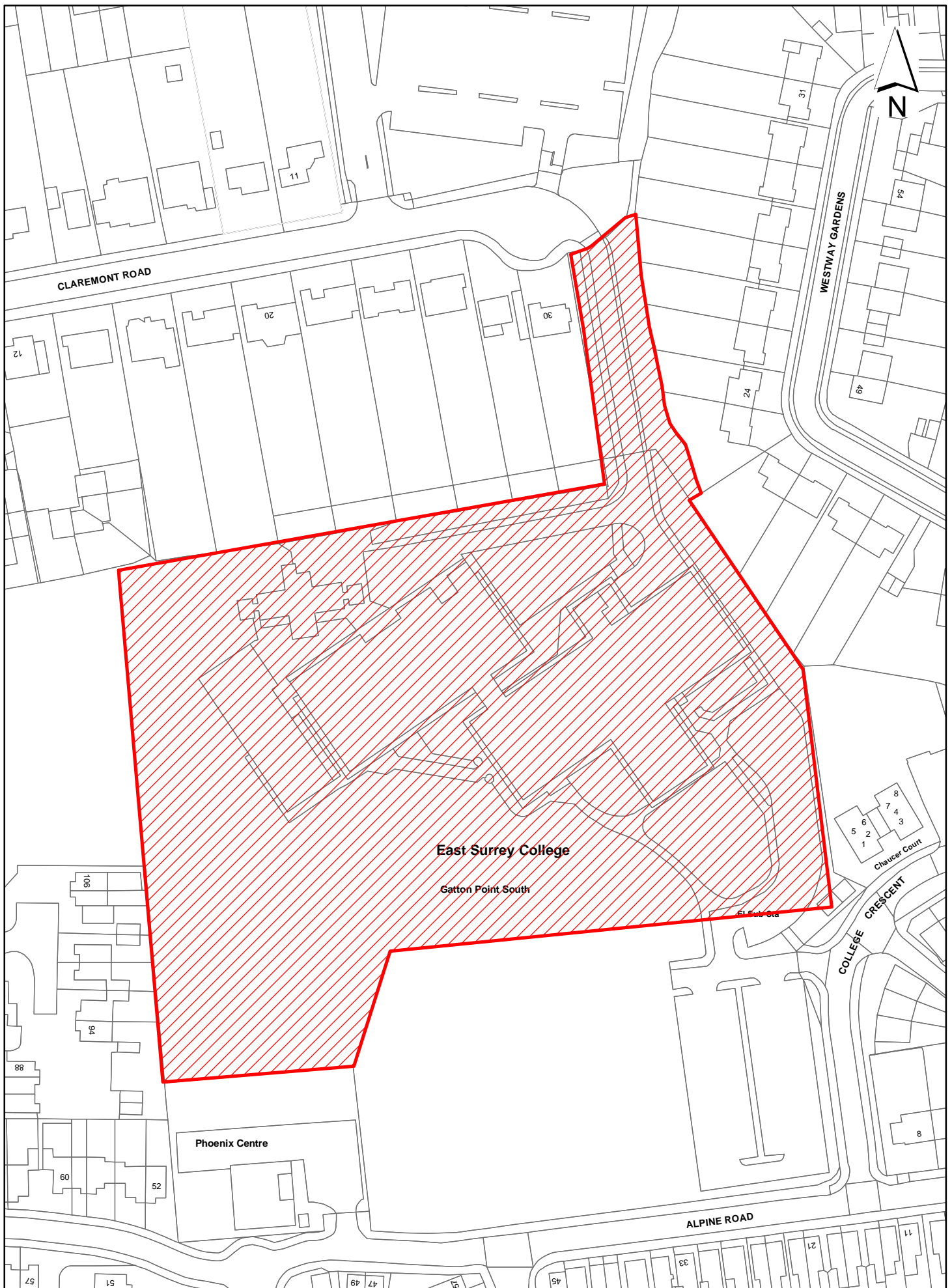
Suitability
<p>The site comprises a pair of detached houses. There are no physical or policy constraints to redevelopment of the site. The site is in a sustainable location close to Redhill town centre and is within an established residential area.</p> <p>The site has planning permission (09/00210/OUT) for the construction of 10 flats and 3 houses together with associated parking following demolition of detached houses.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is not available for development. The applicant has confirmed that they no longer hold an option interest on the site.</p>

Achievability
<p>Redevelopment of the site is concluded to be marginally viable. The planning permission includes no affordable housing so this cannot be reduced to improve viability. The site only becomes viable when the agreed level of infrastructure contributions is significantly reduced. Therefore, it is unlikely that these constraints can be overcome.</p>

Summary
<p>The site is suitable for residential development; however, it is not available and appraisals suggest redevelopment would be only marginally viable.</p> <p>The site is not deliverable or developable.</p>

East Surrey College, Gatton Point South, College Crescent, Redhill (S2011RE17)



Site details	
SHLAA Reference	S2011RE17
Source of site	Unimplemented Planning Permission
Site name	East Surrey College, Gatton Point South, College Crescent, Redhill
Existing use	Education – college

Housing potential	
Density	40 dph
Yield	Gross: 82; Net: 82
Site area (ha)	2.01 ha

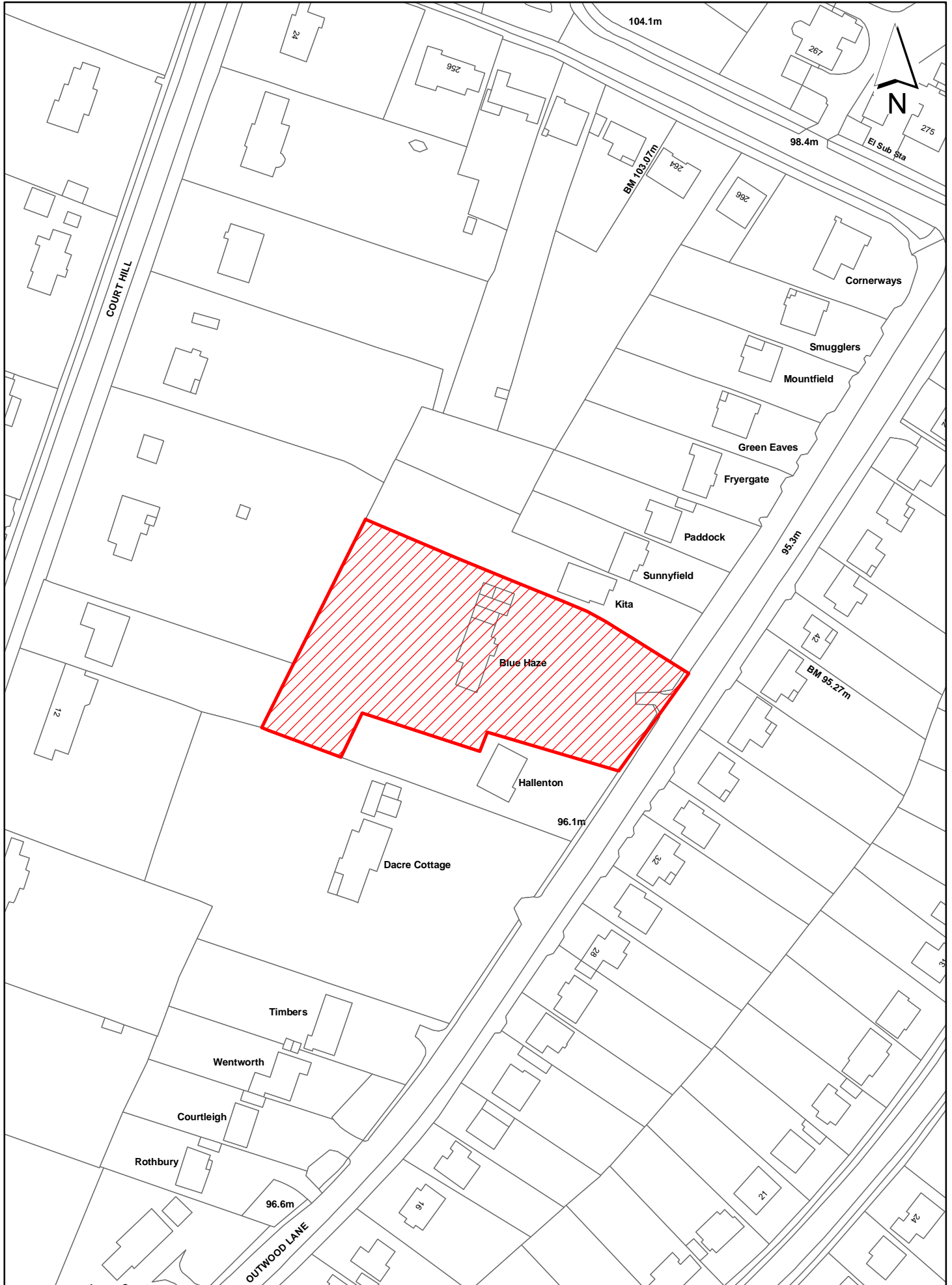
Suitability
<p>The site comprises part of the East Surrey College campus and associated parking and landscaping. There are no physical constraints to development. The site is in a sustainable location close to Redhill town centre.</p> <p>The site has outline planning permission (08/01272/OUT) for the development of 82 residential units comprising 27 one-bedroom flats, 36 two-bedroom flats, 3 two-bedroom houses and 16 three-bedroom houses.</p> <p>The site is suitable for housing development.</p>

