



Development Management Plan (Regulation 19)

Housing and Economic Land Availability Assessment (HELAA)

Appendix 2.2a: Sites Promoted for
Housing Area 2a

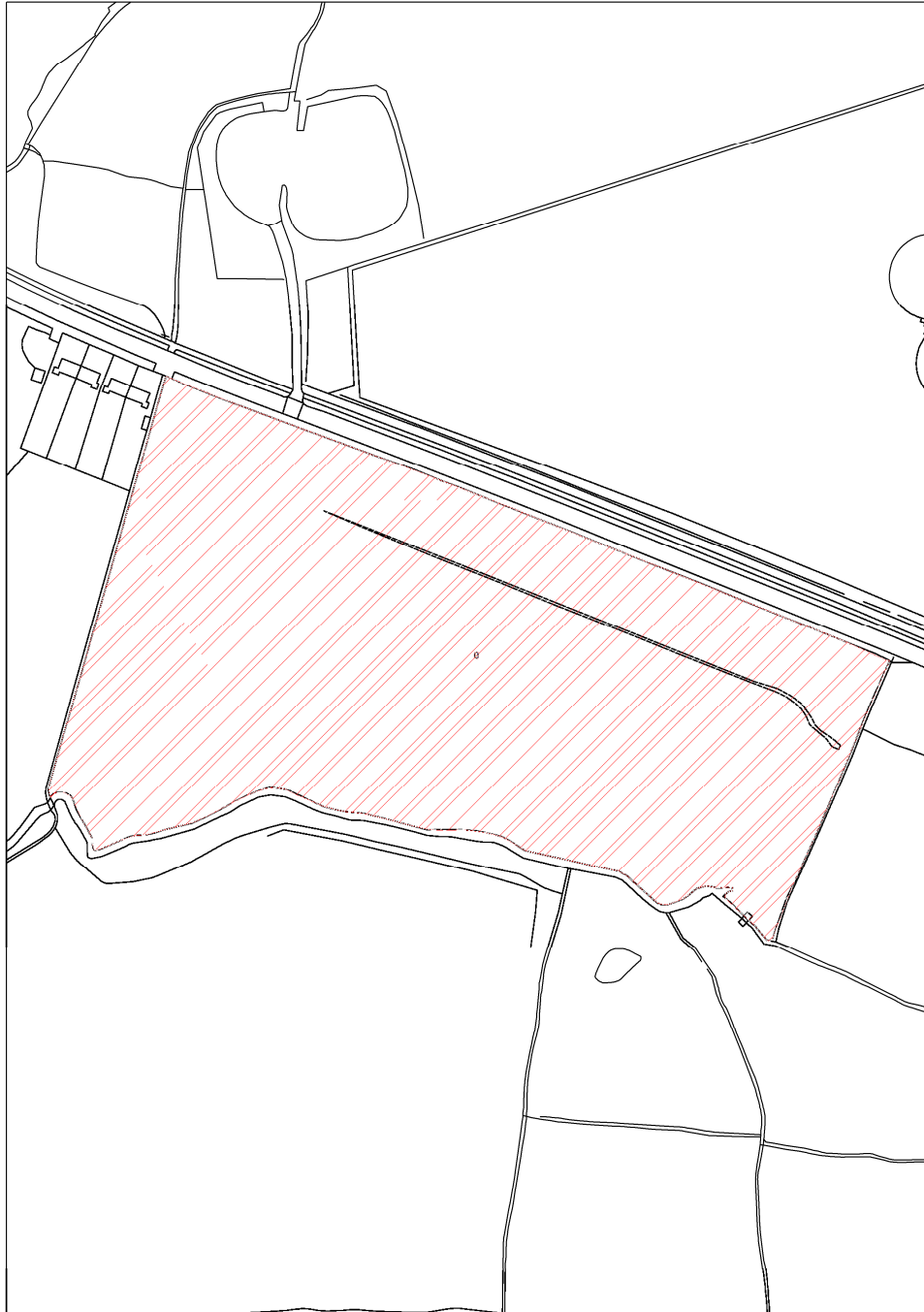
~~January 2018~~ May 2018

List of updates between Reg 19 Publication version and Submission

Whole document

Updated with latest information submitted, some correction following points raised in Regulation 19 and addition of further sites promoted since the previous version

EW01 – Land south of Woodhatch Road, Reigate



Site details	
HELAA Reference	EW01
Source of site	Call for Sites
Site name	Land at Woodhatch Road, Reigate
Existing use	Semi-natural open space/ grazing
Housing Potential	
Density	Assumed: 25dph
Capacity	0 units
Total site area (ha)	4 (gross)/ 0 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is limited.</p>
Market Considerations	<p>The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards family homes, thus potentially meeting a range of market requirements.</p>
Physical Limitations	<p>The site falls wholly within Flood Zone 3 and is also in an area identified as being at risk from reservoir failure.</p> <p>The site is identified as being potentially contaminated.</p>
Potential Impacts	<p>Development could potentially impact adversely upon nature conservation value of the adjoining SNCI and Ancient Woodland as well as connectivity between these assets and Earlswood Common.</p> <p>Proximity to the sewerage treatment works could give rise to residential amenity concerns.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract regional or national developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved.</p> <p>Flood risk mitigation works would need to be carried out up-front.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with up-front flood mitigation and attenuation measures would likely impact significantly upon viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>

There is a reasonable prospect that development of the site would be achievable.

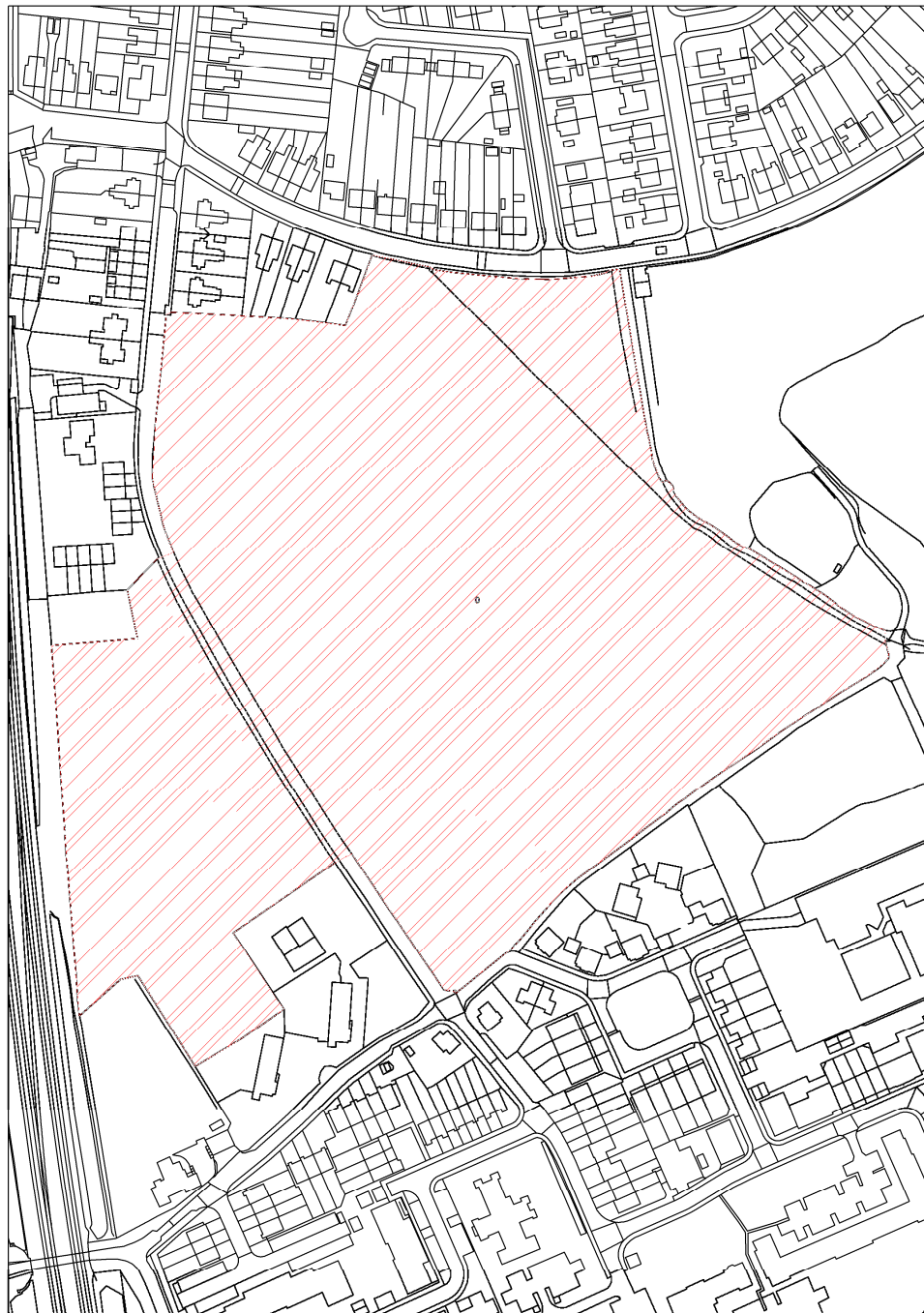
Summary

The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently developable.

Overcoming constraints: Contamination; flood risk mitigation/ attenuation; strategic policy change

EW03 – Land at Princes Road, Earlswood



Site details	
HELAA Reference	EW03
Source of site	RBBC Property
Site name	Land at Princes Road, Earlswood
Existing use	Semi-natural open space/ allotments
Housing Potential	
Density	Assumed: 25dph
Capacity	125 units
Total site area (ha)	6.6 (gross)/ 5 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A large area of land in the east of the site is within Flood Zone 2 and a reasonable proportion of this is also within Flood Zone 3.</p> <p>There is an area of dense woodland in the south of the site and a number of small groups of protected mature trees in the centre of the site.</p>
Potential Impacts	<p>Development would result in the loss of publicly accessible open space and opportunities for food growing.</p> <p>The site forms part of an open landscape gap which provides a degree of separation between the main urban area and developed areas such as Royal Earlswood and the hospital – loss of the gap would lead to a perception of coalescence.</p> <p>Proximity to the railway line may give rise to residential amenity concerns for the westernmost part of the site.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>Availability would potentially be subject to alternative open space and allotment provision being in place.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A site of this size/ characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered by a single developer in a small number of phases. Delivery rates of 30-40 units per annum, hence the scheme could be built out within 3-4 years from commencement.</p>
Market & Economic Viability	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that</p>

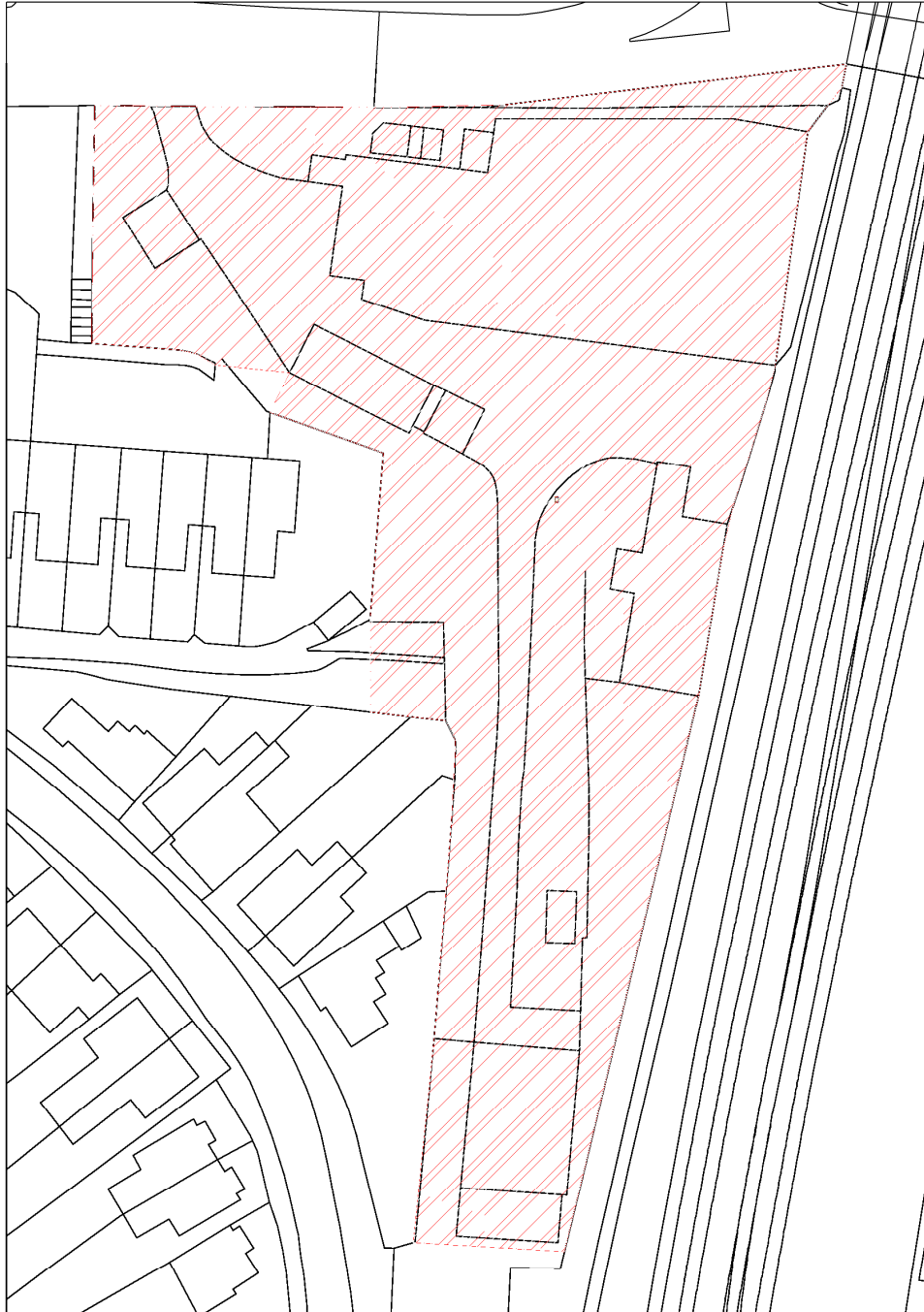
Considerations	development of the site would likely be economically viable. Costs associated with flood mitigation/ attenuation could impact upon overall viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
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There is a reasonable prospect that development of the site would be achievable.

Summary

There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. However, the site is not considered to be suitable for housing development.
The site is therefore not currently developable.
Overcoming constraints: Alternative allotment provision; alternative open space need; flood mitigation/attenuation; strategic policy change

EW08 – Hockley Business Centre, Hooley Lane, Redhill

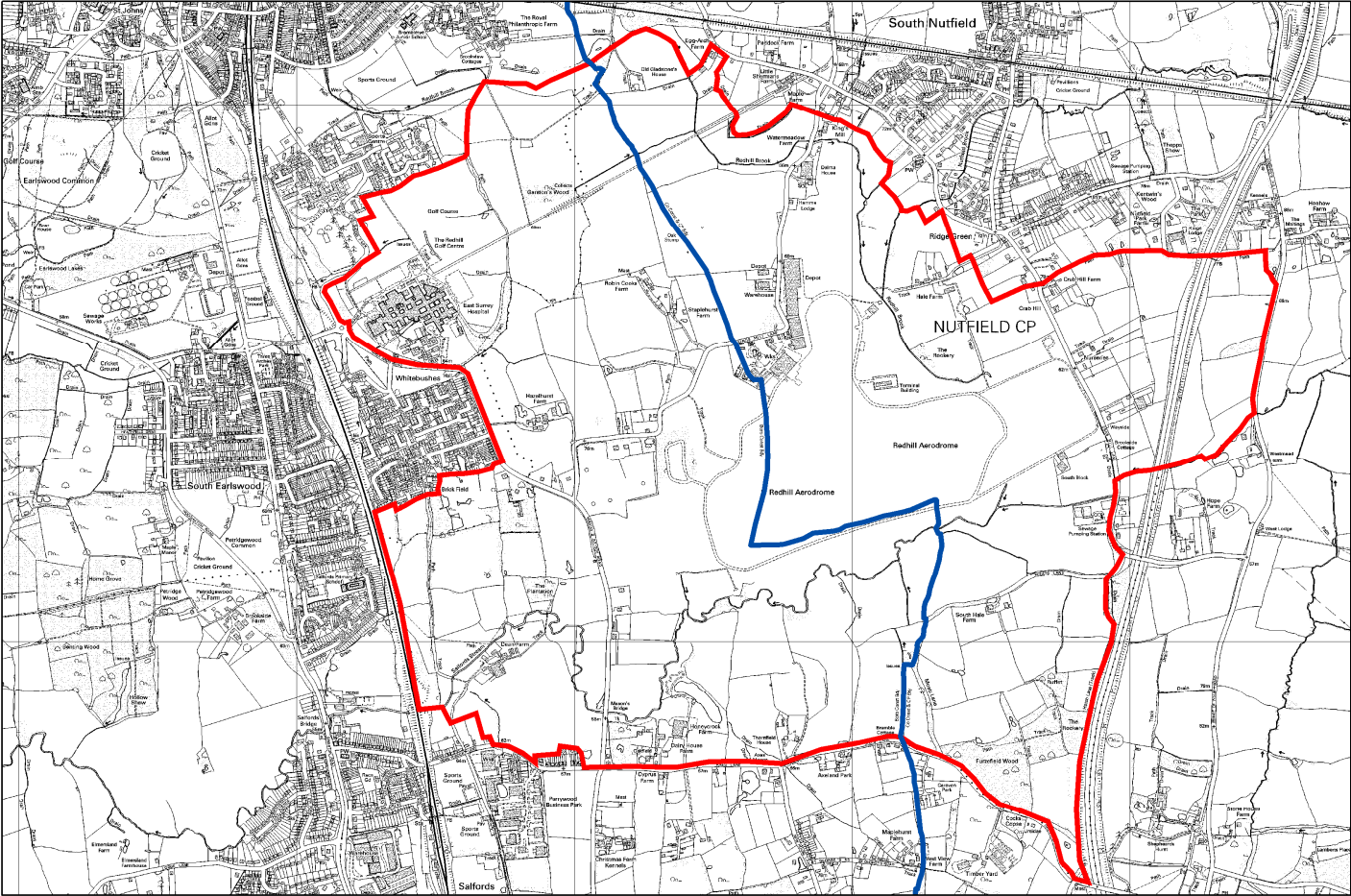


Site details	
HELAA Reference	EW08
Source of site	Extant Planning Permission
Site name	Hockley Business Centre, Hooley Lane, Redhill
Existing use	Mixed industrial units
Housing Potential	
Density	96dph
Capacity	50
Total site area (ha)	0.52
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 50 residential units.</p> <p>The site is not a designated Employment Area but loss of employment uses would run contrary to policy – the planning application demonstrated that commercial redevelopment would not be viable.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix housing in terms of both types and tenures; most likely geared towards flats and small family homes.
Physical Limitations	<p>Access to the site from Hooley Lane is slightly constrained and rises up quite steeply from road level.</p> <p>The site is identified as being potentially contaminated due to previous and current industrial operations.</p>
Potential Impacts	<p>Proximity to the railway line could give rise to residential amenity concerns.</p> <p>Development could potentially impact upon the setting of the historically and architecturally significant goods shed to the north of the site.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Nordhus Properties, a residential developer.</p> <p>The site benefits from residential development.</p> <p>It is understood that the existing businesses were served notice in July 2015.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by an established regional house builder who is considered to have capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 to 18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is suitable and available for housing development and there is a reasonable prospect that	

development would be achievable.

The site is therefore considered to be deliverable.

EW09 – Redhill Aerodrome



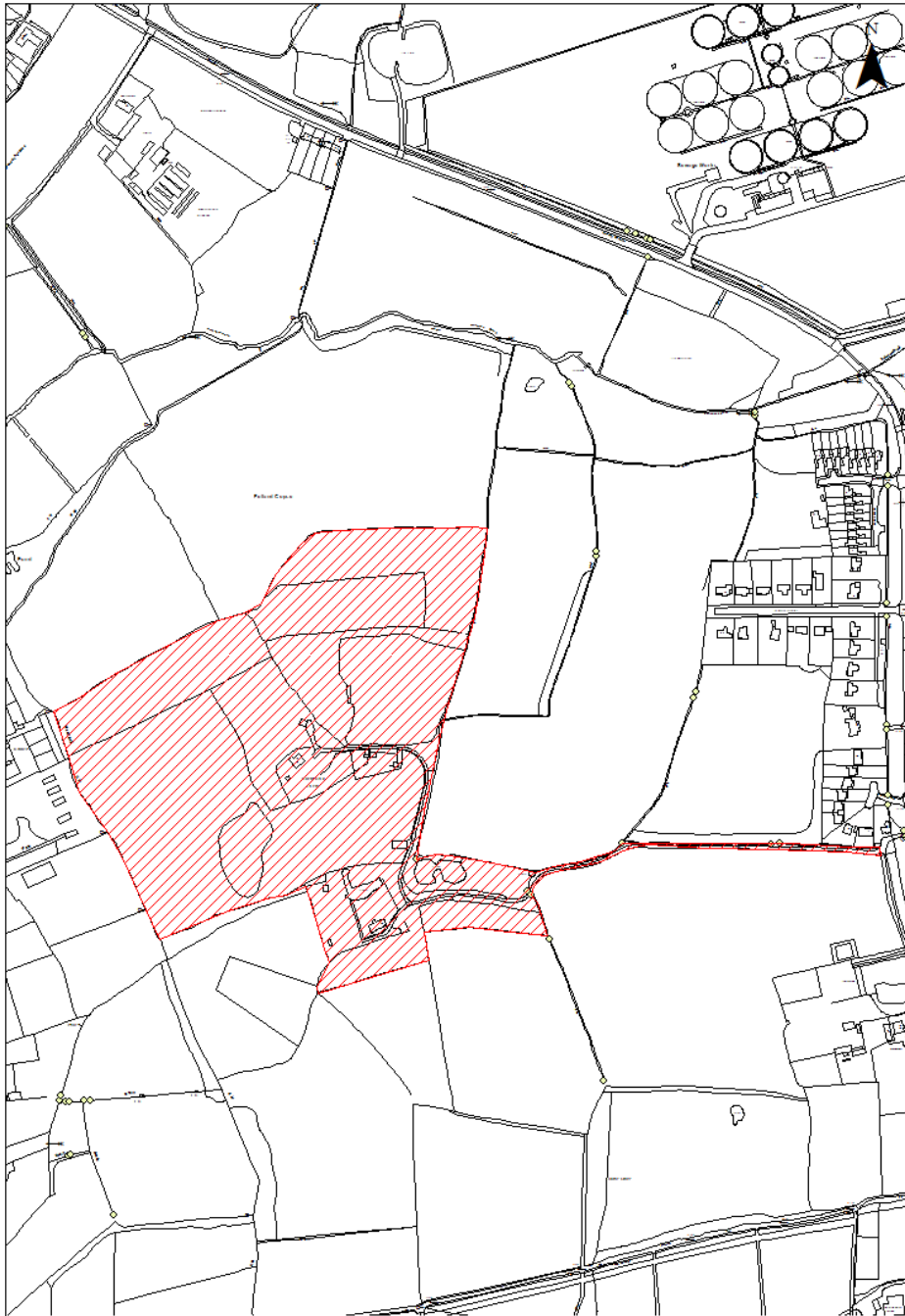
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Site details	
HELAA Reference	EW09
Source of site	Call for Sites
Site name	Redhill Aerodrome
Existing use	Aerodrome; agriculture; open land; hospital; commercial premises; residential; grassed runways; and aerodrome buildings
Housing Potential	
Density	28dph
Capacity	1,312
Total site area (ha)	619.0 (total)/ 47.7 (developable in RBBC)
Suitability	
Policy Considerations	<p>The site lies within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>There are both statutory and locally listed buildings within the land parcel and adjacent to the land parcel.</p> <p>There is an area of Archaeological potential in the west of the parcel.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport is limited.</p> <p>Given the scale of development proposed, access to services, facilities and public transport would require improvement.</p> <p>Part of the site is previously developed and could be developed through Paragraph 89 of the NPPF.</p>
Market Considerations	<p>Given the scale of the site, the site would be most suited to delivering a range of housing types and tenures.</p> <p>The site could therefore meet a range of market requirements.</p>
Physical Limitations	<p>There are a number of potential SNCIs within the centre and western parts of the land parcel.</p> <p>There are a number of areas of ancient woodland and TPOs within the parcel.</p> <p>The River Mole Floodplain Biodiversity Opportunity Area runs through the south of the parcel and adjoins the parcel.</p> <p>The Salfords Stream runs through the south of the parcel.</p> <p>There are a number of small ponds within the parcel.</p> <p>The northern boundary of the parcel is delineated by the Redhill Brook.</p> <p>Areas within the south and north of the parcel fall within Flood Zones 2 and 3.</p> <p>Areas within the parcel are identified as being at risk from surface water flooding.</p> <p>Ground water has been identified as potentially being contaminated.</p> <p>Given the current use of the site, the site may be subject to ground contamination.</p> <p>There is a former brickfield within the parcel which would require further investigation.</p> <p>Access to the site is constrained and would require improvement – especially for the scale of development envisaged.</p>
Potential Impacts	<p>Development could impact upon the listed buildings.</p> <p>Proximity to the railway line may give rise to residential amenity constrains.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The parcel is owned by a number of landowners.</p> <p>The parcel would need to be assembled in order to enable development.</p> <p>The site has been actively promoted for redevelopment by Thakeham Homes.</p>	

<p>There are understood to be ongoing conversations between the landowners and Thakeham Homes. No legal constraints to development have been identified.</p>	
<p>There is a reasonable prospect that the site could be made available for housing development.</p>	
<p>Achievability</p>	
<p>Delivery & Timing Considerations</p>	<p>The site is being promoted for development by Thakeham Homes, a regional developer who would likely have the capacity to deliver a scheme such as this. A scheme of this scale/ type would attract interest from regional and national developers. Development would be completed in a number of phases, potentially by a number of developers. Delivery rates of 30-40 units per annum per developer could be achieved on a site such as this.</p>
<p>Market & Economic Viability Considerations</p>	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Costs associated with land contamination could impact upon viability. Costs associated with providing adequate access, facilities, services and public transport could also impact upon financial viability. The residential market in the area is good and would likely support the type and scale of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. However, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: assembly; strategic policy change; contamination; access; heritage impact; archaeological impact; facilities/ services; public transport accessibility; flood risk/ mitigation</p>	

EW13 – Burnt Oak Farm, Woodhatch Road, Redhill



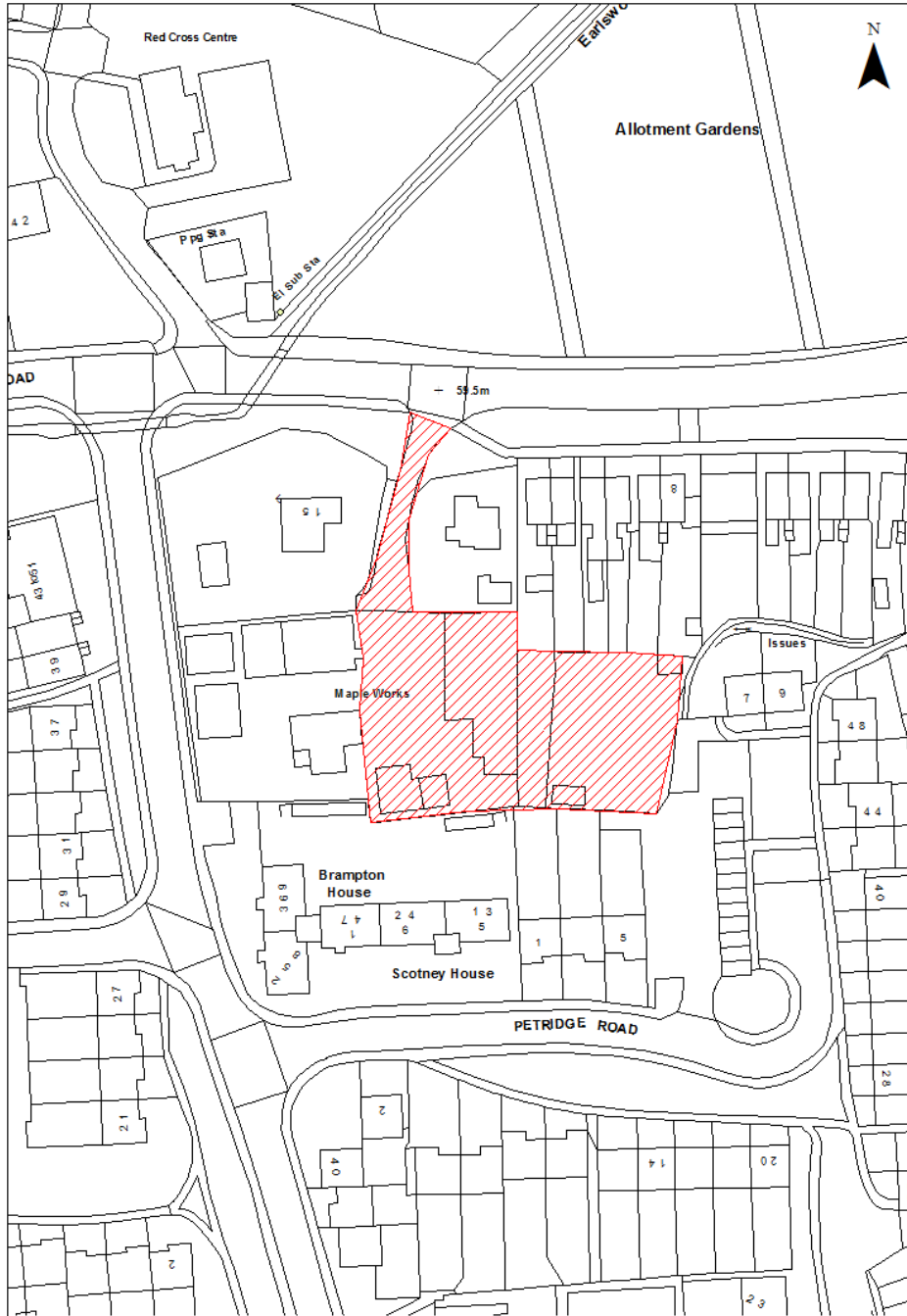
Site details	
HELAA Reference	EW13
Source of site	Call for Sites
Site name	Burnt Oak Farm, 26 Woodhatch Road, Redhill
Existing use	Two dwellings and farmland
Housing Potential	
Density	20dph
Capacity	245
Total site area (ha)	12.2
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is poor. Accessibility to public transport is poor.
Market Considerations	Given the scale of the site, it would be most suitable to delivering a range of housing types and tenures.
Physical Limitations	There are a number of areas of ancient woodland within the site. There are also a number of established trees which whilst not protected would reduce development potential. Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. The landowner has <u>previously</u> promoted the site for housing development. <u>It has not been possible to confirm landowner intentions.</u> There are no known legal or ownership constraints that would prevent development from coming forward. No legal constraints to housing development have been identified.	
The site is therefore considered to be available for residential development. Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	The landowner has indicated that they may wish to develop the site themselves. A site of this scale/ type would likely attract interest from regional and national developers who would likely have the capacity to deliver a scheme such as this. Development of this scale would be completed in a number of discrete phases. Delivery rates of 30-40 units per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.	

The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently considered to be developable.

Overcoming constraints: access; strategic policy change; availability

EW14—Unit 1 & 2 and Land R/O 8-13 Maple Works, Redhill



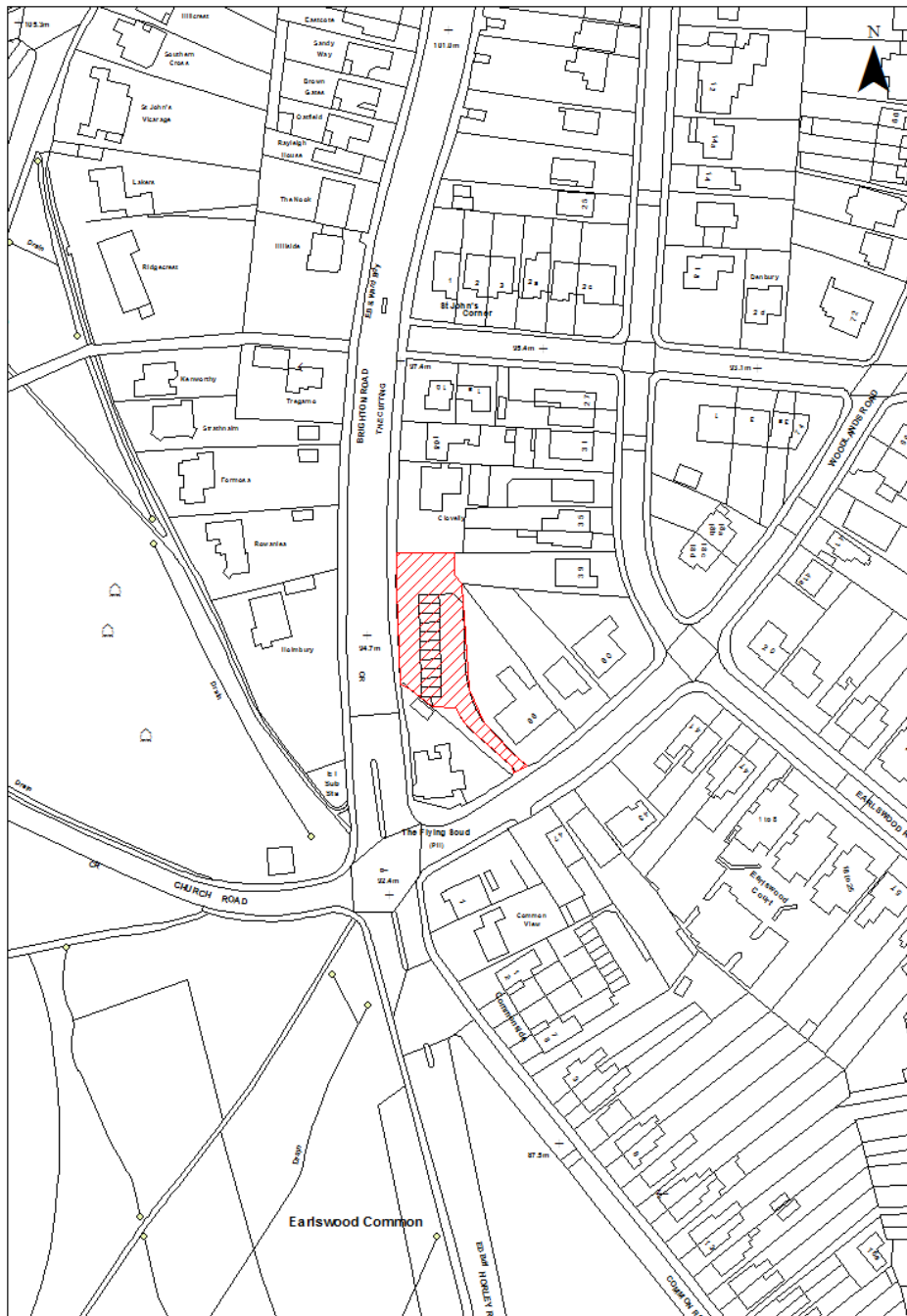
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Site details

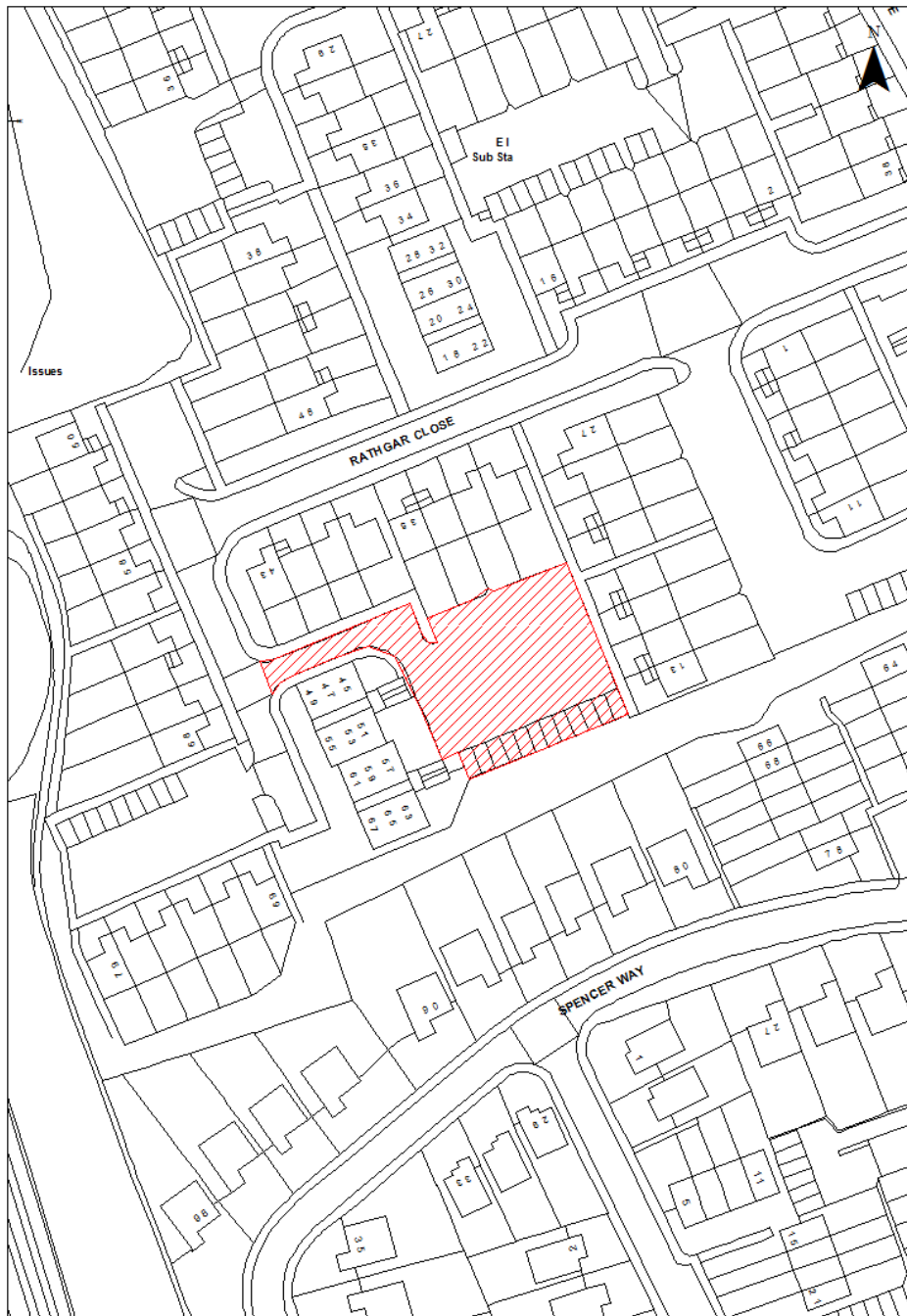
HELAA Reference	EW14
Source of site	Extant Planning Permission
Site name	Unit 1 & 2 and Land R/O 8-13 Maple Works, Redhill
Existing use	Industrial buildings
Housing Potential	
Density	40dph
Capacity	6
Total site area (ha)	0.15
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for residential development. The site is not within a designated Employment Area but loss of employment uses would run contrary to policy – during the course of the planning application, the applicant demonstrated to a satisfactory standard that it would not be viable to redevelop the site for employment uses. It was also felt given the surrounding residential uses, that it was not the most appropriate location for employment uses. Accessibility to local services, facilities and public transport is very good.
Market Considerations	The site benefits from planning permission for 6 houses.
Physical Limitations	The site is within Flood Zone 3. As part of the planning application, the applicant has raised the finished floor levels. On this basis the Environment Agency had no objection to the proposed development.
Potential Impacts	No potential impacts have been identified.
The site is suitable for housing development.	
Availability	
The site is owned by Ideal Land and Homes, a regional property developer. The site benefits from residential planning permission. A number of the pre-commencement conditions have been discharged. No legal constraints to housing development have been identified.	
There is a reasonable prospect that the planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	The site is owned by Ideal Land and Homes, a regional developer who would likely have capacity to deliver a scheme such as this. A site such as this will be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from residential development. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable. Planning permission is under construction.	