Availability
<p>Availability of the site is uncertain. Since the grant of permissions, circumstances have changed both in terms of the operations of the college and land value. At this time, options for the retention of the site in college use are being explored and the release for development is uncertain.</p>

Achievability
<p>Redevelopment of the site is concluded to be marginally viable. During the initial planning application process, affordable housing provision was reduced to 10% to reflect issues of viability. Removing this requirement altogether would make the scheme viable. Alternatively, a relatively small reduction in the agreed level of infrastructure contributions would potentially make the scheme viable.</p>

Summary
<p>The site is suitable for residential development; however, availability of the site for development is uncertain and viability is considered to be marginal.</p> <p>The site is not currently deliverable or developable.</p>

Blue Haze, Outwood Lane, Chipstead (S2011CHW04)



Site details	
SHLAA Reference	S2011CHW04
Source of site	Unimplemented Planning Permission
Site name	Blue Haze, Outwood Lane, Chipstead
Existing use	Residential

Housing potential	
Density	34 dph
Yield	Gross: 13; Net: 12
Site area (ha)	0.38 ha

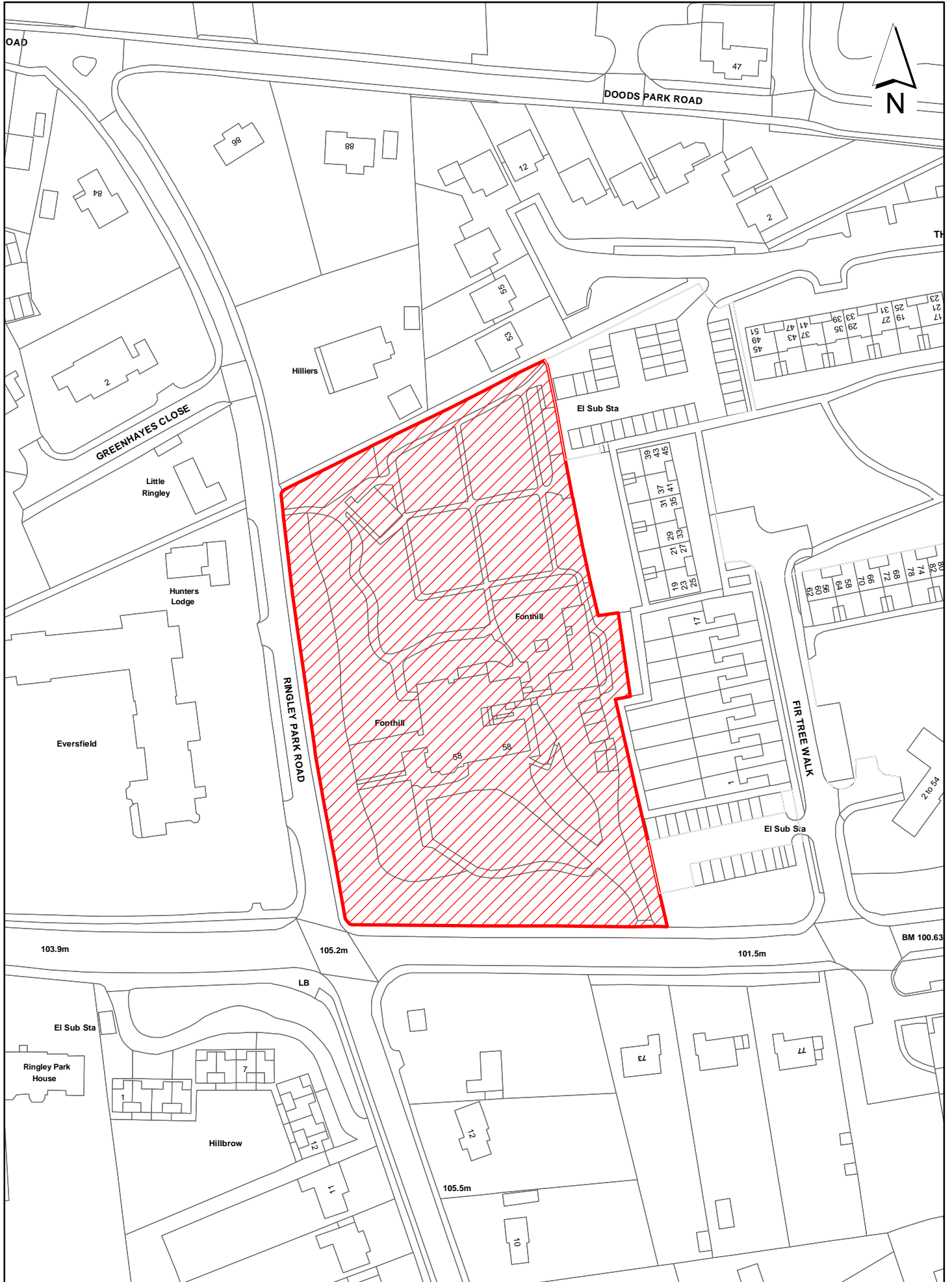
Suitability
<p>The site comprises a large vacant residential property in extensive overgrown grounds. There are no physical or policy constraints to development. The site is in a reasonably sustainable location close to a selection of local shops and services and Chipstead rail station.</p> <p>The site has planning permission (09/00535/F) for demolition of the existing house and erection of a two-storey building with roof accommodation containing 13 x 2 bedroom apartments and 13 parking spaces.</p> <p>The site is suitable for residential development.</p>

Availability
The site is available for development.

Achievability
Redevelopment of the site is concluded to be financially viable. There are no other delivery or market constraints to development.

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

Fonthill, 58 Reigate Road, Reigate (S2011RC10)



Site details	
SHLAA Reference	S2011RC10
Source of site	Unimplemented Planning Permission
Site name	Fonthill, 58 Reigate Road, Reigate
Existing use	Residential

Housing potential	
Density	29 dph
Yield	Gross: 29; Net: 29
Site area (ha)	1.65 (1.00; 0.41; 0.24)