EW15 – Garages R/O 86 Woodlands Road, Redhill



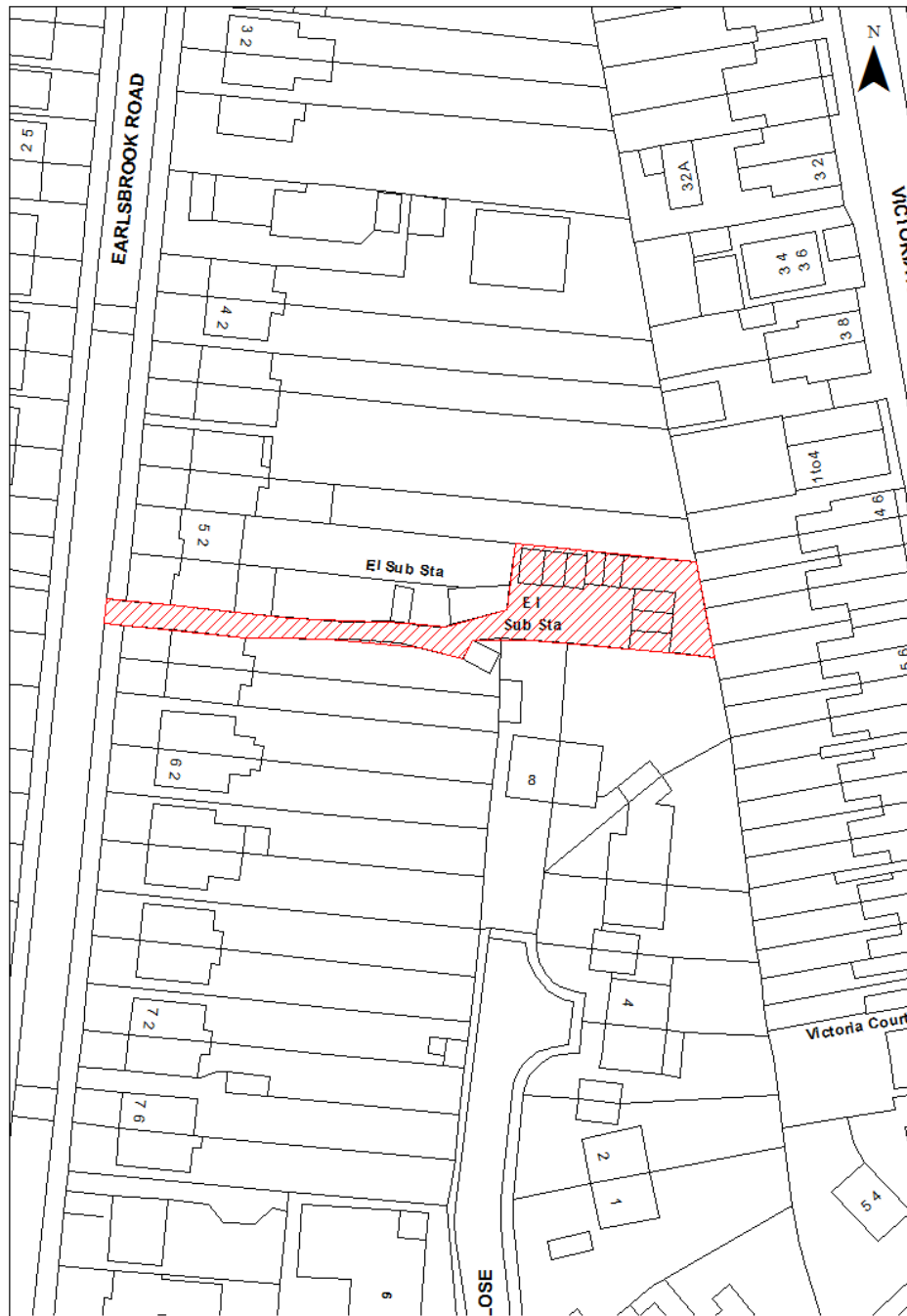
Site details	
HELAA Reference	EW15
Source of site	Garages
Site name	Garage R/O 86 Woodlands Road, Redhill
Existing use	Garages
Housing Potential	
Density	56dph
Capacity	5
Total site area (ha)	0.09
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	There are two group TPOs on site.
Potential Impacts	Development could impact adjoining residential amenity.
The site is considered to be potentially suitable for housing development.	
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A site of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as availability of the site is uncertain. Generic assessment of housing development within Redhill indicates that housing development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; access; adjoining residential amenity	

EW16 – Garages R/O 29-35 Rathgar Close, Redhill



Site details	
HELAA Reference	EW16
Source of site	Identified Garage
Site name	Garages R/O 29-35 Rathgar Close, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units.
Physical Limitations	A very small part of the site is considered to be potentially suitable for housing development.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. A site of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

EW17 – Garage R/O 52-54 Earlsbrook Road, Redhill



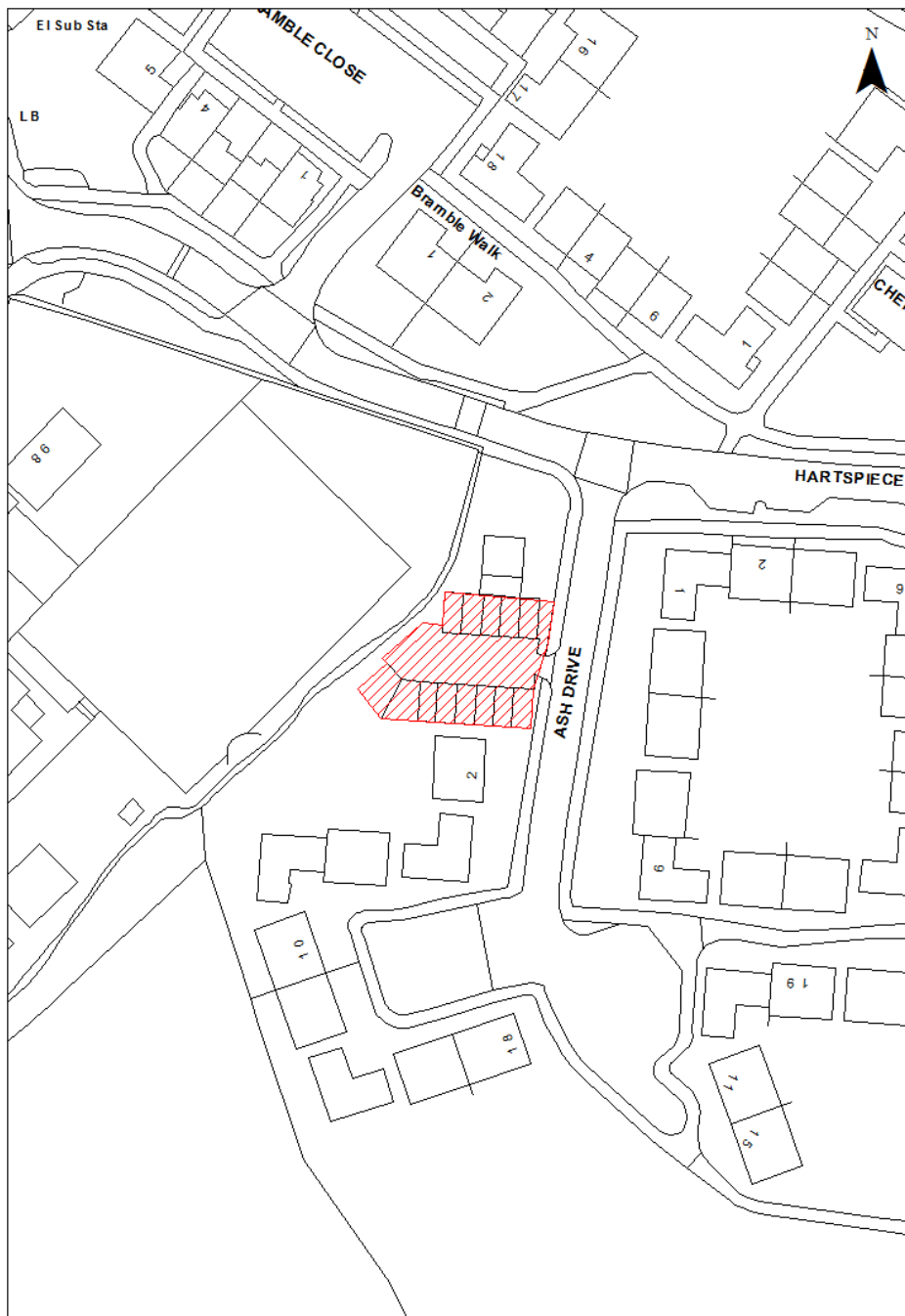
Site details	
HELAA Reference	EW17
Source of site	Garages
Site name	Garages R/O 52-54 Earlsbrook Road, Redhill
Existing use	Garages
Housing Potential	
Density	250dph
Capacity	5
Total site area (ha)	0.02
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is very constrained and would require improvement. The site lies within Flood Zone 2. The site has been identified as being at risk of surface water flooding.
Potential Impacts	Development could impact upon adjoining residential dwellings.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints have been identified which would impact upon development.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development within Redhill would be financially viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; access; residential amenity ; flood risk/ mitigation	

EW18 – Garages Edgefield Close, Redhill



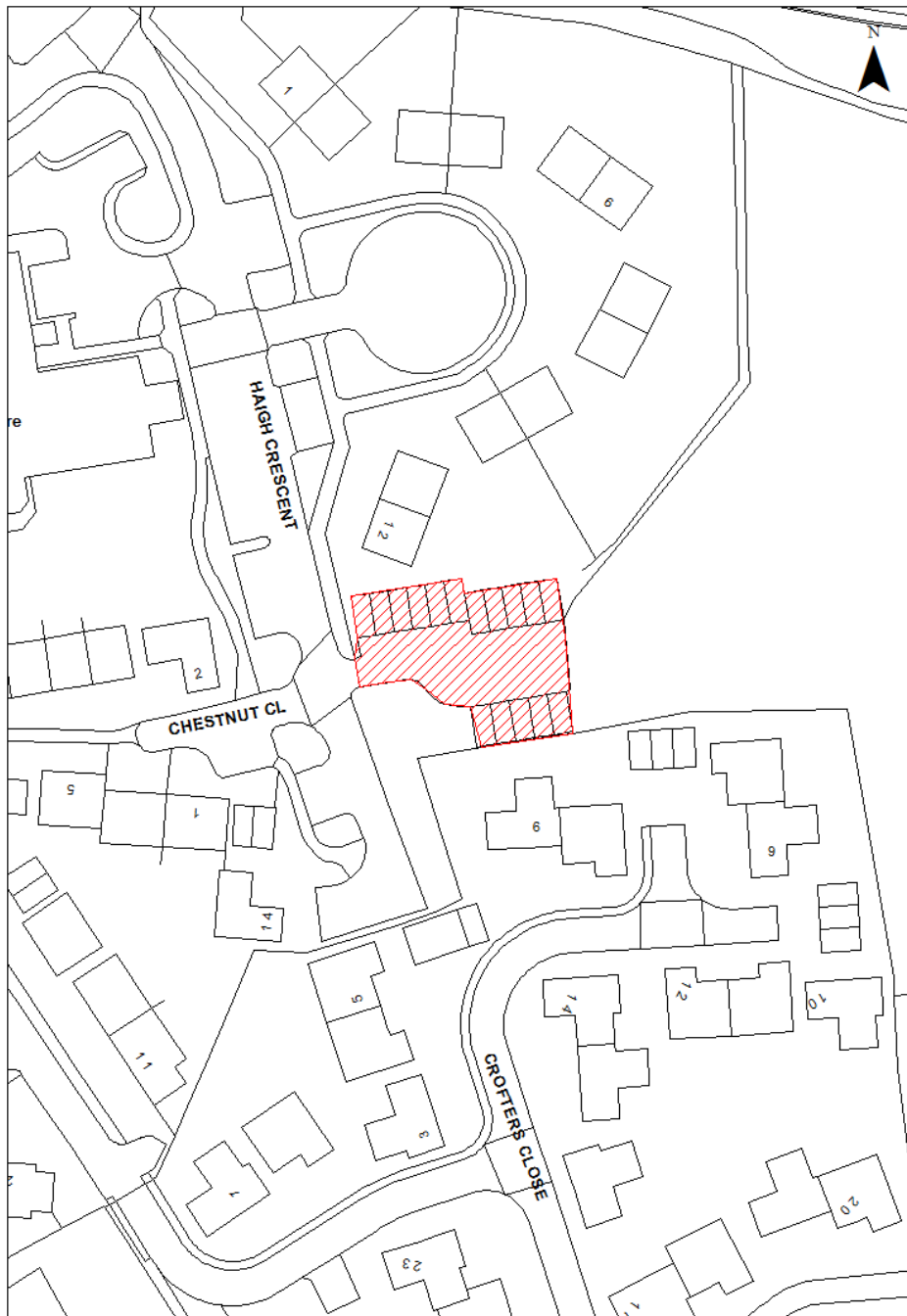
Site details	
HELAA Reference	EW18
Source of site	Garages
Site name	Garages Edgefield Close, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site lies within Flood Zone 2 and 3, <u>and is not therefore suitable for housing development.</u> The site has been identified as potentially being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by Raven Housing Trust. It is not possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development in Redhill indicates that the site would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; flood risk mitigation	

EW19 – Garages Ash Drive, Redhill



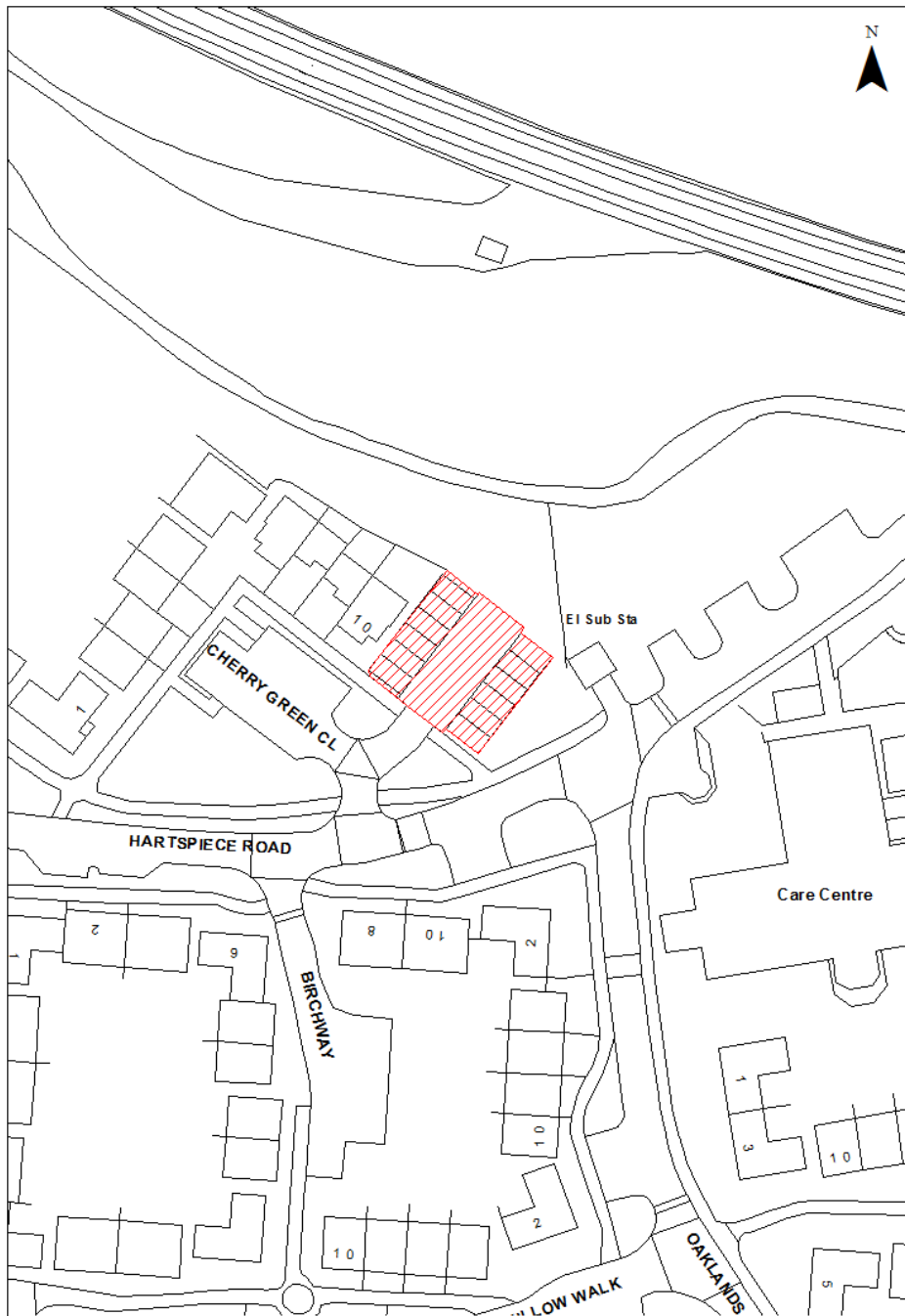
Site details	
HELAA Reference	EW19
Source of site	Identified Garage
Site name	Garages Ash Drive, Redhill
Existing use	Garages
Housing Potential	
Density	100
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to confirm landowner intentions. The site would need to be assembled to enable development. There are no known legal constraints to development.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver. A site of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as availability of the site is uncertain. Generic assessment of housing development within Redhill indicates that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, the site is not considered to be available for housing development. The site is therefore not considered to be developable. Overcoming constraints: availability	

EW20 – Garages Haigh Crescent, Redhill



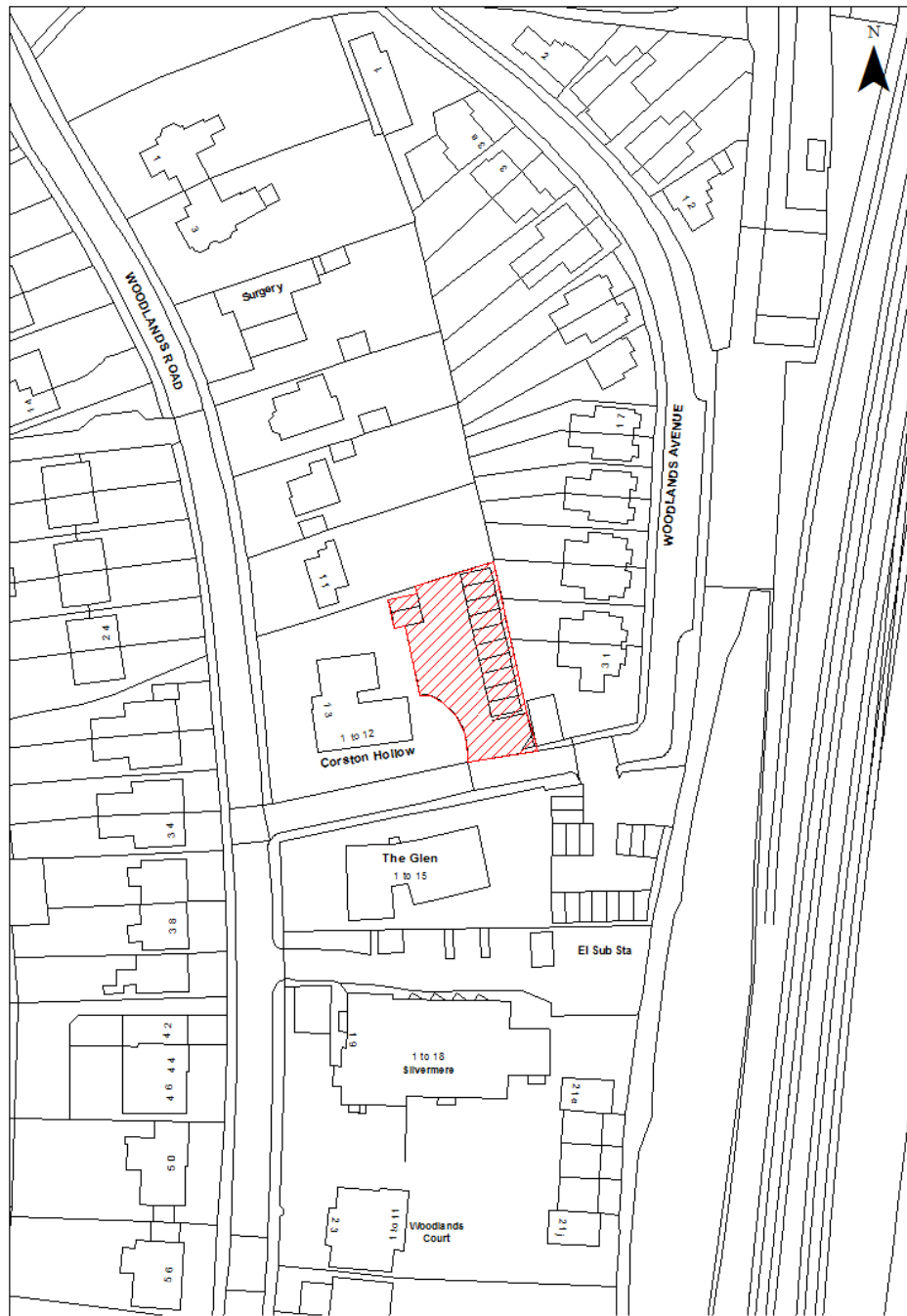
Site details	
HELAA Reference	EW20
Source of site	Identified Garage
Site name	Garages Haigh Crescent, Redhill
Existing use	Garages
Housing Potential	
Density	100
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing development.</p> <p>The site is within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Part of the site is identified as being potentially at risk from surface water flooding.
Potential Impacts	Development could have a potential impact on the adjoining Green Belt.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by a number of landowners.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>The site would need to be assembled in order to enable development.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst the site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, availability of the site for housing development is uncertain.</p> <p>The site is therefore not considered to be developable.</p> <p>Overcoming constraints: availability</p>	

EW21 – Garages Cherry Green Close, Redhill



Site details	
HELAA Reference	EW21
Source of site	Identified Garage
Site name	Garages Cherry Green Close, Redhill
Existing use	Garages
Housing Potential	
Density	200dph
Capacity	6
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site is within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. The site would need to be assembled to enable development. It has not been possible to confirm landowner intentions.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of housing development within Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site for housing development is however uncertain. The site is therefore not currently developable. Overcoming constraints: availability	

EW22 – Garages Corston Hollow, Woodlands Road, Redhill



Site details	
HELAA Reference	EW22
Source of site	Identified Garage
Site name	Garages Corston Hollow, Woodlands Road, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.6
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Part of the site has been identified as potentially being at risk of surface water flooding. A small part of the site has been identified as being at risk of surface water flooding 1 in 100 years. Site characteristics may reduce development potential.
Potential Impacts	Development could have an impact on adjoining residential properties.
The site is considered to be potentially suitable for housing development. The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to confirm landowner intentions. The site would need to be assembled for housing development. No legal constraints to development have been identified.	
Availability of the site for residential development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site is uncertain. The site is therefore not considered to be developable.	

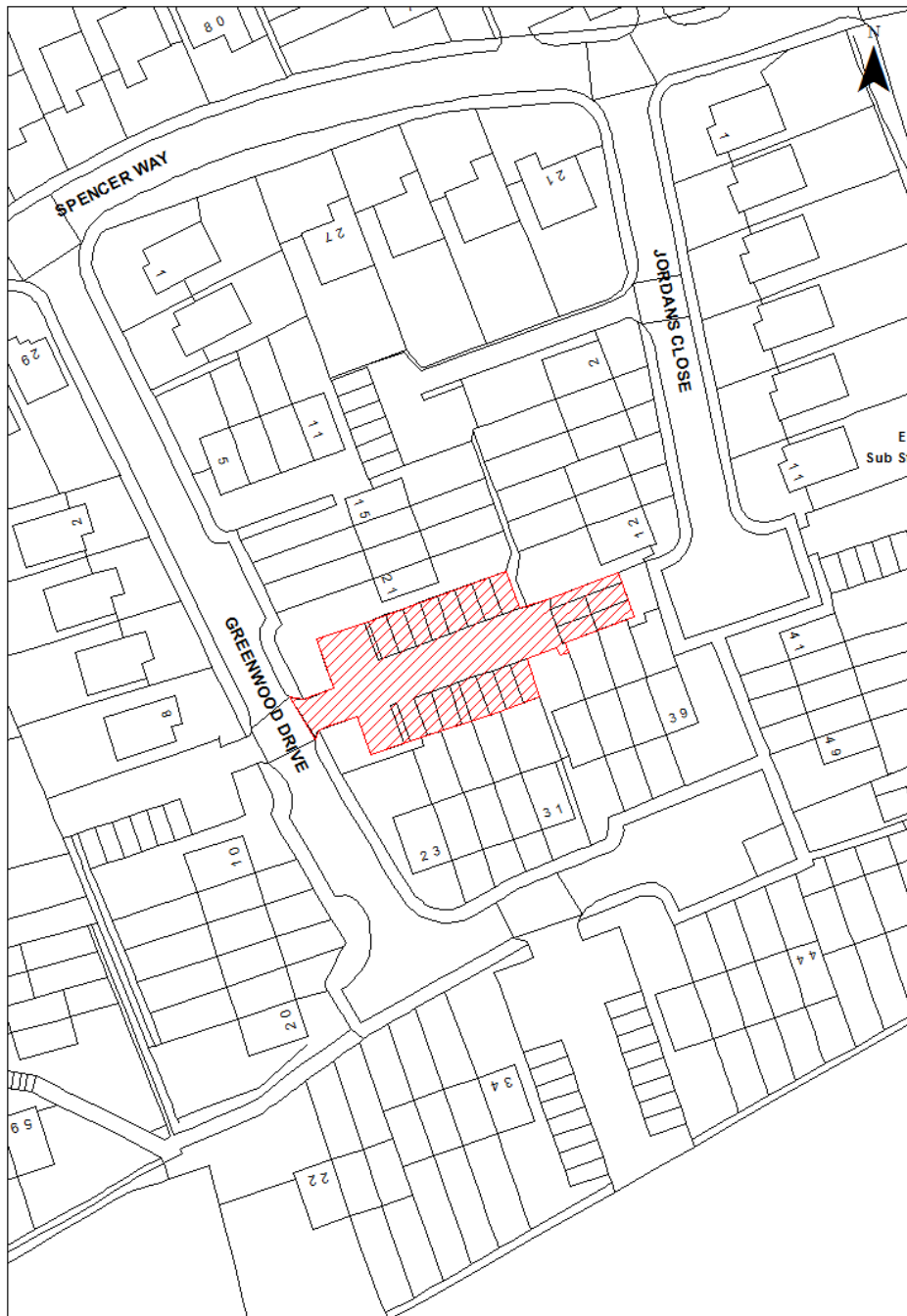
Overcoming constraints: availability; residential amenity; ~~site characteristics~~

EW23 – Garages, The Glen, Woodlands Road, Redhill



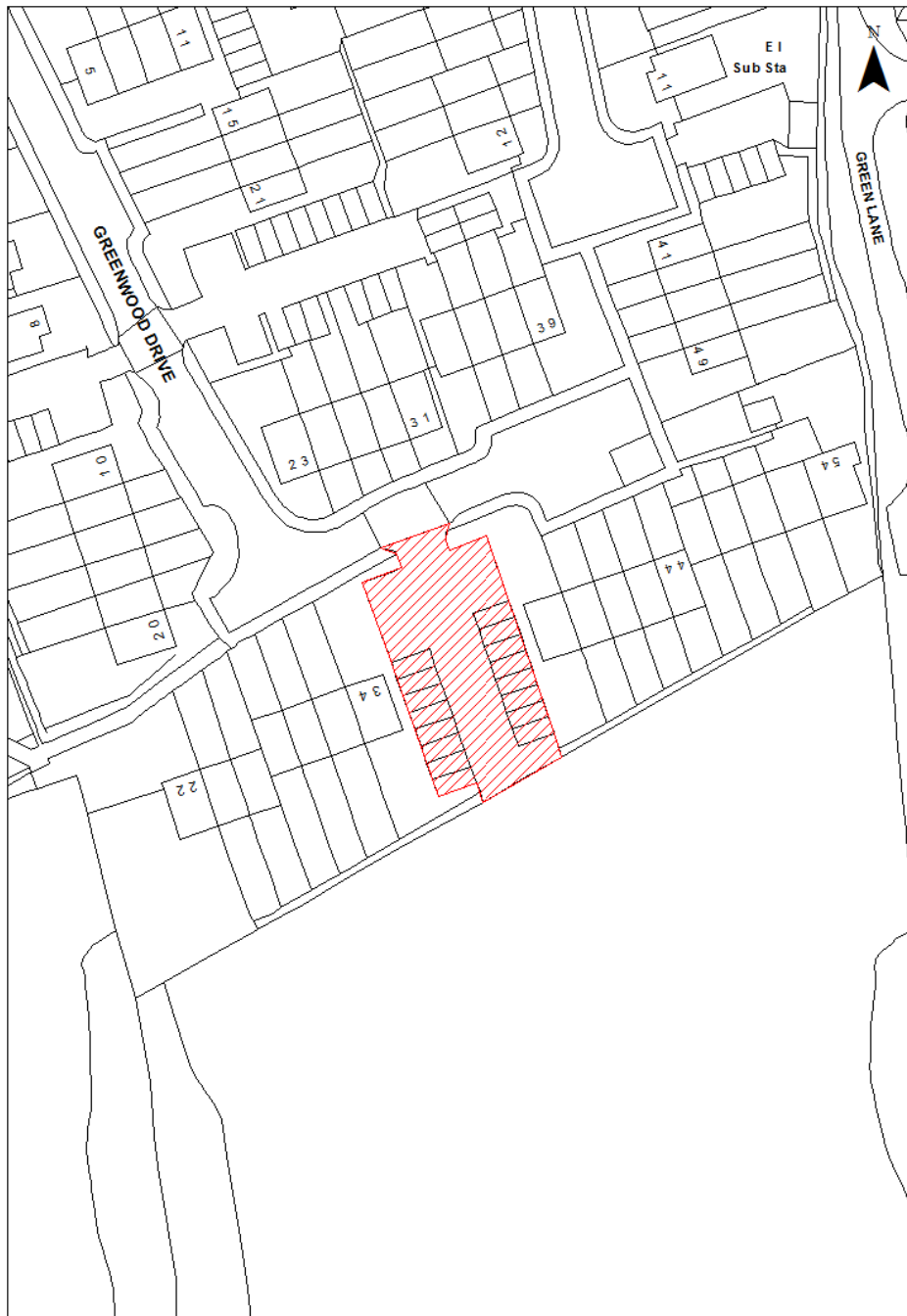
Site details	
HELAA Reference	EW23
Source of site	Garages
Site name	Garages, The Glen, Woodlands Road, Redhill
Existing use	Garages
Housing Potential	
Density	100
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst the site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, availability of the site for housing development is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability	

EW24 – Garages between 21&23 Greenwood Drive, Redhill



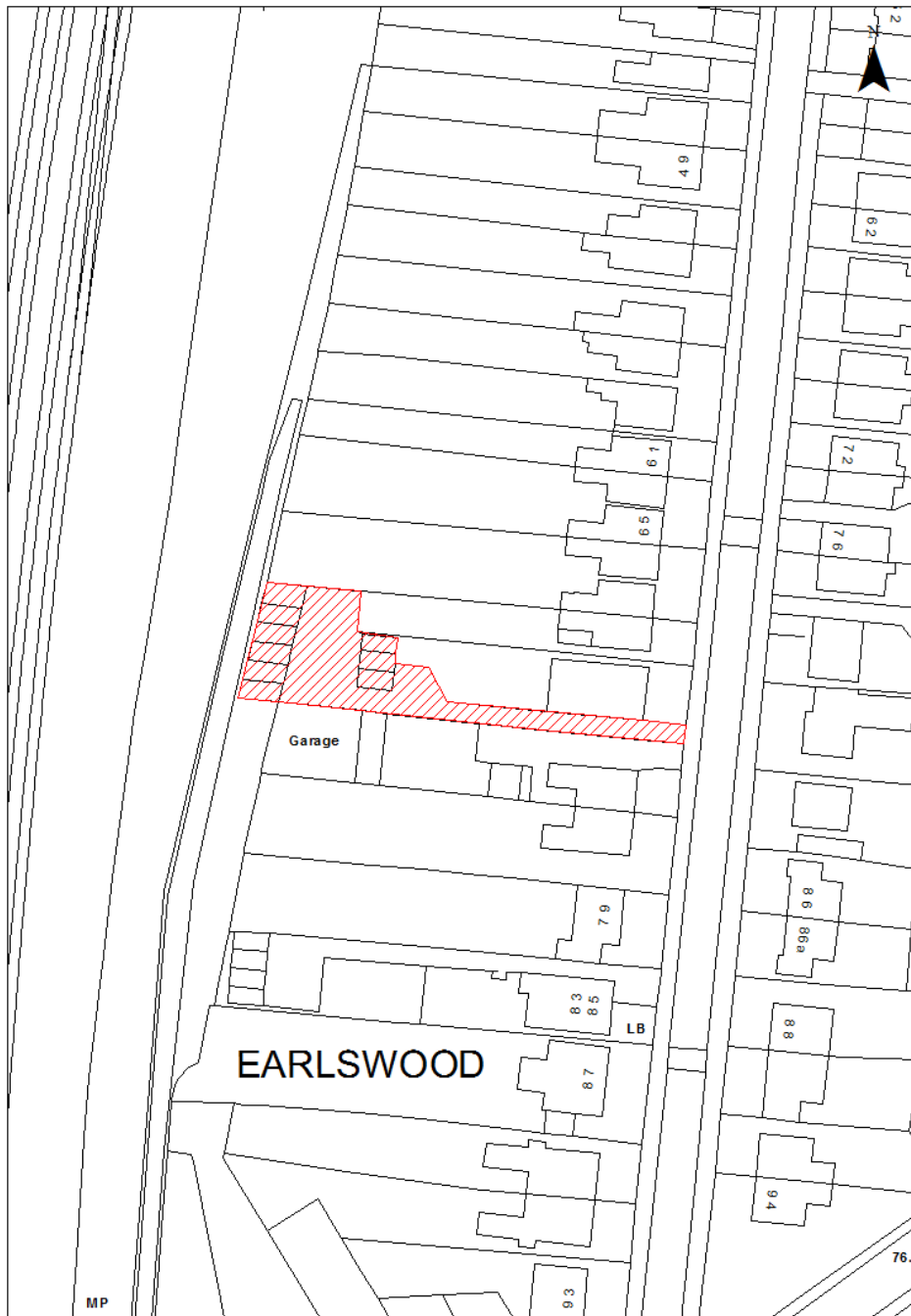
Site details	
HELAA Reference	EW24
Source of site	Garages
Site name	Garages between 21&23 Greenwood Drive, Redhill
Existing use	Garages
Housing Potential	
Density	120dph
Capacity	6
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable of delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to confirm landowner intentions. The site would need to be assembled in order to enable development. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability	