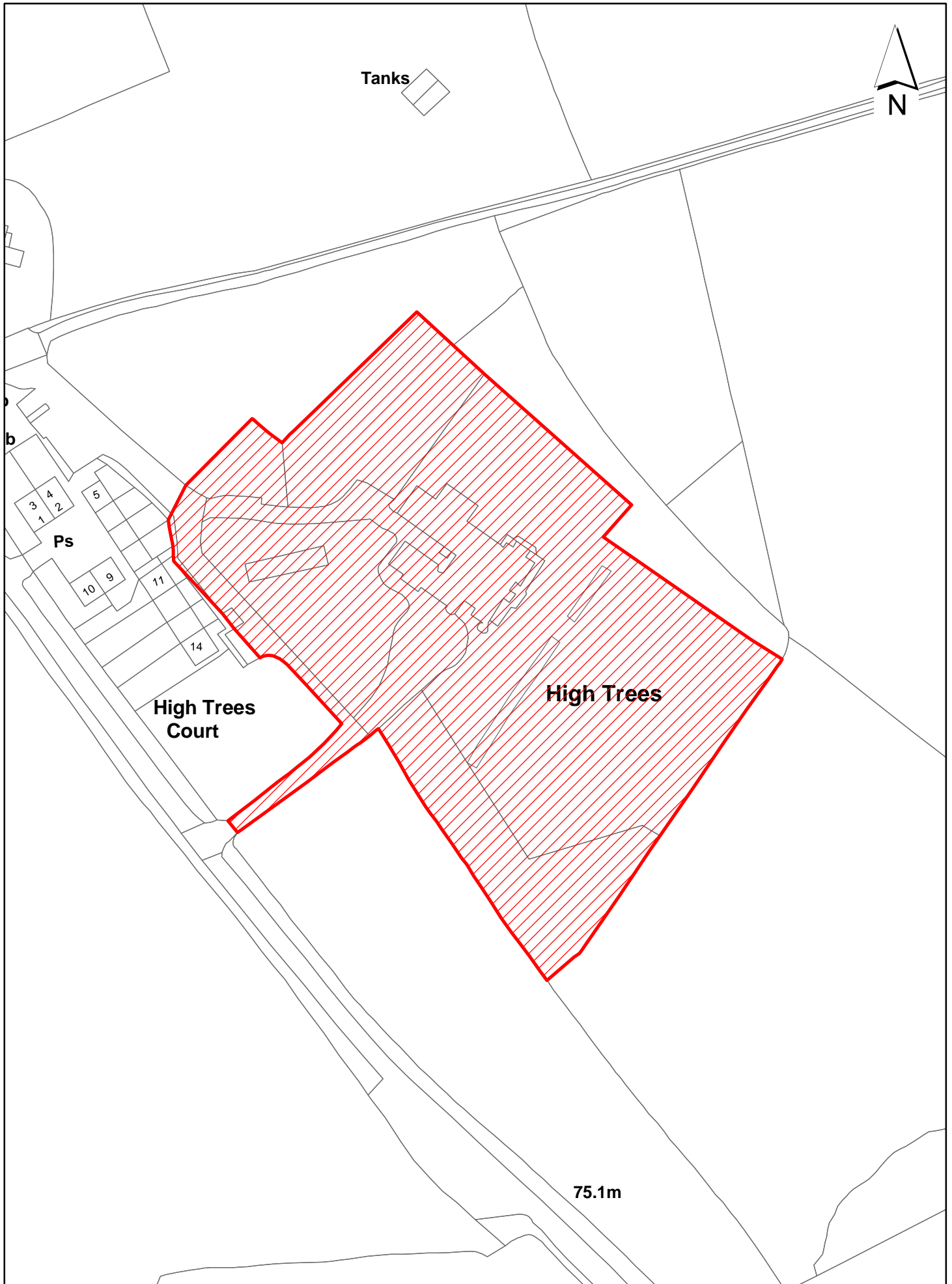
Suitability
<p>The site comprises a large building formerly used as a nursing home alongside a number of curtilage buildings in an extensive plot. There are no physical or policy constraints to development and the site is in a sustainable location.</p> <p>The site has planning permission (10/00746/F) for the conversion of a vacant former nursing home to 8 flats, the conversion of the coachhouse to 2 flats and the erection of new 3-storey block of 19 flats, all with associated parking.</p> <p>The site is considered to be suitable for residential development.</p>

Availability
<p>The site is available and release for development could potentially occur within the next 12 months. The site is currently partially occupied.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery factors constraining achievability.</p>

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

High Trees Nursing Home, Horsehill, Norwood Hill, Horley (S2011SS11)



Site details	
SHLAA Reference	S2011SS1
Source of site	Unimplemented Planning Permission
Site name	High Trees Nursing Home, Horsehill, Norwood Hill, Horley
Existing use	Nursing home

Housing potential	
Density	11 dph
Yield	Gross: 14; Net: 14
Site area (ha)	1.30 ha

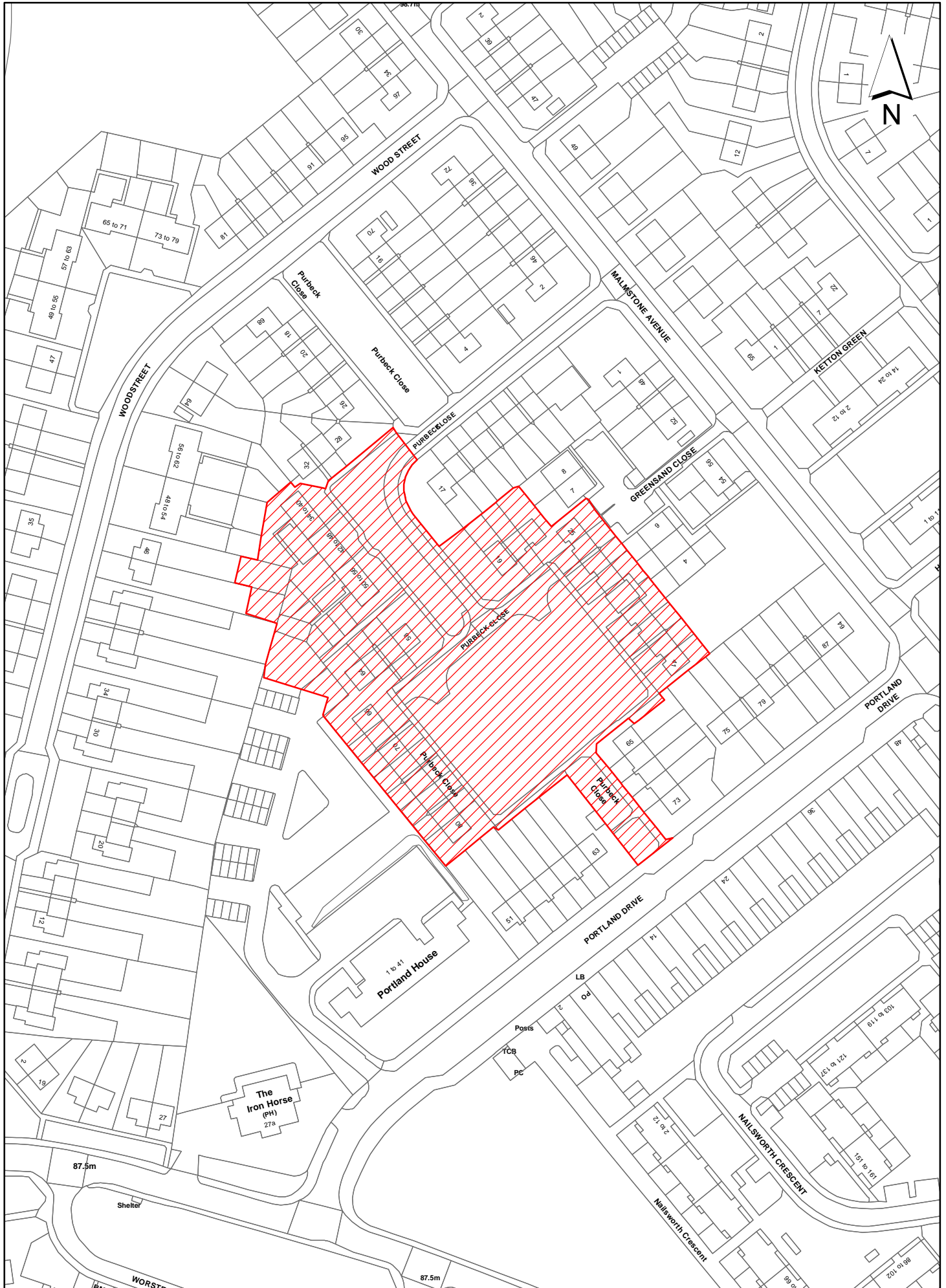
Suitability
<p>The site comprises a large building currently used as a nursing home and set within extensive grounds.</p> <p>The site has planning permission (10/01176/F) for part demolition and change of use of the existing nursing home to residential forming 14 apartments and 28 associated car park spaces.</p> <p>The site is suitable for development in line with the planning permission.</p>

Availability
<p>The site is not currently available for development and continues to operate as a nursing home.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery factors constraining development.</p>

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

Land at Purbeck Close, Merstham (S2011M10)



Site details	
SHLAA Reference	S2011M10
Source of site	Unimplemented Planning Permission
Site name	Land at Purbeck Close, Merstham
Existing use	Residential

Housing potential	
Density	40 dph
Yield	Gross: 49; Net: 15
Site area (ha)	1.20 ha