EW25 – Garages between 34&36 Greenwood Drive, Redhill



Site details	
HELAA Reference	EW25
Source of site	Garages
Site name	Garages between 34&36 Greenwood Drive, Redhill
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable of delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. It has not been possible to confirm landowner intentions. The site would need to be assembled in order to enable development. No legal constraints to development have been identified.	
Availability of the site for residential development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site for housing development is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability	

EW26 – Garages R/O 73 Earlsbrook Road, Redhill



Site details	
HELAA Reference	EW26
Source of site	Garages
Site name	Garages R/O 73 Earlsbrook Road, Redhill
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	Access to the site is quite constrained.
Potential Impacts	No potential impacts have been identified.
The site is considered to be potentially suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. It has not been possible to confirm land owner intentions. The site would need to be assembled for housing development. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A site of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; access	

EW27 – Brethren Meeting Room, 43 Woodlands Road, Redhill



Site details	
HELAA Reference	EW27
Source of site	Call for Sites
Site name	Brethren Meeting Room, 43 Woodlands Road, Redhill
Existing use	Brethren Meeting Room
Housing Potential	
Density	250dph
Capacity	Proposed: 5
Total site area (ha)	0.02
Suitability	
Policy Considerations	<p>The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is currently used for community purposes – loss of community resources would run contrary to <u>proposed policy INF2. Proposed policy INF2 resists the loss of community facilities unless it can be demonstrated that the proposed use would not have an adverse impact on the viability, balance of services and/ or evening economy; and either reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community or the loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.</u></p>
Market Considerations	The site would be most suited to delivering high density units (flats).
Physical Limitations	No potential limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by <u>Trusts c/o Arun Business Consortium</u>.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made available for housing development within 12 months <u>the next 15 years</u>.</p> <p>No known legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A site of this scale/ type would likely attract interest from local and regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific development work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

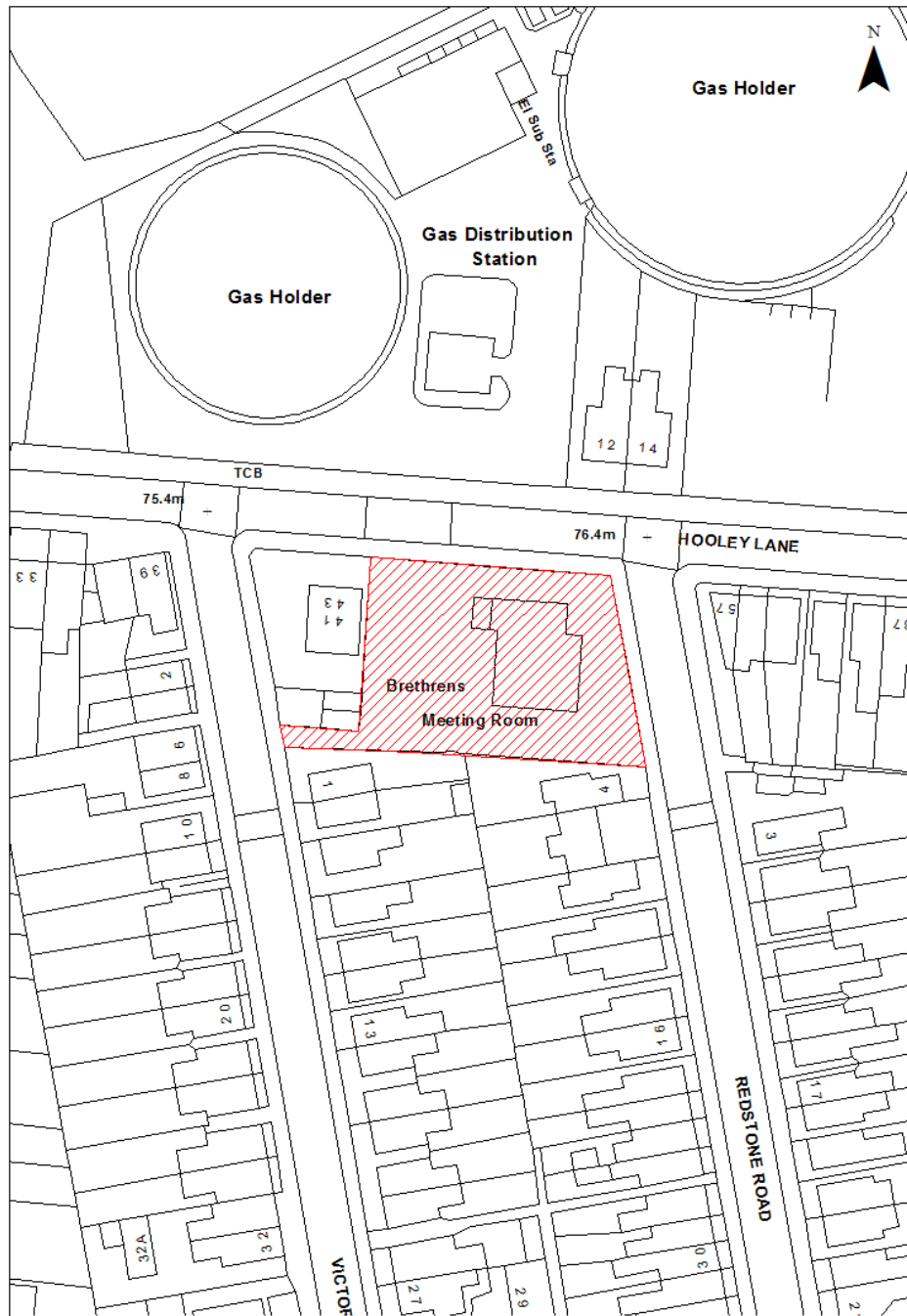
Summary

The site is available for housing development and there is a reasonable prospect that development of the site would be achievable. However, the site is not considered to be suitable for housing development.

The site is therefore not considered to be developable.

Overcoming constraints: strategic policy change

EW28 – Brethren Meeting Room, 2 Redstone Hill, Redhill



Site details	
HELAA Reference	EW28
Source of site	Call for Sites
Site name	Brethren Meeting Room, 2 Redstone Hill, Redhill
Existing use	Brethren Meeting Room
Housing Potential	
Density	50dph
Capacity	Proposed: 5
Total site area (ha)	0.1
Suitability	
Policy Considerations	<p>The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport services is excellent.</p> <p>The site is currently used for community uses – loss of community use would be in contrary to <u>proposed policy INF2. Proposed policy INF2 resists the loss of community facilities unless it can be demonstrated that the proposed use would not have an adverse impact on the viability, balance of services and/ or evening economy; and either reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community or the loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.</u>policy.</p>
Market Considerations	The site would be most suitable of delivering higher density units (flats).
Physical Limitations	Part of the site has been identified as potentially being contaminated.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by <u>Trusts c/o the</u> Arun Business Consortium.</p> <p>The landowners have promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made available for housing development within 12 months <u>the next 15 years</u>.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the</p>

type and scale of development proposed.

There is a reasonable prospect that development of the site would be achievable.

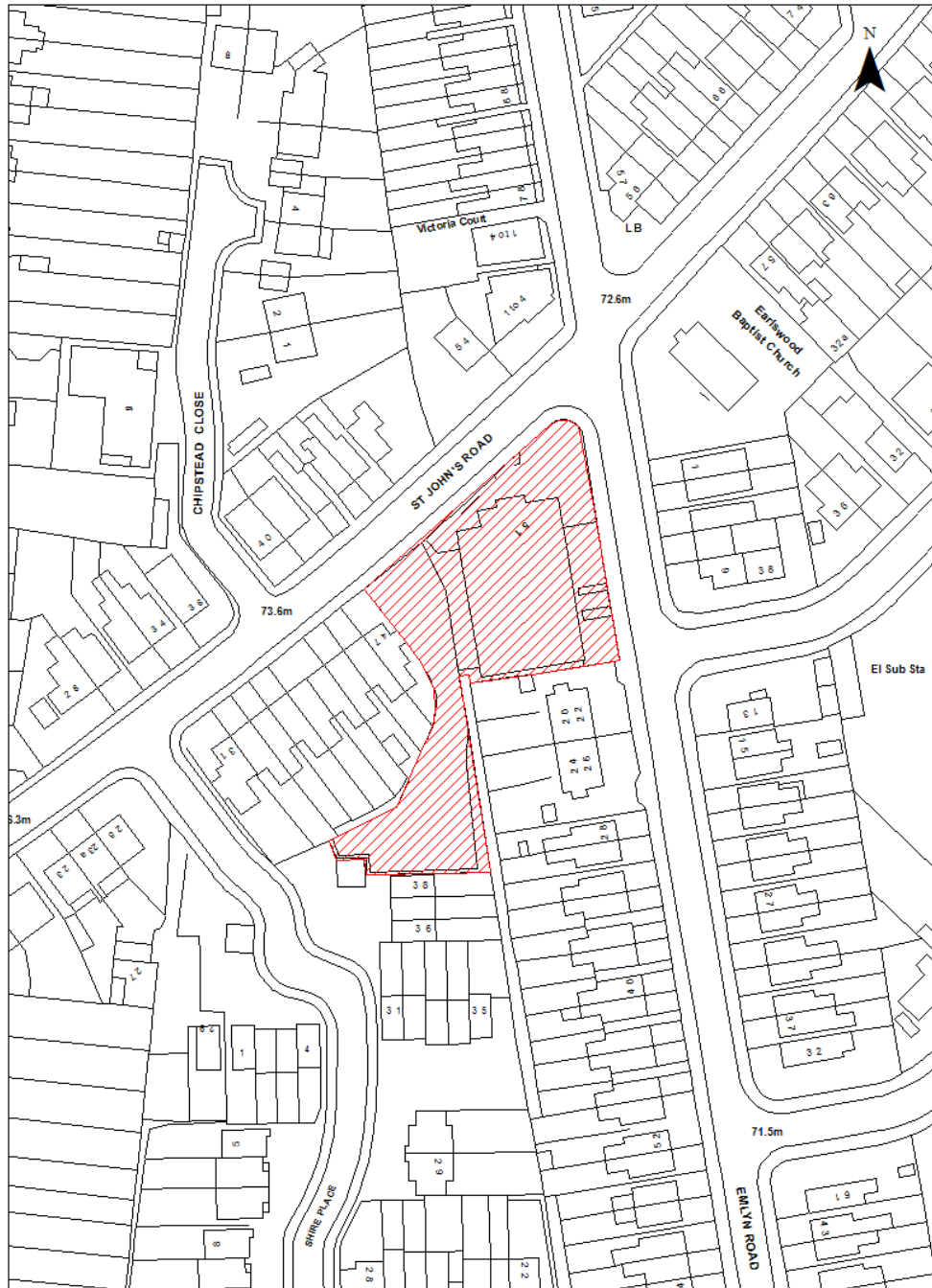
Summary

The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, the site is not considered to be suitable for housing development.

The site is therefore not considered to be developable.

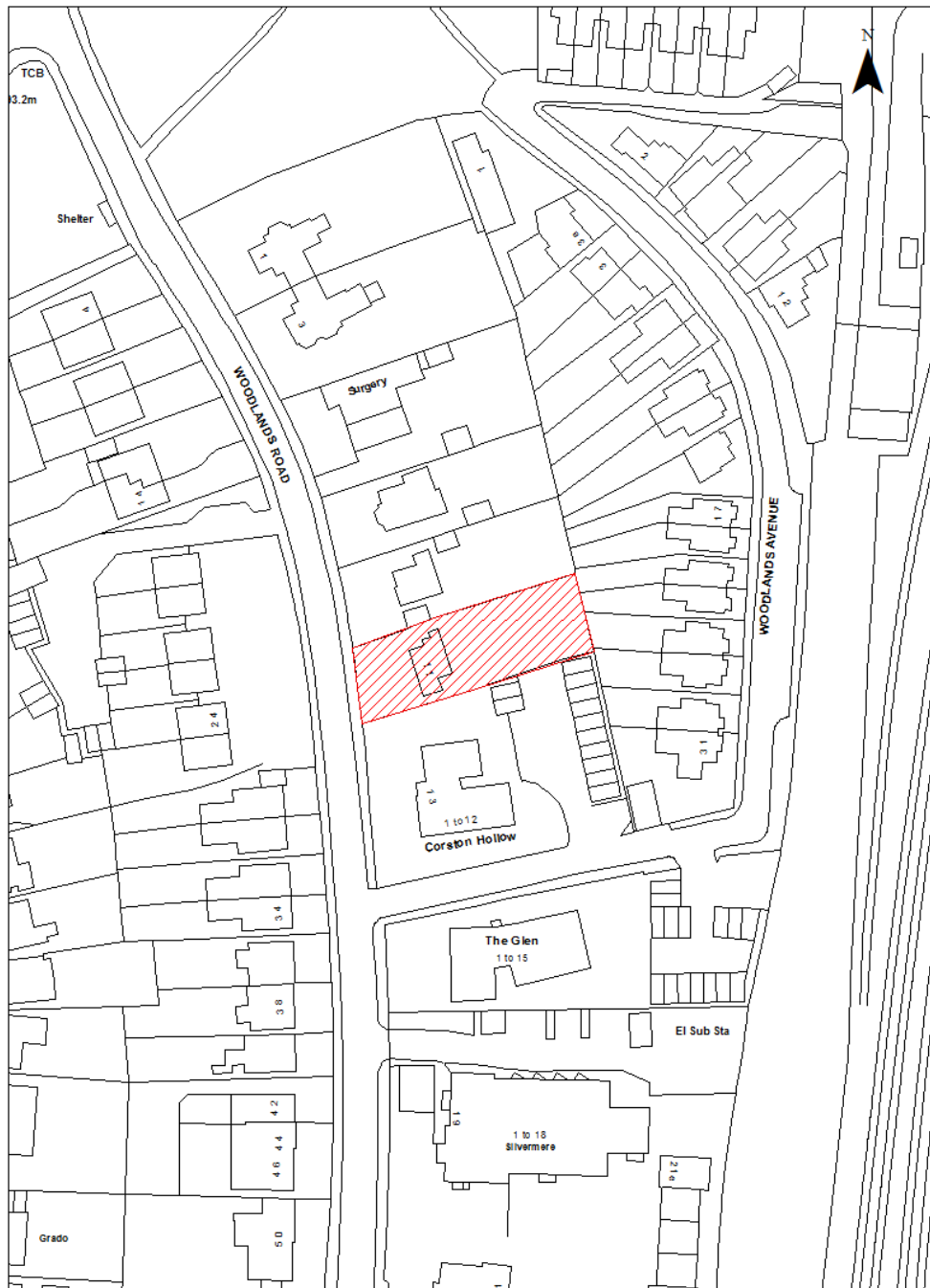
Overcoming constraints: strategic policy change

EW29 – St John's Court, 51 St John's Road, Redhill



Site details	
HELAA Reference	<u>EW29</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>St John's Court, 51 St John's Road, Redhill</u>
Existing use	<u>Offices</u>
Housing Potential	
Density	<u>90dph</u>
Capacity	<u>18</u>
Total site area (ha)	<u>0.2</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>The site benefits from planning permission for residential conversion.</u> <u>The site has reasonable access to local services and facilities.</u> <u>The site benefits from excellent access to public transport.</u>
Market Considerations	<u>The site benefits from planning permission for 18 flats.</u>
Physical Limitations	<u>The site lies within Flood Zone 2.</u> <u>During the course of the planning application, the applicant agreed with the Environment Agency to raise the finished floor levels by 300m to enable safer ground floor sleeping accommodation.</u>
Potential Impacts	<u>No potential impacts have been identified.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by a single landowner.</u> <u>The site benefits from planning permission for 18 units.</u> <u>No legal constraints to development have been identified.</u>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is no known developer interest in the site at this time.</u> <u>A site of this scale/ type would likely attract interest from local or regional developers who would likely have capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would be completed in a single phase.</u> <u>Delivery rates of 20-30 units could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site benefits from planning permission.</u> <u>The residential market in the area is good and would most likely be capable of supporting the type and scale of development proposed.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for residential development.</u> <u>The site is considered to be suitable for development and there is a reasonable prospect that the site will be made available for housing development and that development would be achievable.</u> <u>The site is considered to be deliverable.</u>	

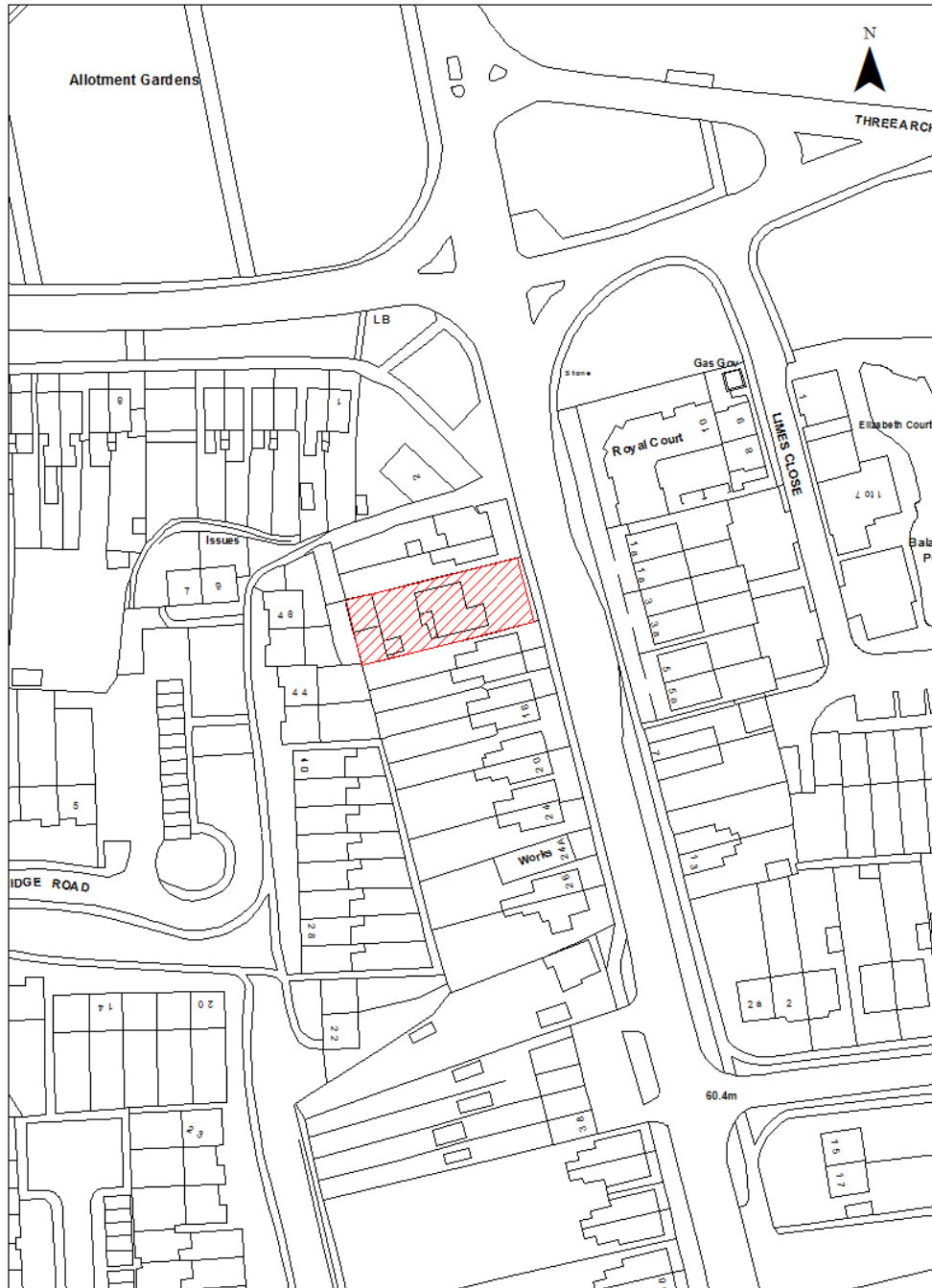
EW30 – 11 Woodlands Road, Redhill



Site details	
<u>HELAA Reference</u>	<u>EW30</u>
<u>Source of site</u>	<u>Recently refused planning permission</u>
<u>Site name</u>	<u>11 Woodlands Road, Redhill</u>
<u>Existing use</u>	<u>Residential</u>
Housing Potential	
<u>Density</u>	<u>Proposed: 133dph</u>
<u>Capacity</u>	<u>Proposed: 8 (gross) 7 (net)</u>
<u>Total site area (ha)</u>	<u>0.06ha</u>
Suitability	
<u>Policy Considerations</u>	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>Planning permission has recently been refused for design and parking reasons.</u> <u>Accessibility to local services and facilities is good.</u> <u>Access to public services is excellent.</u>
<u>Market Considerations</u>	<u>The site is proposed to deliver 8 flats.</u>
<u>Physical Limitations</u>	<u>No physical limitations have been identified.</u>
<u>Potential Impacts</u>	<u>The recent planning application was refused as it was felt that:</u> <ul style="list-style-type: none"> • <u>The proposed development would, by virtue of the excessive bulk, scale, massing of the building, lack of separation to the side boundaries and poor design detailing, result in an uncharacteristically dominant and cramped building within the street scene and an overdevelopment of the site which would be harmful to the character of the locality. This adverse effect would be exacerbated by the parking dominated frontage with lack of space for soft landscaping;</u> • <u>The proposed development, by virtue of the size, siting and proximity of the proposed balcony to the neighbour at no.9 would result in a harmful loss of privacy and overlooking to the rear garden of this neighbour which would be seriously detrimental to their amenity; and</u> • <u>The proposed development, by virtue of the insufficient level of off-street parking, would likely give rise to significant additional demand for, and strain on, on-street parking, which would be harmful to the residential character and amenity of the surrounding area.</u>
The site is considered to be suitable for housing development.	
Availability	
<u>The site is under one landownership.</u> <u>The site has not been formally promoted for housing development, however, a number of planning permissions have previously been made.</u> <u>No legal constraints to development have been identified.</u>	
There is a reasonable prospect that the site will be made available for development.	
Achievability	
<u>Delivery & Timing Considerations</u>	<u>There is not known to be any specific developer interest in the site at this point.</u> <u>A scheme of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this scale/ type would likely be completed in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
<u>Market & Economic Viability</u>	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of urban redevelopment suggests that the scheme will be viable.</u>

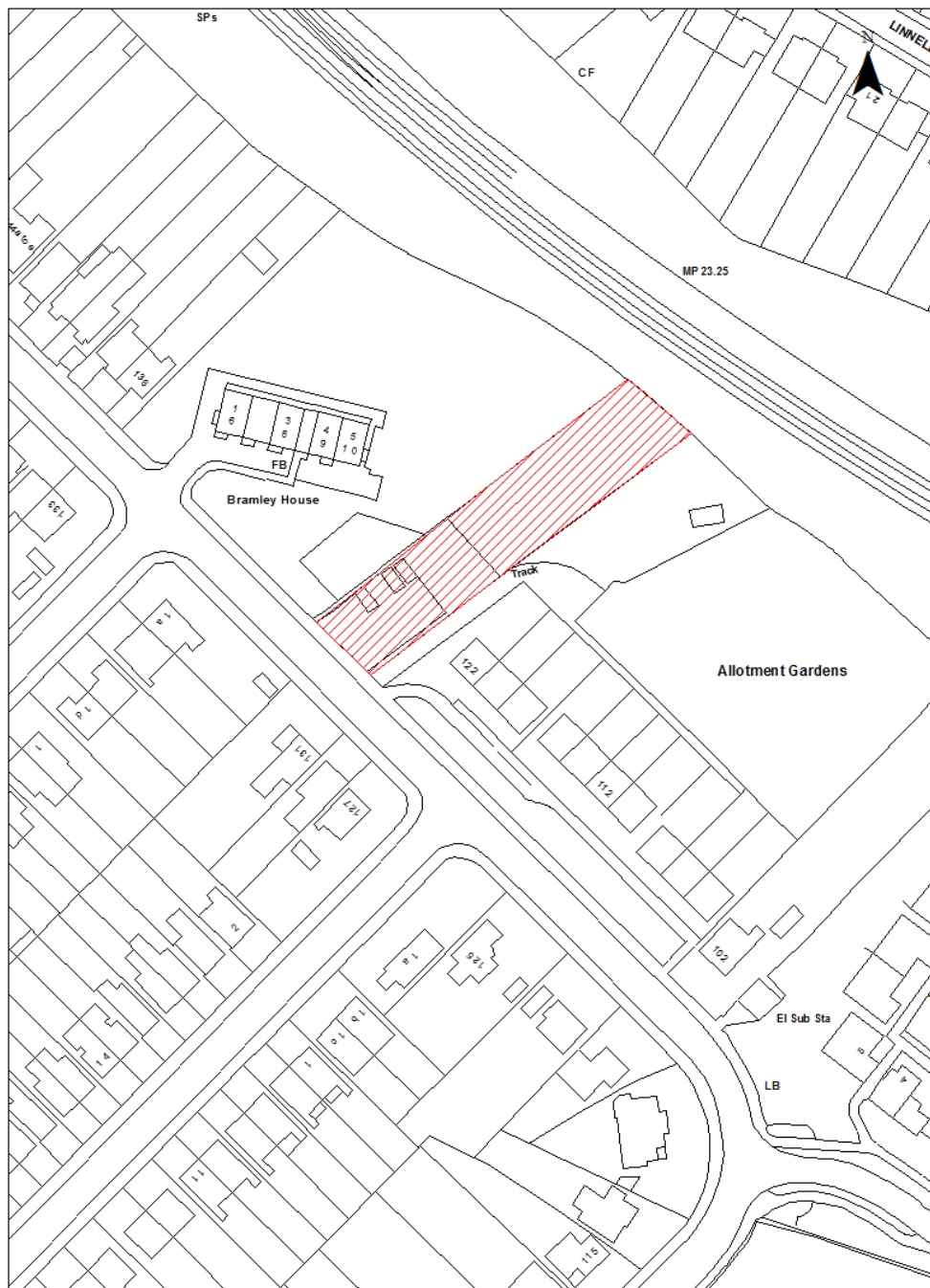
<u>Considerations</u>	<u>No viability concerns were raised in the previous planning application.</u> <u>The residential market in the area is good and is likely capable of supporting the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
<u>Summary</u>	
The site is considered to be suitable for housing development. <u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u> <u>The site is therefore considered to be deliverable.</u>	

EW31 – 8 Horley Road, Redhill



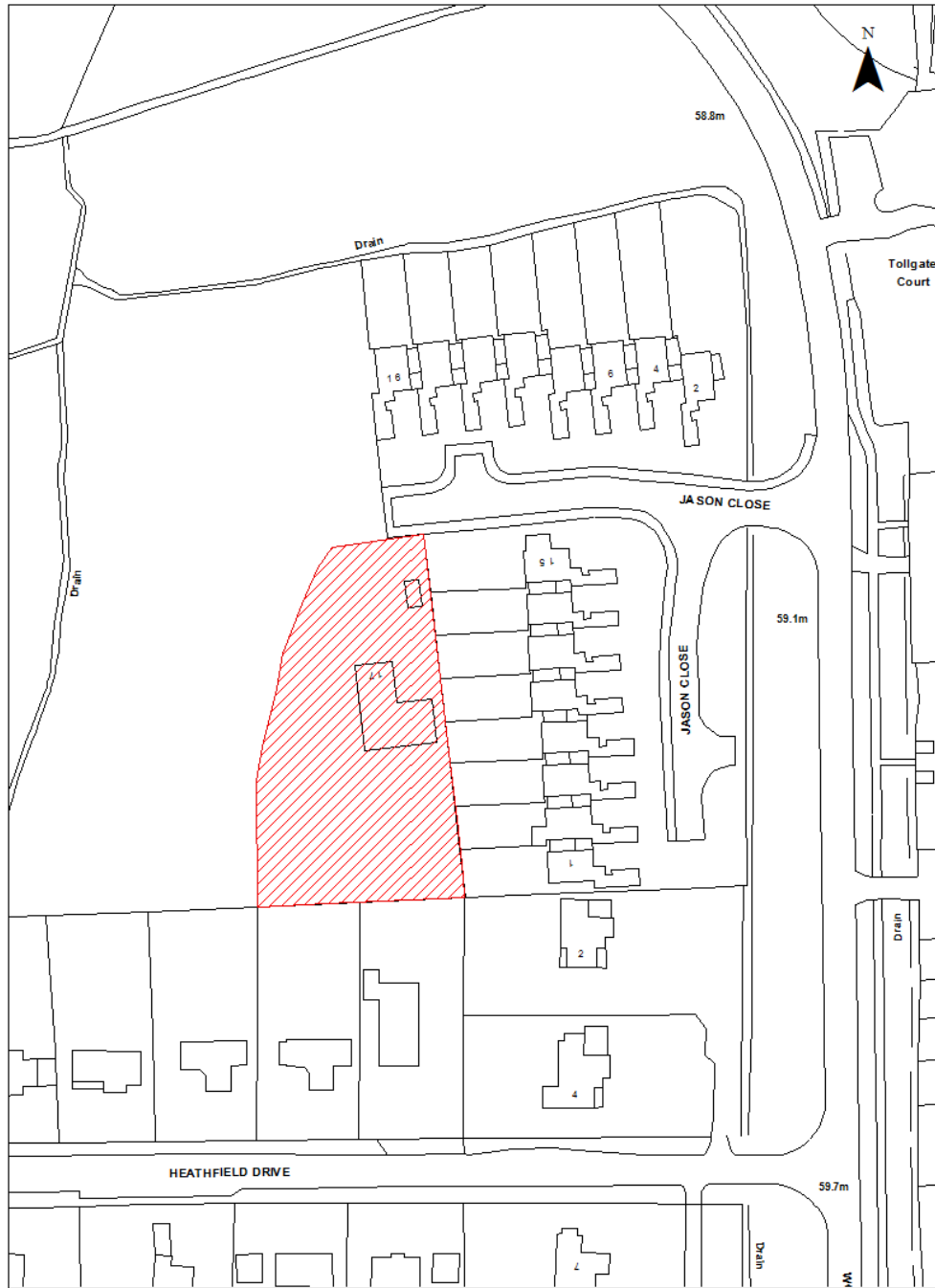
Site details	
HELAA Reference	<u>EW31</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>8 Horley Road, Redhill</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 125dph</u>
Capacity	<u>Proposed: 5 (gross) 4 (net)</u>
Total site area (ha)	<u>0.04ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for residential development.</u> <u>The previous planning application was refused for failing to provide sufficient detail for the Sequential Test.</u> <u>Accessibility to public transport is excellent.</u> <u>Accessibility to local services and facilities is excellent.</u>
Market Considerations	<u>The site is proposed to deliver 5 flats.</u>
Physical Limitations	<u>The site lies within Flood Zone 3.</u>
Potential Impacts	<u>Development is potentially susceptible to flooding. During the course of the previous application it was considered that there was a design solution which could make the development safe and enable the Exception Test to be passed, however, National Policy is clear that this does not negate the need for the application of the Sequential Test. The previous application was refused for failing to provide adequate detail for the Sequential Test.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>Whilst the site has not been actively promoted for housing development, a planning application has previously been applied (and refused) for redevelopment.</u> <u>Non legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site could be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>No viability constraints were raised in the previous planning application.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site is considered to be suitable for housing development.</u> <u>There is a reasonable prospect that the site will be made available for development and that development of the site will be achievable.</u> <u>The site is therefore considered to be deliverable.</u>	

EW32 – Hardstanding, Brambletye Park Road, Redhill



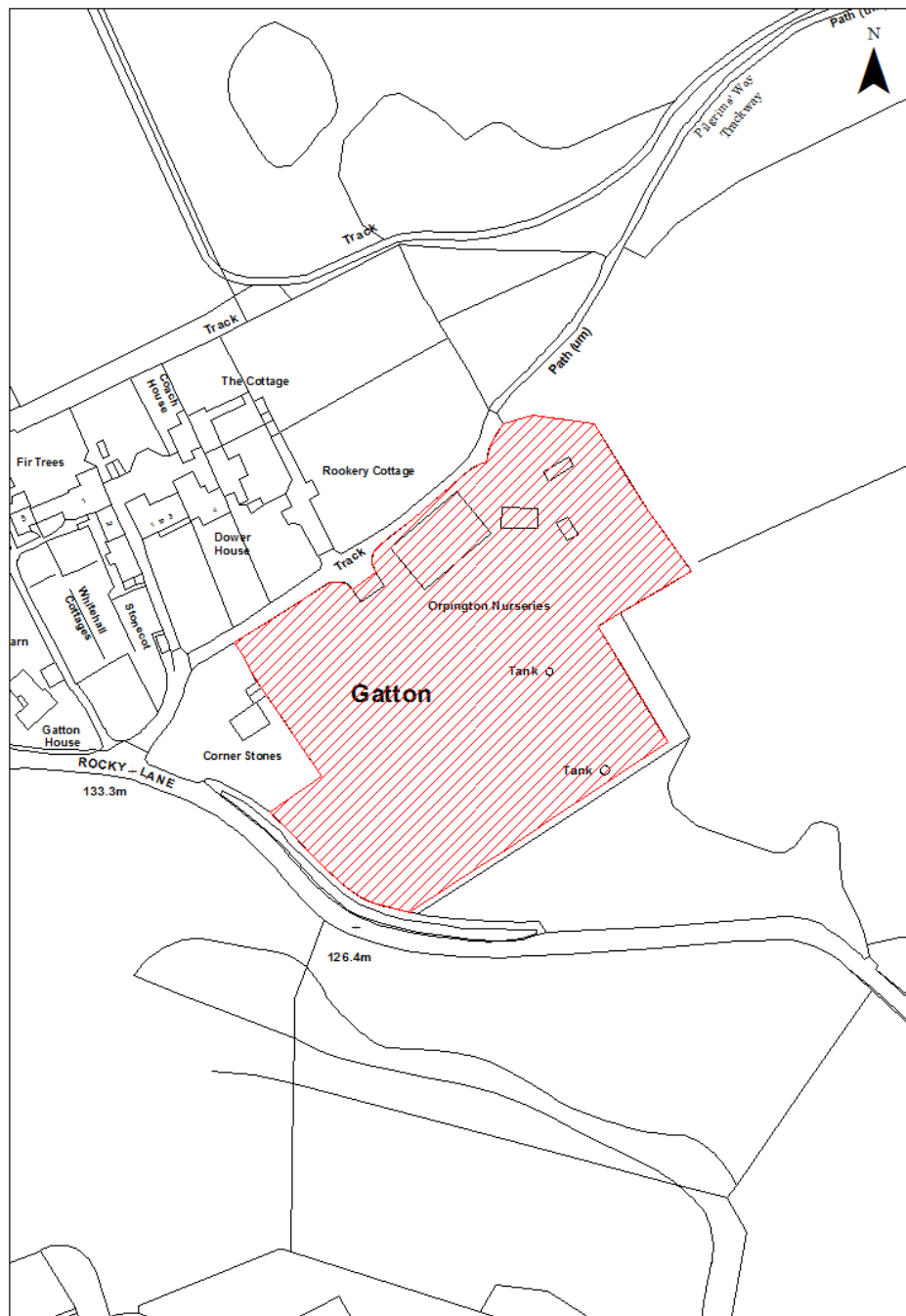
Site details	
HELAA Reference	<u>EW32</u>
Source of site	<u>Previously refused planning permission</u>
Site name	<u>Hardstanding Brambletye Park Road, Redhill</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 45.5dph</u>
Capacity	<u>Proposed: 5 (gross) 4 (net)</u>
Total site area (ha)	<u>0.11</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>The previous planning application was refused for design reasons.</u> <u>Accessibility to local services and facilities is reasonable.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site is proposed to deliver 5 dwellings.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The most recent planning application was refused as it was felt that the proposed development, by virtue of its design (specifically the bulk, mass and detailing) and layout would appear as an overdevelopment of the site, appearing out of keeping with and harmful to the character of the area.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>Whilst the site has not been formally promoted for housing development, a number of planning applications have recently been refused and dismissed at appeal.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of these characteristics would likely attract local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>No viability constraints were identified in the previous planning application.</u> <u>The residential market in the area is considered to be sufficient to deliver a scheme of this nature.</u>
<u>There is a reasonable prospect that development of the site will be achievable.</u>	
Summary	
<u>The site is considered to be suitable for housing development.</u> <u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u> <u>The site is therefore considered to be deliverable.</u>	

EW33 – 17 Jason Close, Redhill



Site details	
HELAA Reference	<u>EW33</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>17 Jason Close, Redhill</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>23dph</u>
Capacity	<u>5</u>
Total site area (ha)	<u>0.22ha</u>
Suitability	
Policy Considerations	<u>The site lies within the Green Belt and therefore a location not contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>Part of the site is previously developed and therefore there may be potential for redevelopment through paragraph 89 of the NPPF.</u> <u>The site lies within the Burnt Oak Farm SNCL.</u> <u>Accessibility to local services and facilities is good.</u> <u>Accessibility to public transport is reasonable.</u>
Market Considerations	<u>The site would be most suited to delivering family accommodation.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>Development could potentially impact on the SNCL.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>The landowners have promoted the site for housing development through the Regulation 19 Development Management Plan consultation.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A site of this scale/ type would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</u> <u>Generic assessment of Green Belt schemes suggests that development would be achievable.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>Whilst there is a reasonable prospect that the site would be made available for housing development and that development of the site would be achievable, the site is not considered to be suitable for housing development.</u> <u>The site is not considered to be developable.</u> <u>Overcoming constraints:</u> <u>strategic policy change; nature conservation</u>	