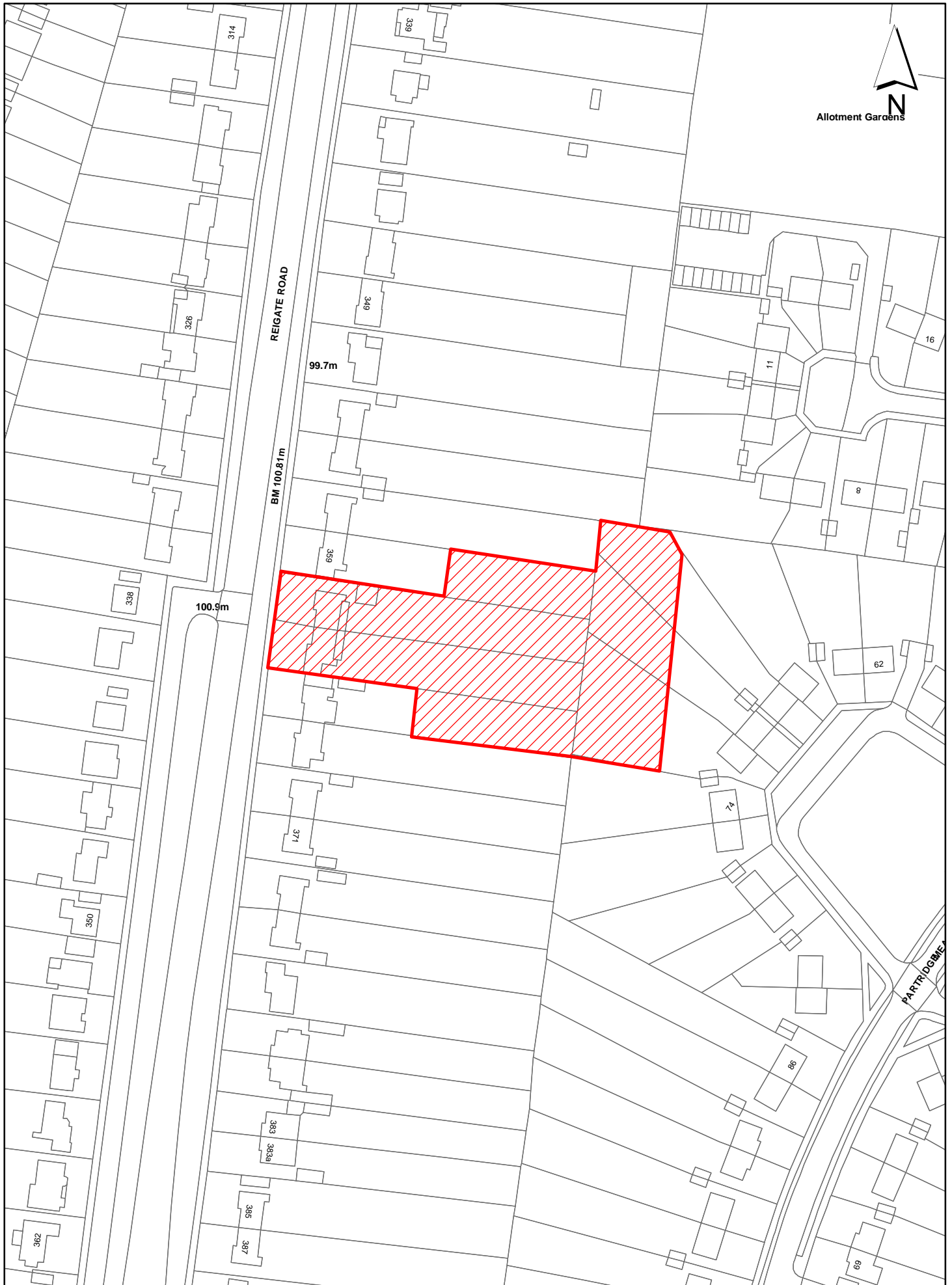
Suitability
<p>The site comprises a recently demolished and cleared site. There are no physical or policy constraints to development. The site is in a sustainable location.</p> <p>The site has planning permission (10/00608/F) for the demolition of existing property and the construction of 49 new dwellings with associated parking and landscaping.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by Raven Housing Trust who submitted the application. The site is available for development and forms part of the regeneration plans for Merstham. Development partners are currently being sought.</p>

Achievability
<p>Redevelopment of the site is concluded to be unviable as a conventional market development. However, the site is owned by a registered provider and is thus subject to special funding arrangements which allow such a scheme to be progressed.</p>

Summary
<p>The site is suitable for development, available now and is subject to circumstances which allow the scheme to be considered achievable.</p> <p>The site is considered to be deliverable with development expected to occur in years 1-5.</p>

359-365 Reigate Road & 68-72 Partridge Mead, Epsom Downs (S2011N06)



Site details	
SHLAA Reference	S2011N06
Source of site	Unimplemented Planning Permission
Site name	359-365 Reigate Road & 68-72 Partridge Mead, Epsom Downs
Existing use	Residential

Housing potential	
Density	28 dph
Yield	Gross: 12; Net: 10
Site area (ha)	0.42 ha

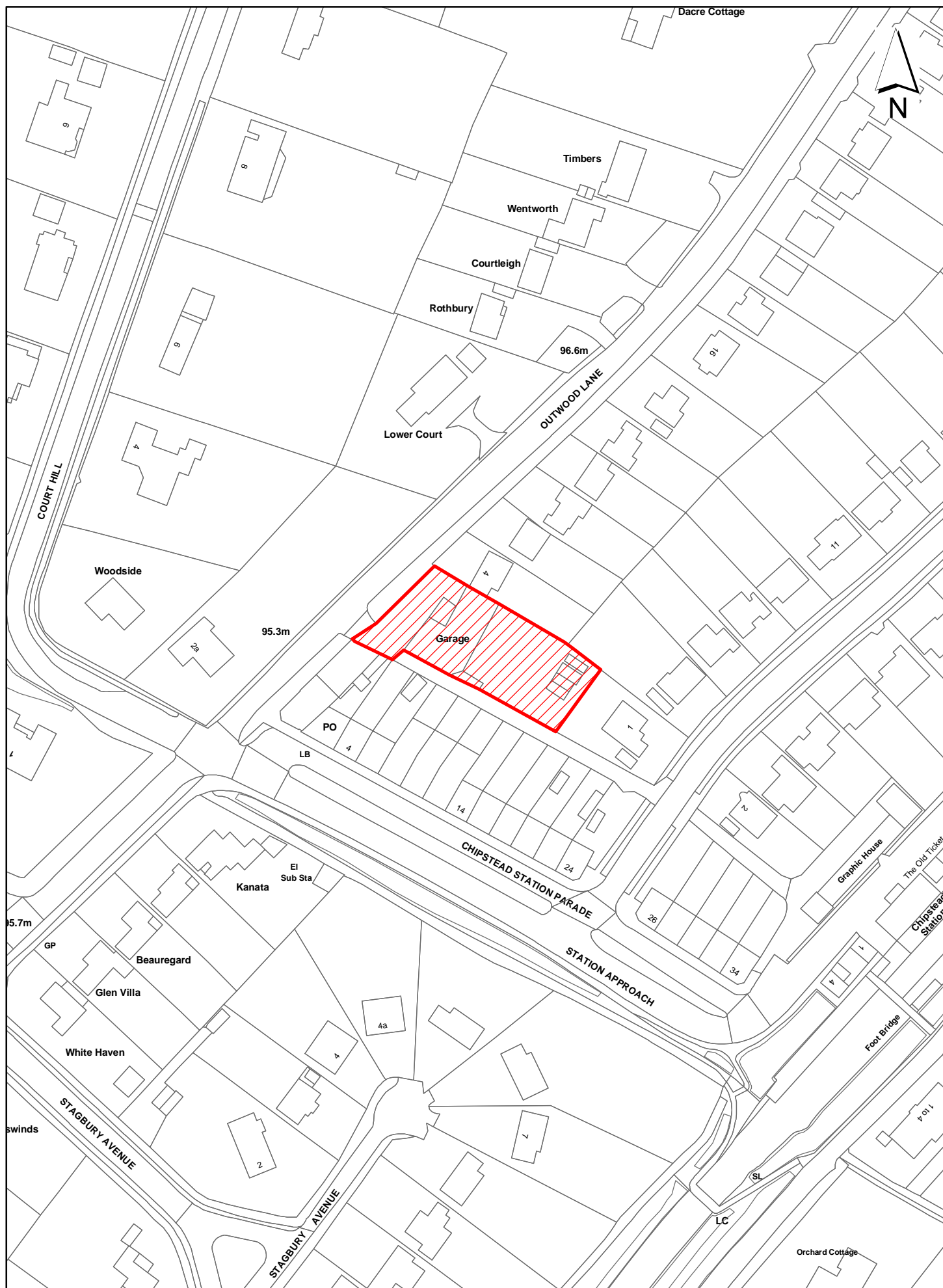
Suitability
<p>The site comprises a pair of semi-detached dwellings and a series of backland plots. There are no physical or policy constraints to development of the site. The site is in a reasonably sustainable location with a small selection of shops and services nearby and access to bus services along Reigate Road.</p> <p>The site has planning permission (10/01048/F) for the demolition of number 361 and 363 Reigate Road and the erection of 12 residential dwellings with associated parking & access.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is available for development. The site is owned by Devine Homes Plc and the submission of details related to the planning application is currently being progressed. Development is expected to occur in the very near term.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.</p>

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

Valley Saab, Valley Service Station, 2 Outwood Lane, Coulsdon (S2011CHW05)



Site details	
SHLAA Reference	S2011CHW05
Source of site	Unimplemented Planning Permission
Site name	Valley Saab, Valley Service Station, 2 Outwood Lane, Coulsdon
Existing use	Garage

Housing potential	
Density	100 dph
Yield	Gross: 11; Net: 11
Site area (ha)	0.11 ha

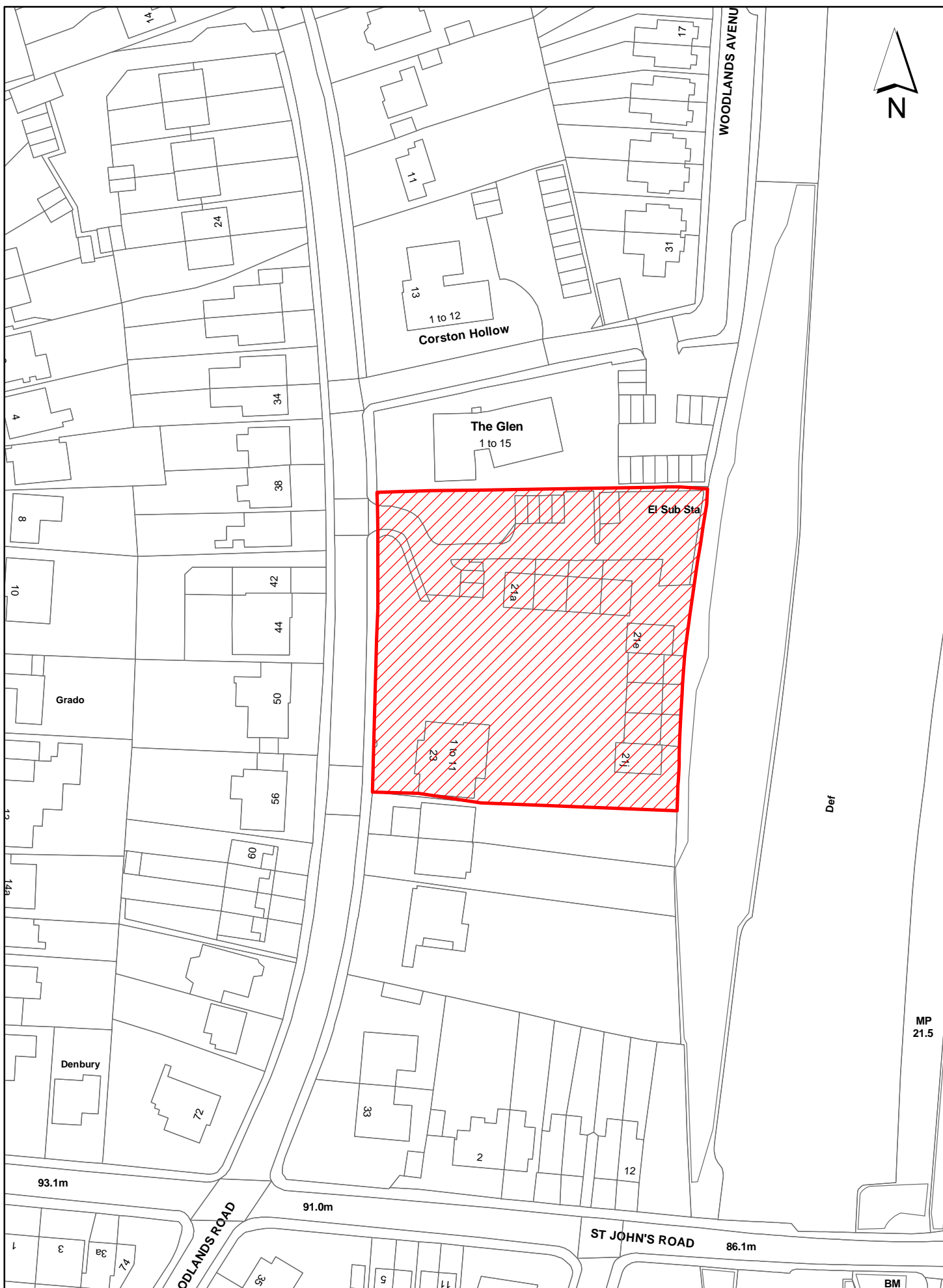
Suitability
<p>The site comprises a cleared site formerly occupied by a car garage. There are no physical or policy constraints to development. The site is in a sustainable location adjacent to a parade of local shops and services and Chipstead station.</p> <p>The site has planning permission (10/01490/F) for the erection of a new building containing 11 flats with associated parking (10 x 2 bedroom and 1 x 1 bedroom).</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site is available for development. The submission of details related to the planning application was completed in late 2011 and initial site preparation works are underway. Development is expected to occur in the very near term.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other constraints to achievability.</p>

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

Woodlands Court, 23 Woodlands Road, Earlswood (S2011EW06)



Site details	
SHLAA Reference	S2011EW06
Source of site	Unimplemented Planning Permission
Site name	Woodlands Court, 23 Woodlands Road, Earlswood
Existing use	Residential

Housing potential	
Density	43.9 dph
Yield	Gross: 18; Net: 14
Site area (ha)	0.41 ha

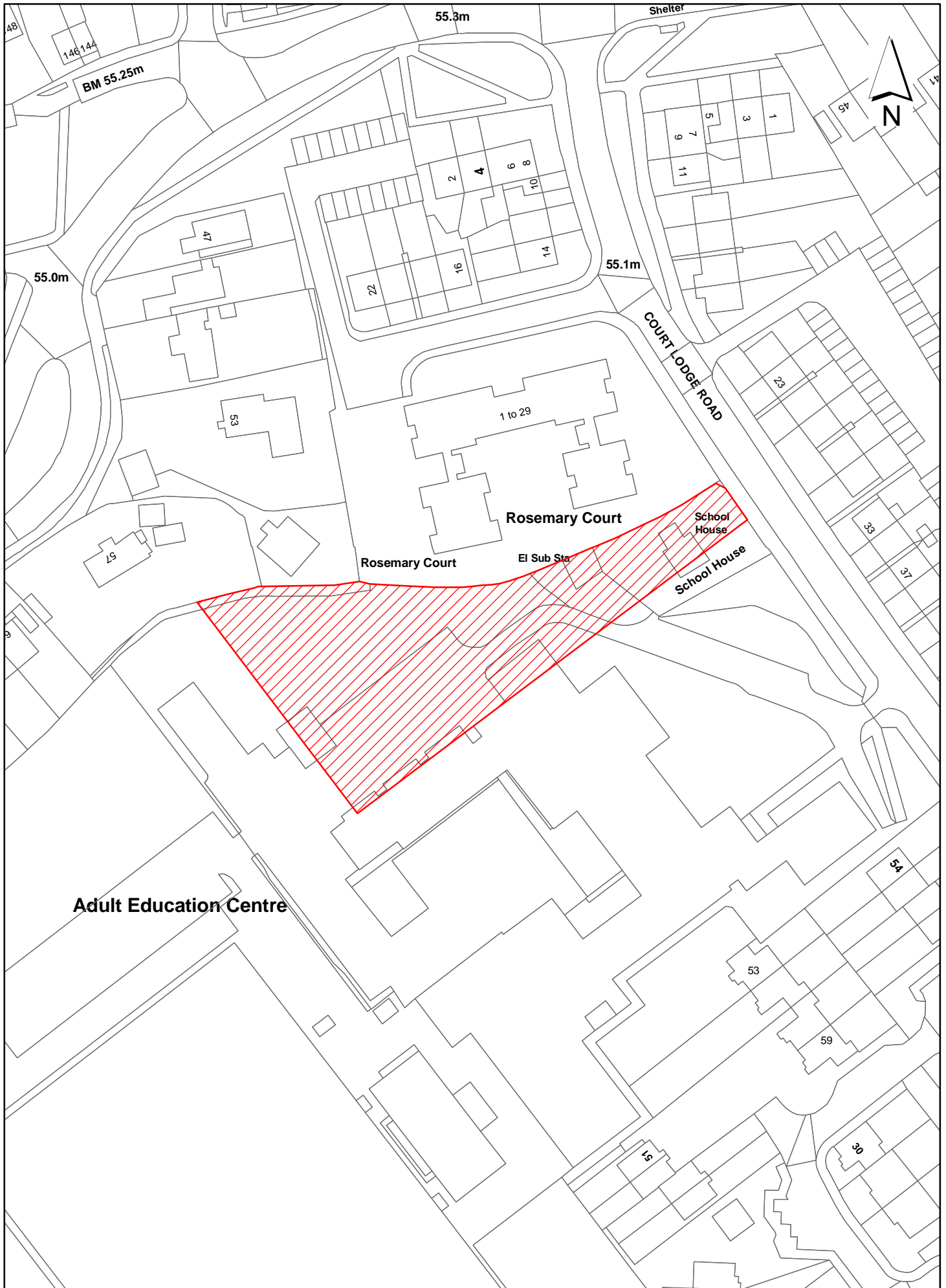
Suitability
<p>The site comprises four small bungalows and parking area. There are no overriding physical or policy constraints to development.</p> <p>The site has planning permission (10/01423/F) for the demolition of 4 bungalows and associated garages for 18, 1 and 2 bedroom flats with communal lounge facilities and guest suite.</p> <p>The site is suitable for residential development.</p>