M01 – Land north of Rocky Lane, Merstham



Site details	
HELAA Reference	M01
Source of site	RBBC – Environmental Health
Site name	Land north of Rocky Lane, Merstham
Existing use	Semi-natural open space/ grazing
Housing Potential	
Density	Assumed: 200dph
Capacity	25 units
Total site area (ha)	1.4ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within Area of Outstanding Natural Beauty.</p> <p>The site is not within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards family homes, thus potentially meeting a range of market requirements.
Physical Limitations	The site is identified as being potentially contaminated.
Potential Impacts	<p>Development could potentially impact upon the integrity and setting of the numerous listed buildings.</p> <p>Development could potentially have an adverse visual impact upon the landscape given the topographical changes in the area.</p> <p>There is an area of archaeological potential within the site which may be affected by development.</p> <p>Proximity to the motorway could give rise to residential amenity concerns.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12-18 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work was not undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of sites for housing development in Redhill suggests that development of the site would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

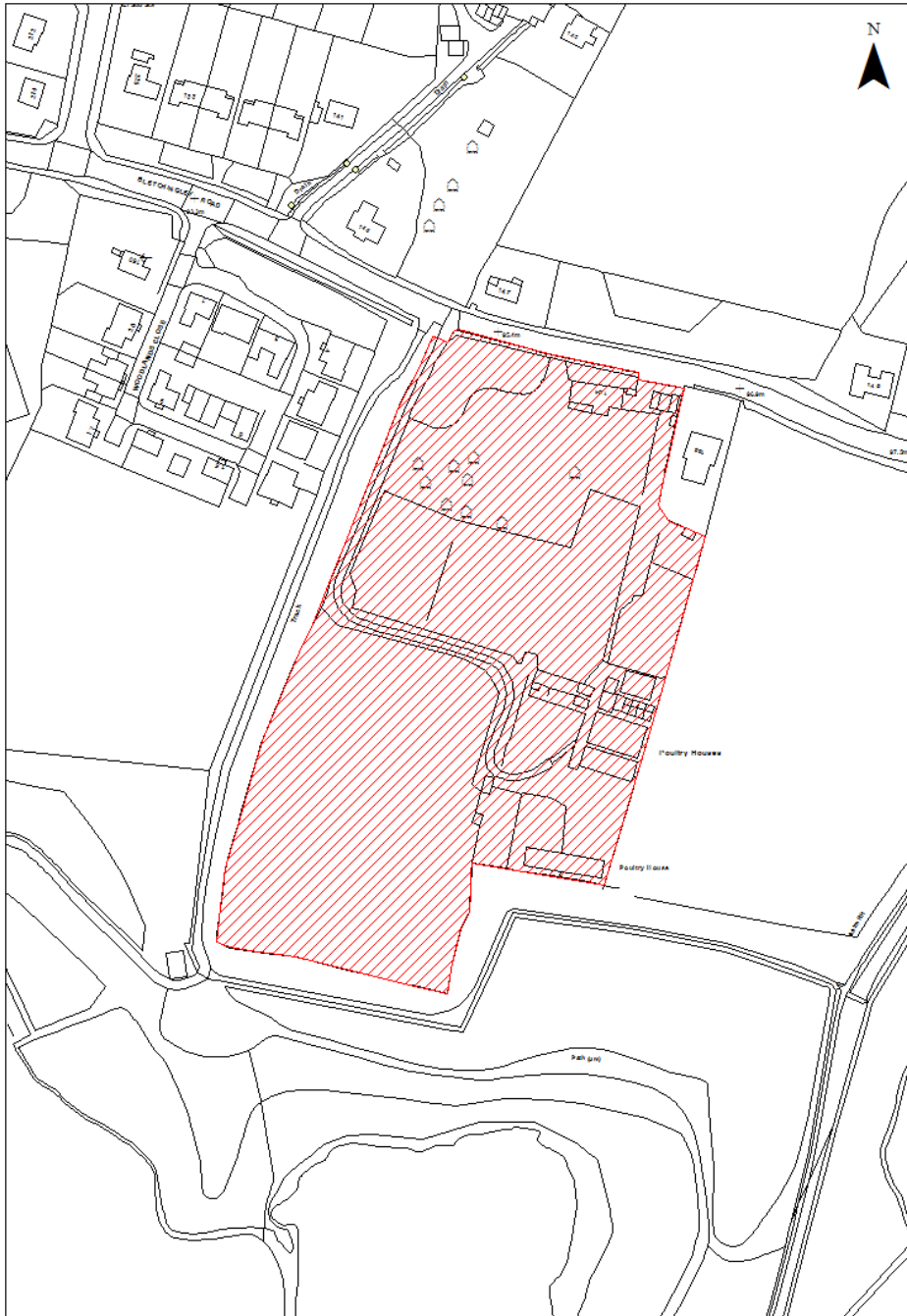
Summary

The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently developable.

Overcoming constraints: Availability; contamination; landscape impact; strategic policy change

M02 – Merstham Baptist Church



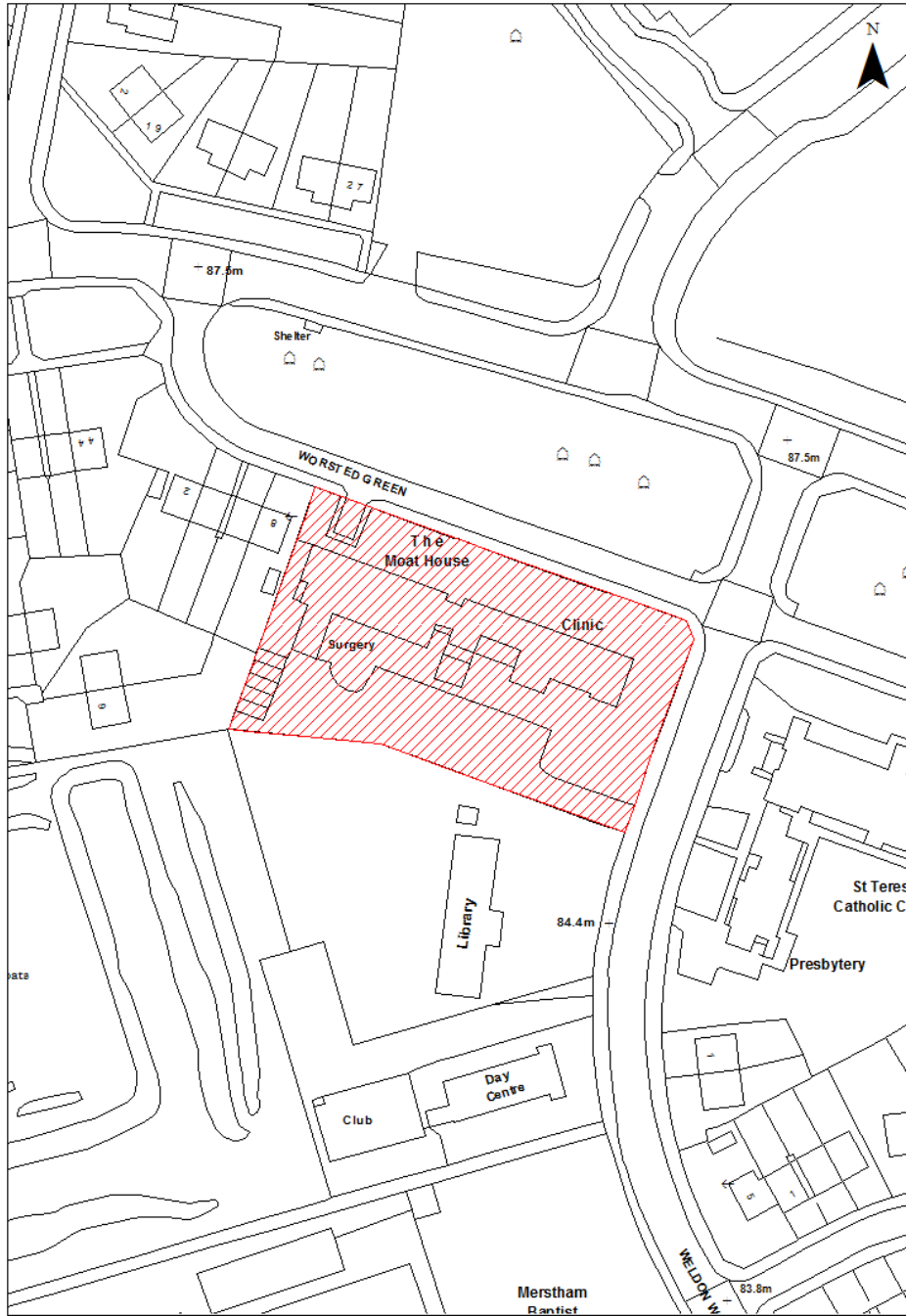
Site details	
HELAA Reference	M02
Source of site	RBBC – Desktop Review
Site name	Merstham Baptist Church, Weldon Way, Merstham
Existing use	Church and grounds
Housing Potential	
Density	Assumed: 40dph
Capacity	3 units
Total site area (ha)	0.27 (0.07 outside fo FZ3) ha
Suitability	
Policy Considerations	The site is within the urban area and therefore in a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site is used for community purposes – loss of the use would run contrary to policy. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards smaller family homes.
Physical Limitations	The site is almost wholly within Flood Zone 2 and the vast majority falls within Flood Zone 3 – there is therefore substantial flooding risk which severely limits development potential.
Potential Impacts	Development could contribute to the regeneration in the Merstham area.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by the Baptist Association. The site has <u>previously</u> been promoted for housing development. The church remains operational <u>operational</u> ; however, <u>previously it has indicated that</u> there are understood to be plans to relocate. <u>It has not been possible to confirm landowner intentions.</u> No legal constraints to housing development have been identified.	
There is a reasonable prospect that the site would be made for development during the plan period. Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved; hence a scheme could be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. Generic assessment of sites within Redhill for housing development suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with particularly strong demand for small family homes.
There is a reasonable prospect that development of the site would be achievable.	
Summary	

~~There is a reasonable prospect that the site could be made available for housing development and that development would be achievable. The site is however not considered to be suitable for housing development.~~ The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently considered to be developable.

Overcoming constraints: flood risk/ mitigation; availability

M06 – Moat House Surgery, Worsted Green, Merstham



Site details	
HELAA Reference	M06
Source of site	RBBC Property
Site name	Moat House Surgery, Worstead Green, Merstham
Existing use	Community/ Health facilities
Housing Potential	
Density	Assumed: 40dph
Capacity	10 units
Total site area (ha)	0.30ha
Suitability	
Policy Considerations	<p>The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Loss of community uses <u>(medical facilities)</u> would run contrary to policy - <u>the landowner has however indicated that they wish to retain medical facilities within the redevelopment.</u></p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would most likely be suited to delivering smaller family homes.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	Development could potentially contribute to the regeneration of Merstham.
<p>The site is not considered to be suitable for housing development.</p> <p>The site is therefore potentially suitable for housing development (subject to reprovion of medical facilities).</p>	
Availability	
<p>The site is owned by the practice operator/ clinical commissioning group.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The landowner has indicated that at some point in the future they would like to consider developing the site to include some housing in a modern development whilst maintaining the provision of a GP surgery.</p> <p>No legal constraints to housing development have been identified.</p>	
<p>Availability of the site for housing development is uncertain.</p> <p>The site is considered to be available for housing development.</p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken, as the site is not considered to be suitable for housing development and availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p><u>Reprovion of medical facilities may impact upon viability.</u></p> <p>The residential market in the area would most likely be capable of supporting the</p>

type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

The site is considered to be suitable for residential development and there is a reasonable prospect that development would be achievable. However, availability of the site is uncertain.

The site is therefore not currently developable.

Overcoming constraints: Landowner intentions/ alternative provision

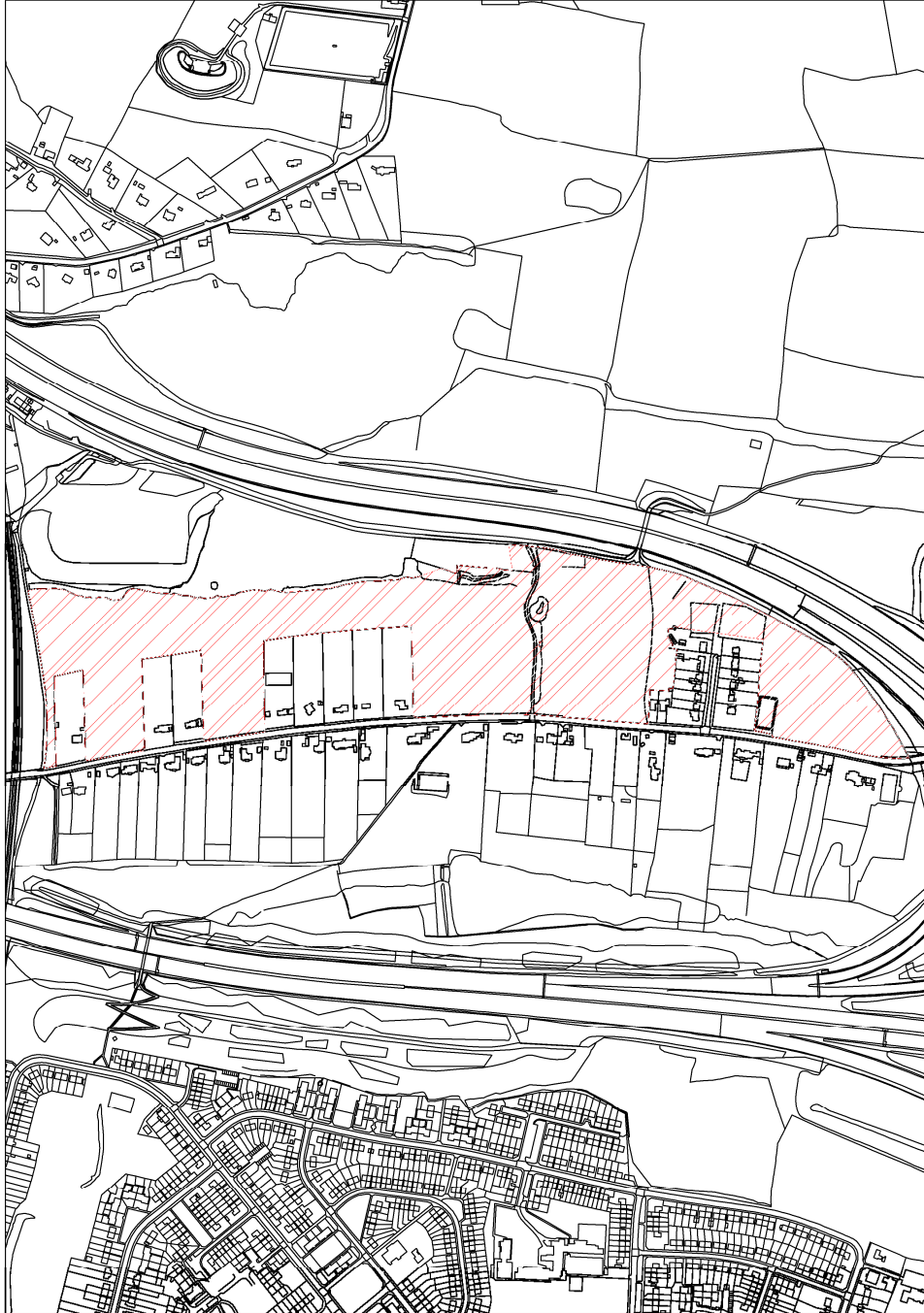
The site is considered to be potentially suitable for development.

There is a reasonable prospect that the site will be made available for development and that development of the site will be achievable.

The site is therefore not currently developable.

Overcoming constraints: Medical re-provision

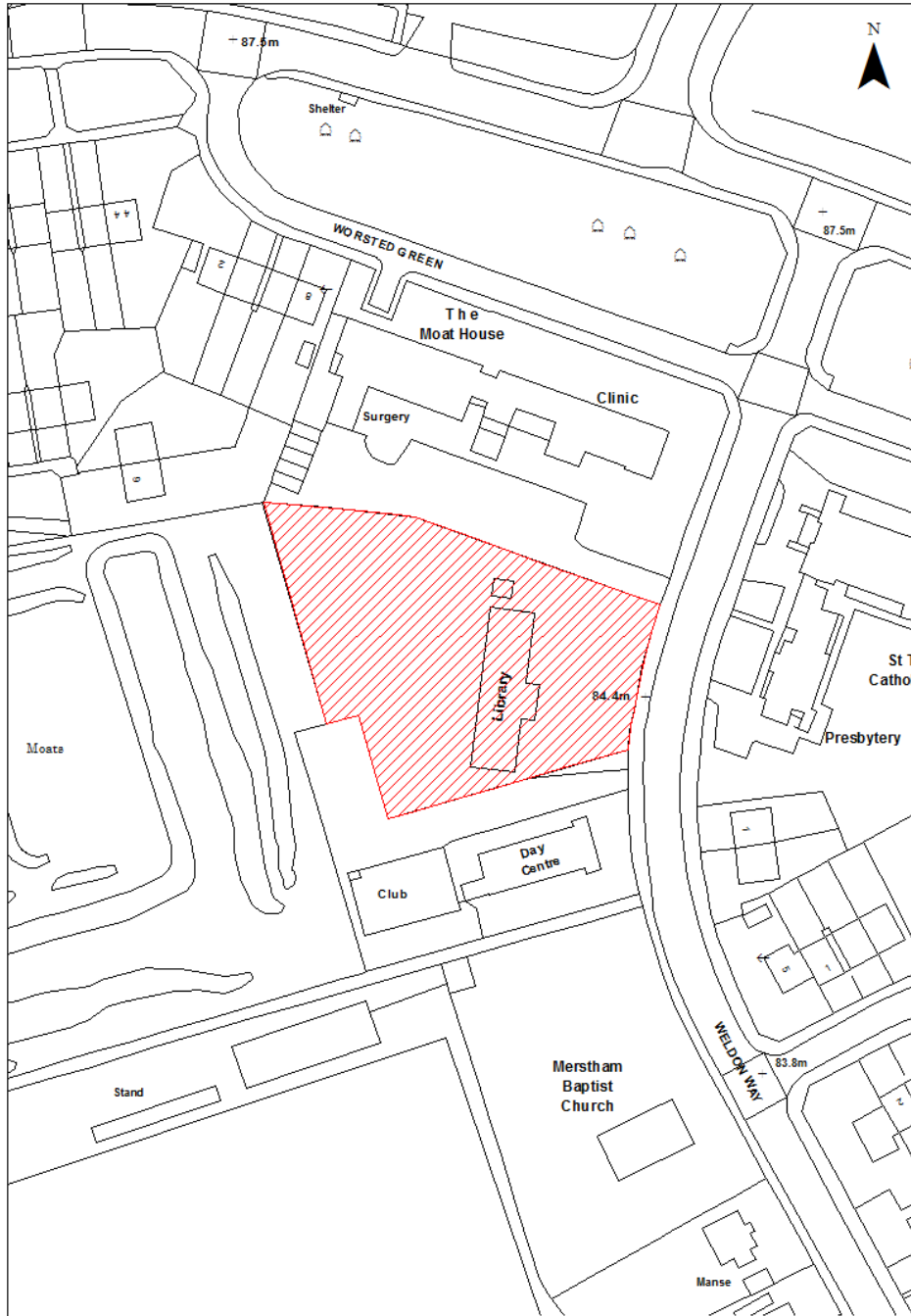
M11 – Land north of Rockshaw Road, Merstham