Availability
<p>The site is owned by Raven Housing Trust who submitted the application. The site is available for development.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.</p>

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

Land at Former Adult Education Centre, Court Lodge Road, Horley (S2012HW02)



Site details	
SHLAA Reference	S2012HW02
Source of site	Unimplemented Planning Permission
Site name	Former Adult Education Centre, Court Lodge Road
Existing use	Vacant land

Housing potential	
Density	40 dph
Yield	Gross: 15; Net: 15
Site area (ha)	0.36 ha

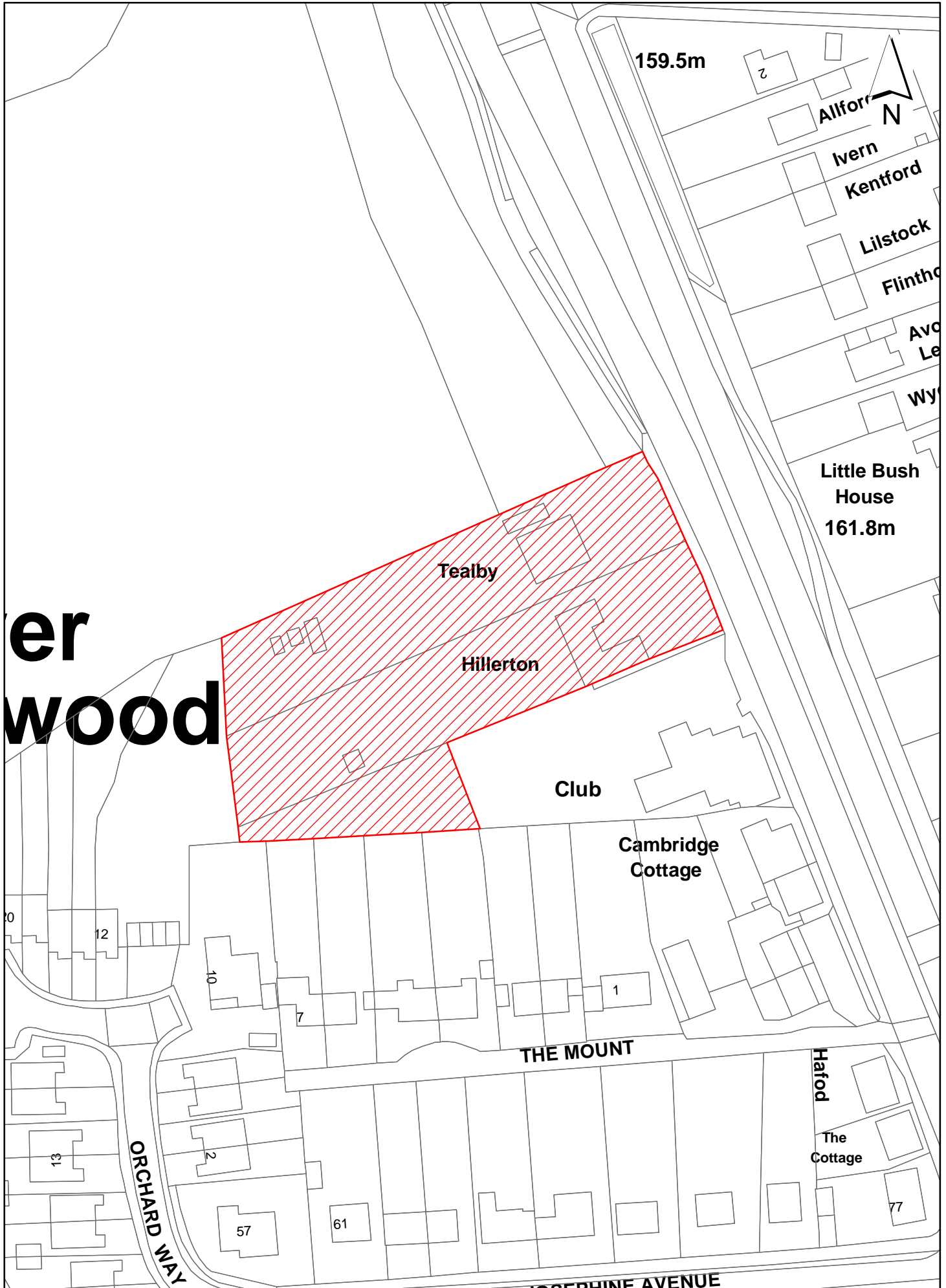
Suitability
<p>The site comprises an area of vacant land forming part of the development proposals for the now completed Horley Leisure Centre. There are no physical constraints to development.</p> <p>Alongside the Leisure Centre, planning permission (09/00141/OUT) granted permission for an enclave of 15 semi-detached/terraced dwellings.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by RBBC and disposal is expected to occur in the near future.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.</p>

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

Tealby, Hillerton & R/O Kingswood Village Club, Brighton Road, Lower Kingswood (S2012KBH06)



Site details	
SHLAA Reference	S2012KBH06
Source of site	Unimplemented Planning Permission
Site name	Tealby & Hillerton & R/O Kingswood Village Club, Brighton Road, Lower Kingswood
Existing use	Cleared site

Housing potential	
Density	40 dph
Yield	Gross: 13; Net: 11
Site area (ha)	0.36 ha

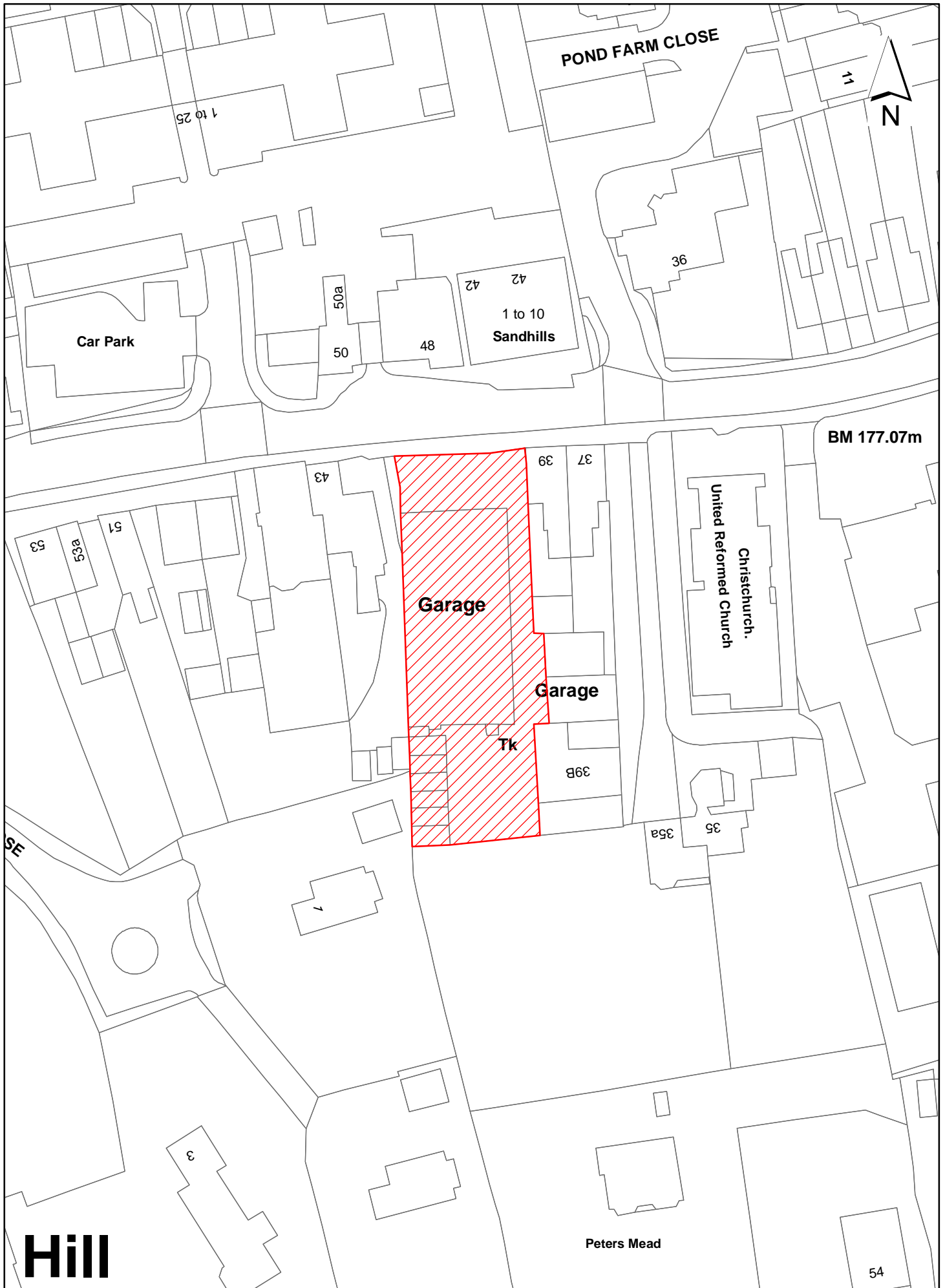
Suitability
<p>The site comprises a cleared site formerly occupied by two detached houses which were demolished in 2010. There are no physical or policy constraints to development and there is access to a small selection of shops and services nearby as well as bus services along the A217.</p> <p>The site has planning permission (11/01804/F) for the erection of 13 dwellings comprising 4 x 2 bed, 8 x 3 bed and 1 x 4 bed units with associated parking.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by Woldingham Homes and is available for development.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.</p>

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

Former Traffic Garages, 41 Walton Street, Walton on the Hill (S2012TW03)



Hill

Site details	
SHLAA Reference	S2012TW03
Source of site	Unimplemented Planning Permission
Site name	Traffic Garages, 41 Walton Street, Walton on the Hill
Existing use	Vacant vehicle sales/repair garage

Housing potential	
Density	100 dph
Yield	Gross: 10; Net: 10
Site area (ha)	0.1 ha

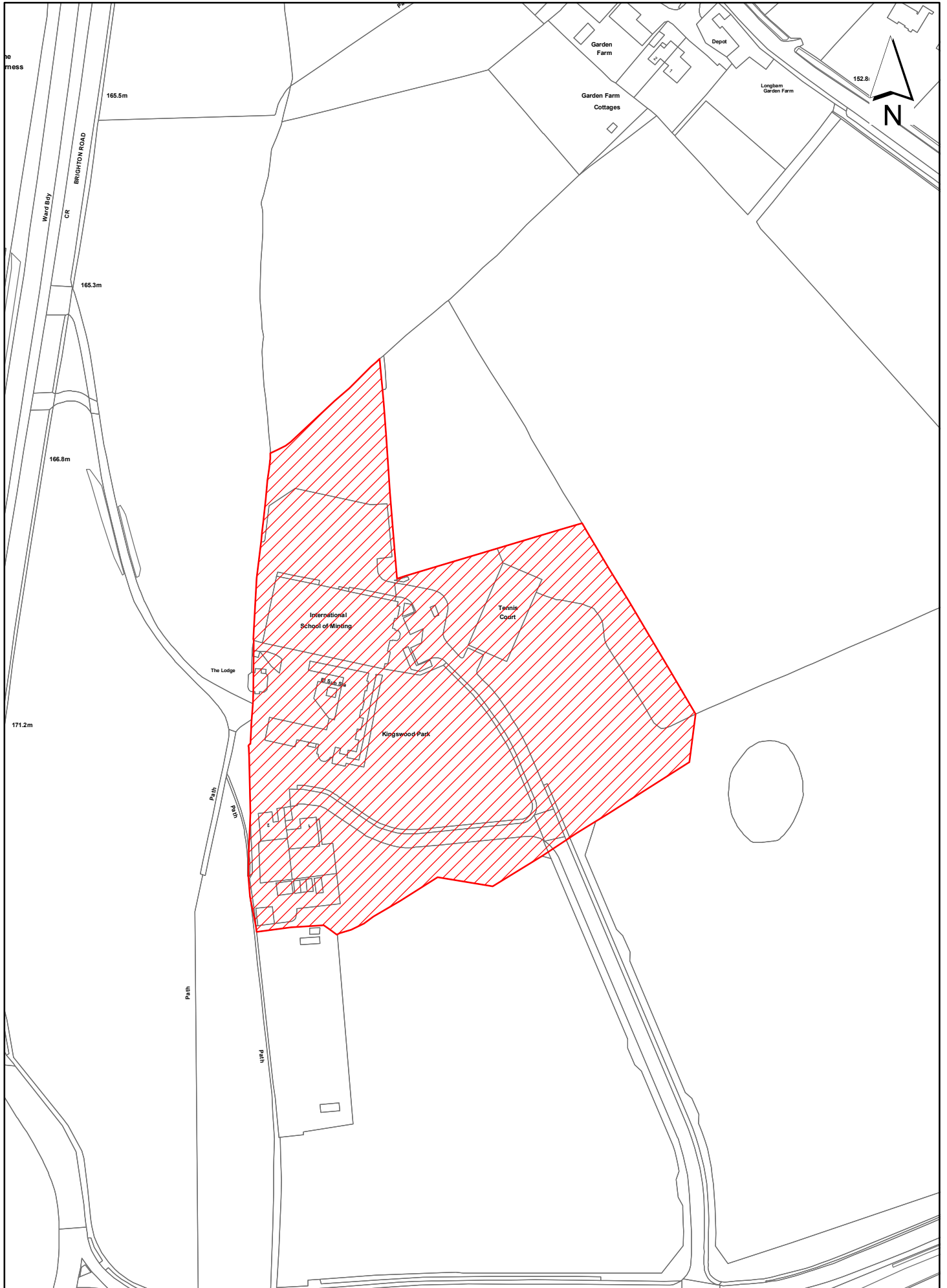
Suitability
<p>The site comprises a vacant car sales/repair garage and forecourt. There are no physical or policy constraints to development and there is access to a small selection of shops and services nearby as well as limited bus services.</p> <p>The site has planning permission (11/01440/F) for the erection of 10 flats in two separate blocks along with parking and landscaping.</p> <p>The site is suitable for housing development.</p>

Availability
The site is available for development.

Achievability
Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.

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

Red House School, Brighton Road, Kingswood (S2011KBH08)



Site details	
SHLAA Reference	S2011KBH08
Source of site	Expired Planning Permission
Site name	Red House School, Brighton Road, Kingswood
Existing use	Vacant offices/educational

Housing potential	
Density	8
Yield	Gross:20; Net: 20
Site area (ha)	2.5 ha

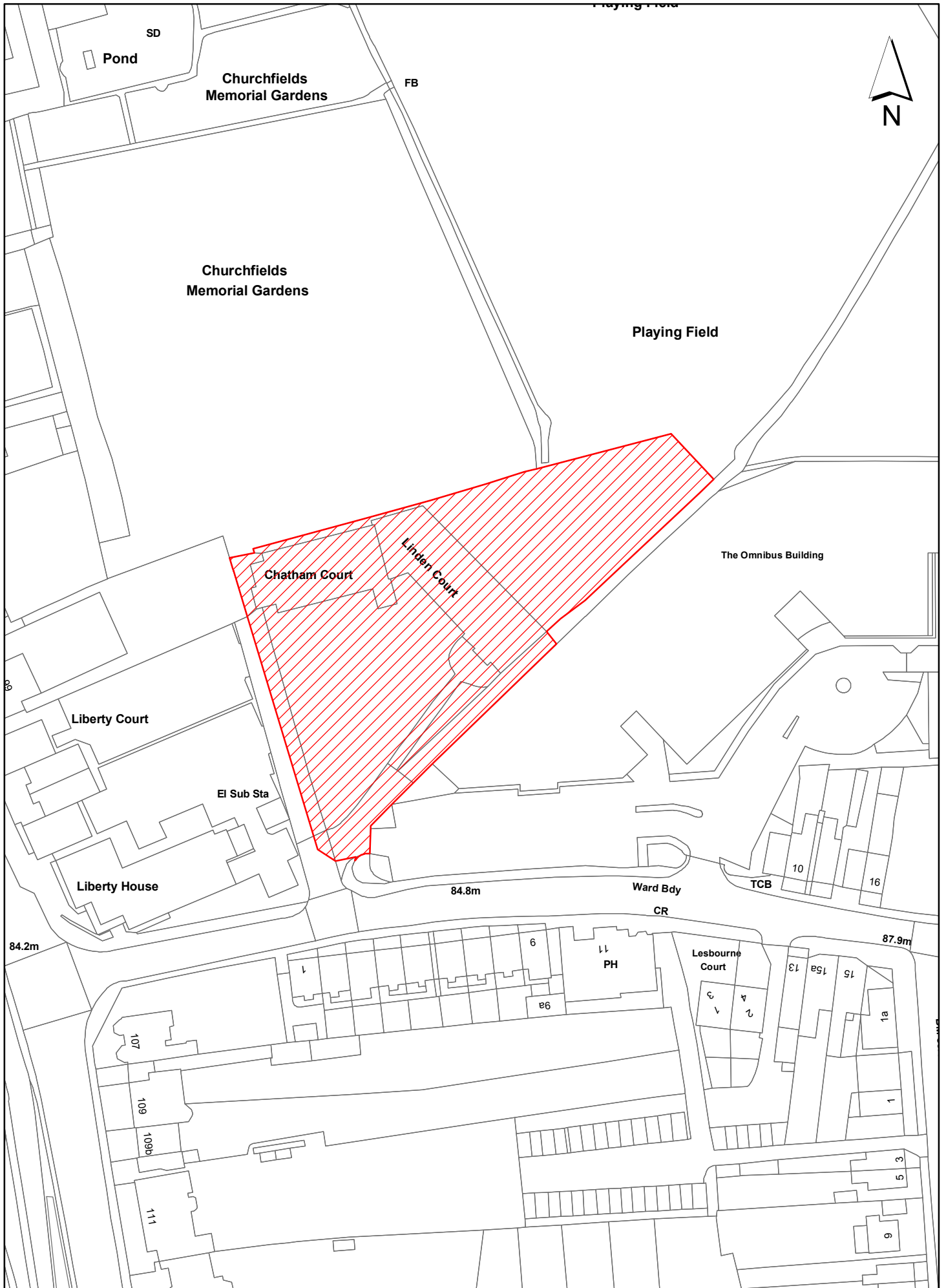
Suitability
<p>The site comprises two storey offices/business accommodation formerly used by the Mint. Planning permission was granted in 2004 (04/00354/OUT) for redevelopment to provide 20 flats. The site is designated Green Belt; however, it is considered that the type of development previously permitted remains suitable.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is owned by Pobjoy Mint Ltd and the landowner has confirmed that they continue to pursue redevelopment of the site. Timescales suggest the site will be available for development in years 6-10.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.</p>

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

Chatham Court & Linden Court, Lesbourne Road, Reigate (S2011RC11)



Site details	
SHLAA Reference	S2011RC11
Source of site	Expired Planning Permission
Site name	Chatham Court & Linden Court, Lesbourne Road, Reigate
Existing use	Offices

Housing potential	
Density	95
Yield	38
Site area (ha)	0.39 ha

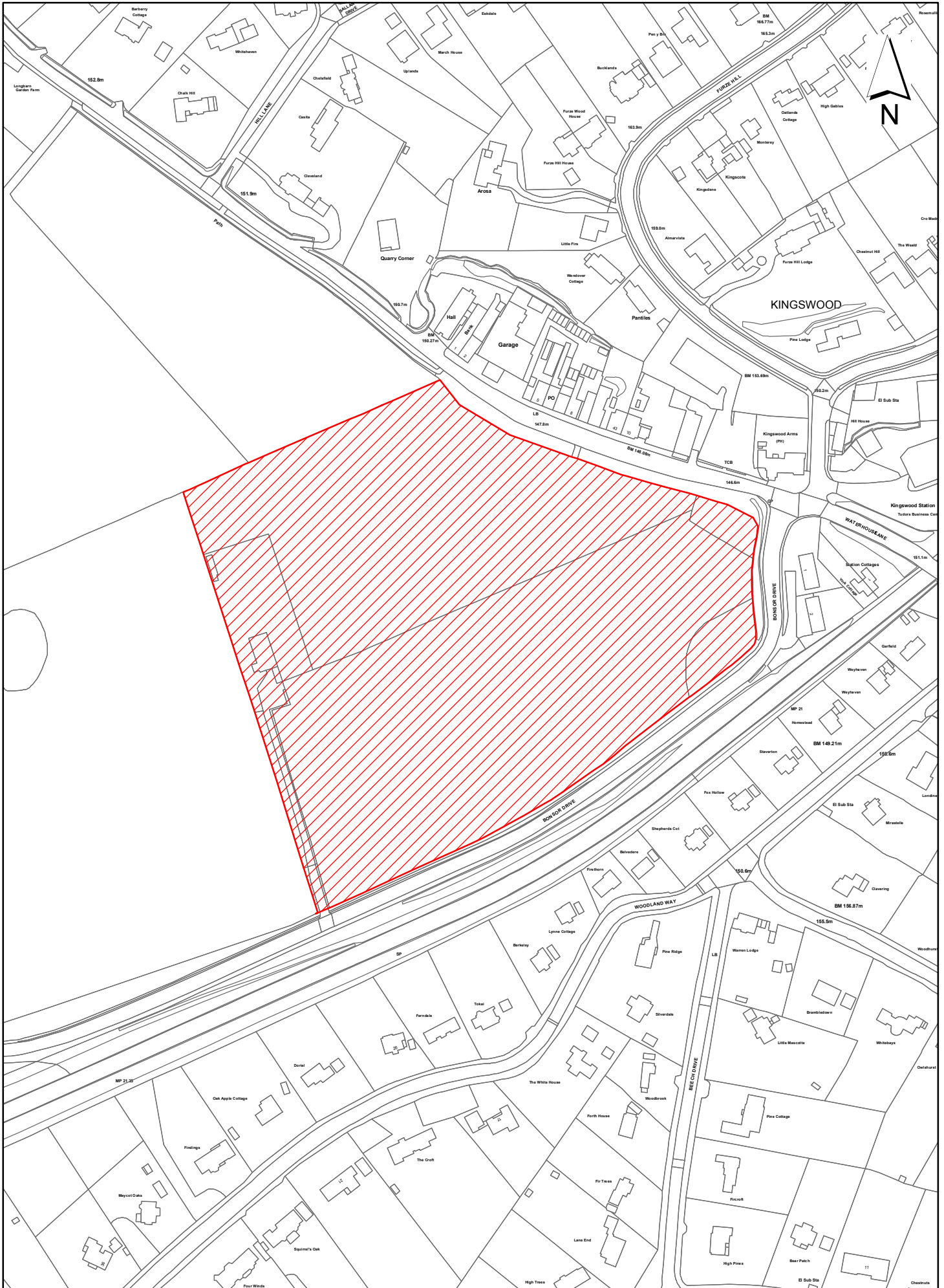
Suitability
<p>The site comprises vacant office accommodation with large areas of frontage and rear parking. Planning permission was granted in 2004 (04/01304/F) for conversion to form residential flats. The site is in a highly sustainable location on the edge of Reigate Town Centre. Further discussions regarding development of the site confirm that a conversion and extension scheme providing 38 units could be acceptable.</p> <p>The site is suitable for housing development.</p>

Availability
<p>The site is available for development. The site has recently been marketed as a residential development opportunity and developer Exton Estates are involved.</p>

Achievability
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery constraints to achievability.</p>

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

Land at Bonsor Drive, Kingswood (S2012KBH07)



Site details	
SHLAA Reference	S2012KBH07
Source of site	SHLAA Submission - 2012
Site name	Land north of Bonsor Drive, Kingswood
Existing use	Agricultural/Grazing Land

Housing potential	
Density	N/a
Yield	N/a
Site area (ha)	4.86 ha

Suitability
<p>The site comprises a tract of agricultural land at the corner of Bonsor Drive and Waterhouse Lane. The site is designated Green Belt. In terms of sustainability, the site is in reasonable proximity to a range of shops and services in both Kingswood and Tadworth and benefits from good accessibility to Kingswood Station and via road along the A217.</p> <p>The site may be potentially suitable for housing subject to a Green Belt Review.</p>

Availability
<p>The site is available for development. The site was submitted to the Council on behalf of the landowner.</p>

Achievability
<p>Specific viability appraisal was not undertaken due to unsuitability.</p>

Summary
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>