Site details	
HELAA Reference	M11
Source of site	Call for Sites
Site name	Land north of Rockshaw Road, Merstham
Existing use	Semi-natural open space/ woodland
Housing Potential	
Density	Assumed: 15dph
Capacity	90 units
Total site area (ha)	13 (gross) / 6 (developable)
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site is located within the Area of Great Landscape Value and half is within the Area of Outstanding Natural Beauty.</p> <p>The site also adjoins a Conservation Area.</p> <p>The site is not within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport is limited.</p>
Market Considerations	It is proposed that the site would deliver a mix of special care units (approx. 70) and market dwellings (approx. 9).
Physical Limitations	<p>Localised areas of land in the north of the site are identified as being subject to surface water flooding risk.</p> <p>Land within the site rises from north to south which may limit development potential.</p> <p>There are several areas of relatively dense woodland within the site.</p> <p>There are some localised areas in the site which are identified as being affected by surface water flooding risk.</p>
Potential Impacts	<p>Development could potentially impact upon the integrity and setting of the numerous listed buildings adjoining the site and the overall Conservation Area.</p> <p>Development could potentially have an adverse visual impact upon the landscape given the topographical changes in the area.</p> <p>There is an area of archaeological potential within the site which may be affected by development.</p> <p>Proximity to the motorway could give rise to residential amenity concerns.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by a family.</p> <p>The landowners have <u>previously</u> promoted the site for housing development.</p> <p>There is <u>understood to be</u> an option agreement granted to Retirement Villages Development.</p> <p>A planning application has been recently submitted for the development of the development of 4 detached dwellings and an extra care facility of up to 85 units.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has <u>previously</u> indicated that they would like to develop the site in conjunction with Retirement Villages Ltd.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve</p>

	<p>delivery rates of 20-30 units per annum. A scheme could therefore be completed within 3-4 years.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. It is considered that there would be sufficient demand for the type of product and scheme being envisaged in this location.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development. The site is therefore not currently developable. Overcoming constraints: Conservation area impact, landscape impact, strategic policy change</p>	

M12 – Merstham Library, Weldon Way, Merstham

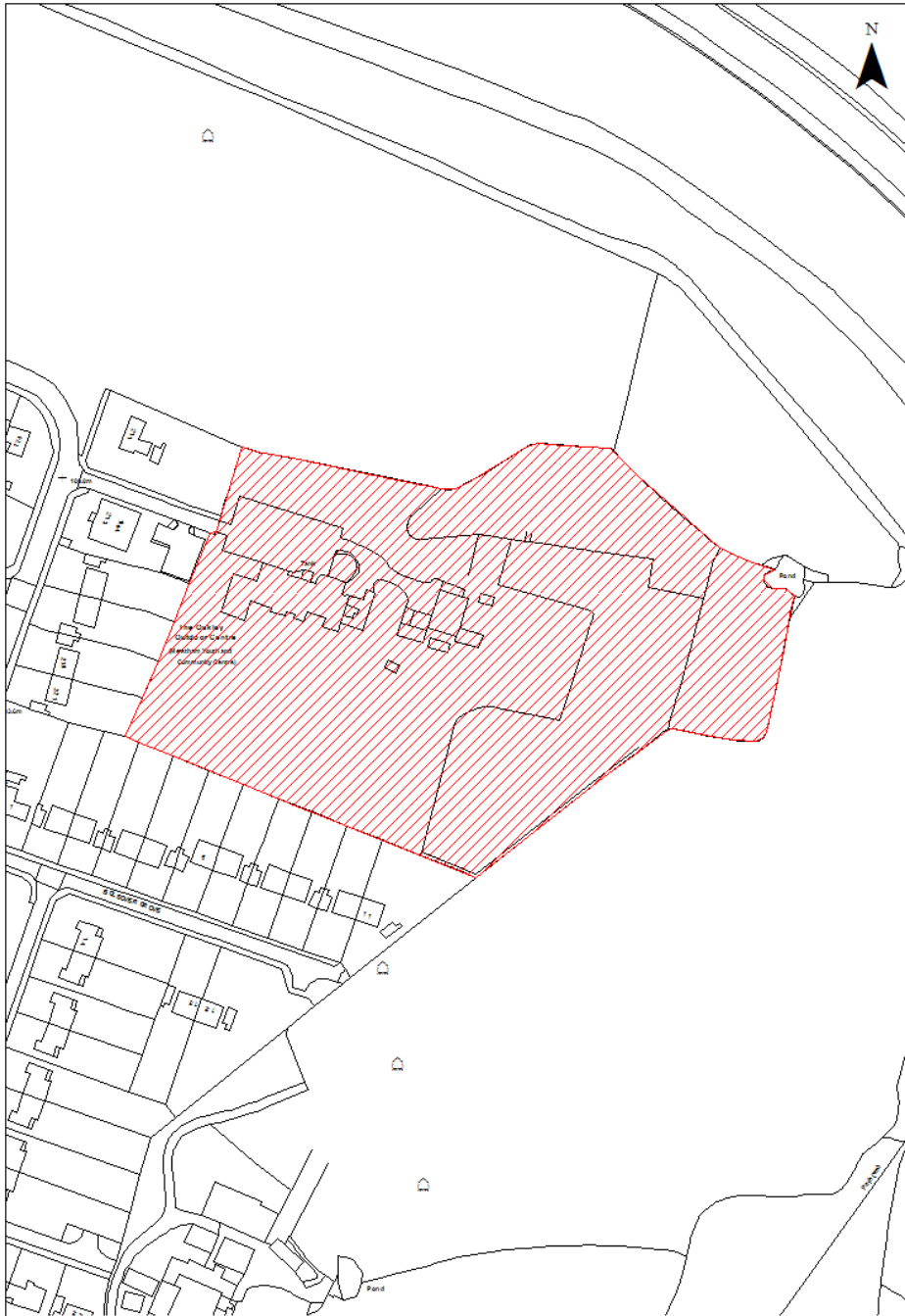


Site details	
HELAA Reference	M12
Source of site	Call for Sites
Site name	Merstham Library, Weldon Way, Merstham
Existing use	Community facilities
Housing Potential	
Density	Assumed: 25dph 53dph
Capacity	10 units 6 units
Total site area (ha)	0.26 (0.19 outside FZ3) ha
Suitability	
Policy Considerations	The site lies within the urban area, within the Merstham regeneration area and is therefore in a priority location for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for <u>mixed-use housing and community uses (including potentially faith facilities)</u> . housing development . Accessibility to local services and facilities is excellent. Accessibility to public transport is good.
Market Considerations	The site would be most suited to delivering small family houses, most likely as part of a mixed use development including replacement community/ faith facilities.
Physical Limitations	The south-western corner of the site falls within Flood Zone 2 and partially within Flood Zone 3.
Potential Impacts	Development could potentially contribute to the regeneration of Merstham. Development could potentially impact upon the adjoining area of archaeological potential.
The site is considered to be suitable for housing development.	
Availability	
The site is vacant following the relocation of the library to the new hub. <u>The site is owned by Surrey County Council.</u> <u>Surrey County Council has actively promoted the site for housing development.</u> <u>Surrey County Council has confirmed that the site could be released for development within the next 5 years.</u> It is understood that negotiations are underway with the <u>There have previously been negotiations with the</u> Diocese of Southwark and Merstham Baptist Church regarding agreement to transfer ownership. <u>The progress of these negotiations is however unclear.</u> No legal constraints to development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The Diocese of Southwark/ Merstham Baptist Church would carry out any future development of community/ faith facilities and associated residential development. A scheme of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Viability work suggests that residential development would be viable. Provision of community uses may impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	

The site is suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.

The site is considered to be developable.

M13 – Former Oakley Centre, Radstock Way, Merstham



Site details	
HELAA Reference	M13
Source of site	Call for Sites
Site name	Former Oakley Centre, Radstock Way, Merstham
Existing use	Vacant building in large grounds with semi-natural open space
Housing Potential	
Density	Assumed: 15dph (gross)
Capacity	202 units
Total site area (ha)	1.97ha (gross)/ 1ha (developable)
Suitability	
Policy Considerations	<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The site lies partially within the Green Belt: the Green Belt Review concluded that the site had low priority for protection.</p> <p>The site is partially designated as Urban Open Land (buildings and grounds): the Urban Open Space Assessment concluded that the site had medium value and priority for protection. The report felt that a scheme could be progressed in a way which is consistent with – or does not require development on – land with an Urban Open Space designation.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (including flats through conversion of the listed building and family houses in the grounds), thus meeting a range of market requirements.
Physical Limitations	The site is identified as being potentially contaminated.
Potential Impacts	<p>Development could potentially contribute to the regeneration of Merstham, both physically and through financially supporting other projects within the regeneration area.</p> <p>Development could potentially impact upon the integrity and setting of the listed building currently on the site.</p> <p>Development could result in the loss of open space.</p> <p>Proximity to the motorway could give rise to residential amenity concerns.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>A planning application has recently been made (and refused) for planning permission.</p> <p><u>A further planning permission has been submitted and is currently awaiting determination.</u></p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>It is likely that a site of this size/ characteristic would attract interest from local, regional and national housebuilders who would have the capacity to deliver given its relatively small size.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units could be achieved.</p> <p>Development could therefore be completed within 12-18 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>Costs associated with conversion and refurbishment of the listed building and contamination could impact upon viability.</p>

	The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with particularly strong demand for family homes.
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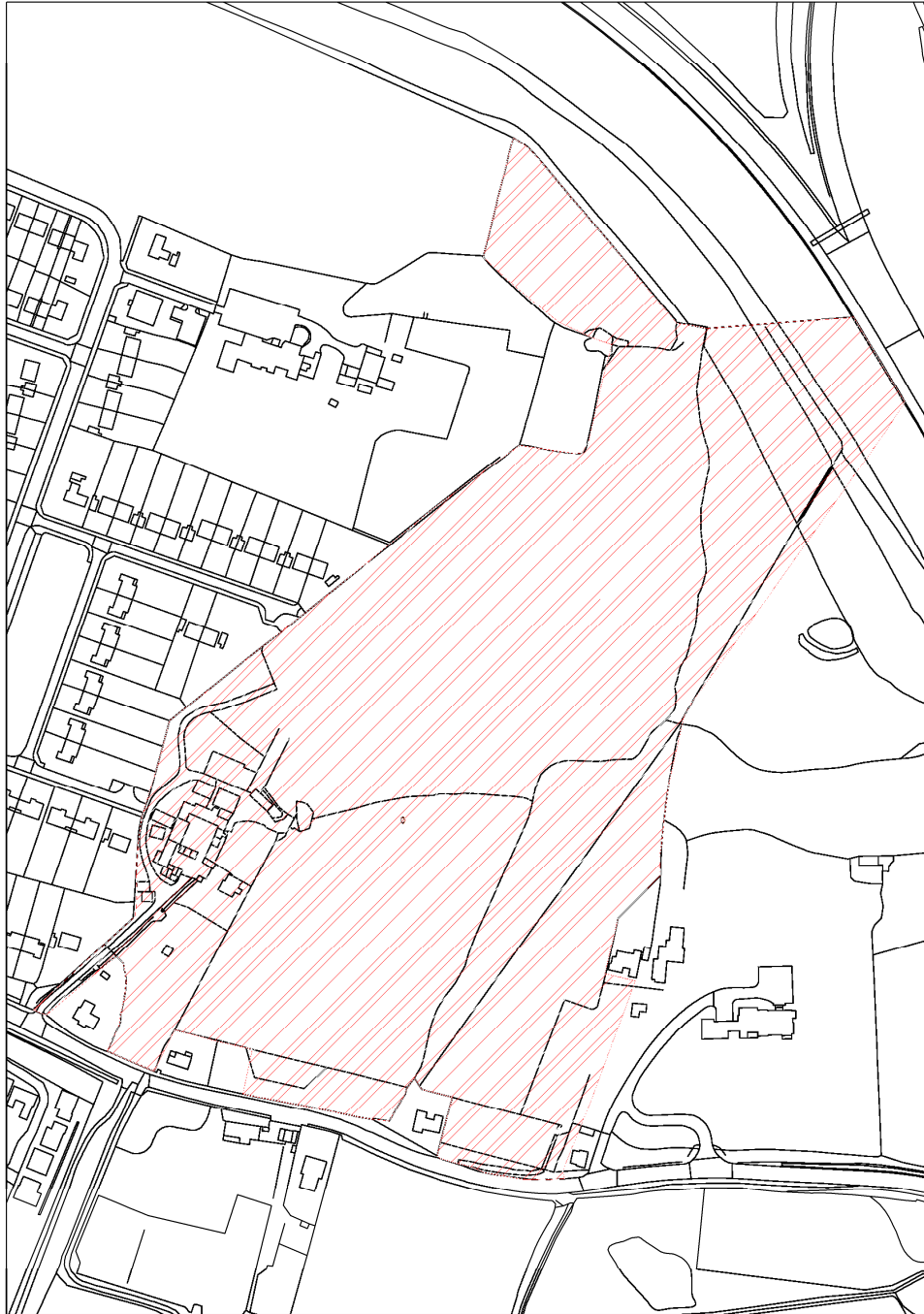
There is a reasonable prospect that development of the site would be achievable.

Summary

The site is suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.

The site is therefore considered to be deliverable.

M14 – Oakley Farm, 143 Bletchingley Road, Merstham



Site details	
HELAA Reference	M14
Source of site	Call for Sites
Site name	Oakley Farm, Bletchingley Road, Merstham
Existing use	Agricultural fields/ grazing
Housing Potential	
Density	Assumed: 20dph <u>11.2dph</u>
Capacity	140 units <u>95 units</u>
Total site area (ha)	8.3ha (gross)/ 7.0ha (developable) <u>8.45ha</u>
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>Part of the site is previously developed and could therefore be developed through Paragraph 89 of the NPPF.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Development of these sites is dependent upon the Council not being able to demonstrate a five year land supply and is then subject to a phasing policy.</p> <p>Accessibility to local services and facilities is good and the site also has good access to public transport services.</p> <p>A small part in the north of the site is within the Area of Outstanding Natural Beauty.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	Land levels across the site rise quite markedly from south to north.
Potential Impacts	<p>Development could potentially impact upon the integrity and setting of the listed buildings within and adjoining the site.</p> <p>Due to the topography of the site, development could potentially have a visual impact within the landscape, particularly when viewed from the south.</p> <p>Proximity to the motorway may give rise to residential amenity conflicts.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>Taylor Wimpey have an option agreement on the site.</p> <p>Taylor Wimpey actively promoted the site through the Regulation 189 Development Management Plan Consultation.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>Taylor Wimpey has an option agreement to develop the site.</p> <p>Taylor Wimpey are national developers who would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a small number of discrete phases by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved; hence development could be completed within 4-5 years.</p>
Market & Economic Viability	<p>Specific viability work suggests that development is viable.</p> <p>The residential market in the area would most likely be capable of supporting the</p>

Considerations	type and scale of development envisaged; particularly as demand for family homes is strong.
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There is a reasonable prospect that development of the site would be achievable.

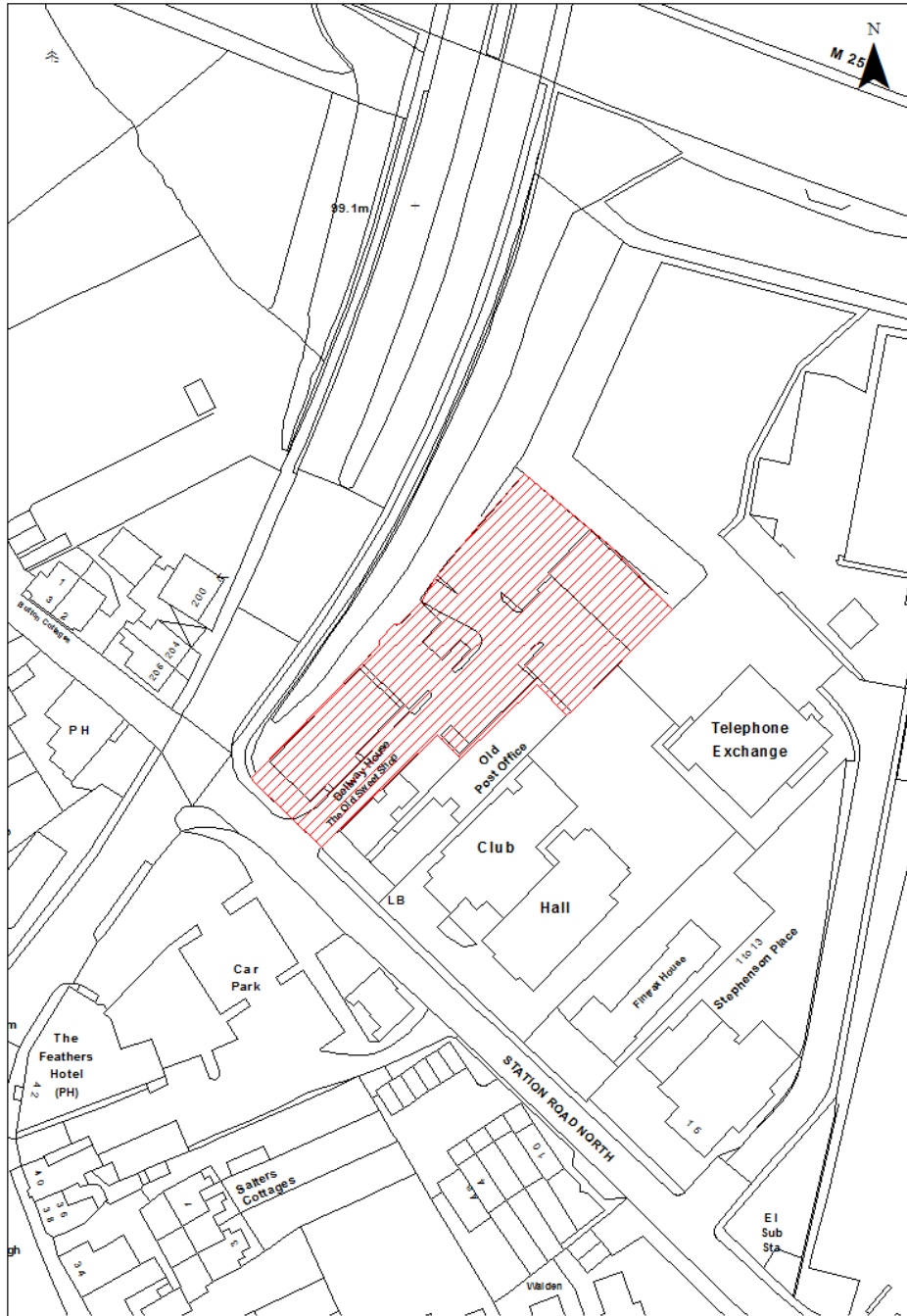
Summary

The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.

The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.

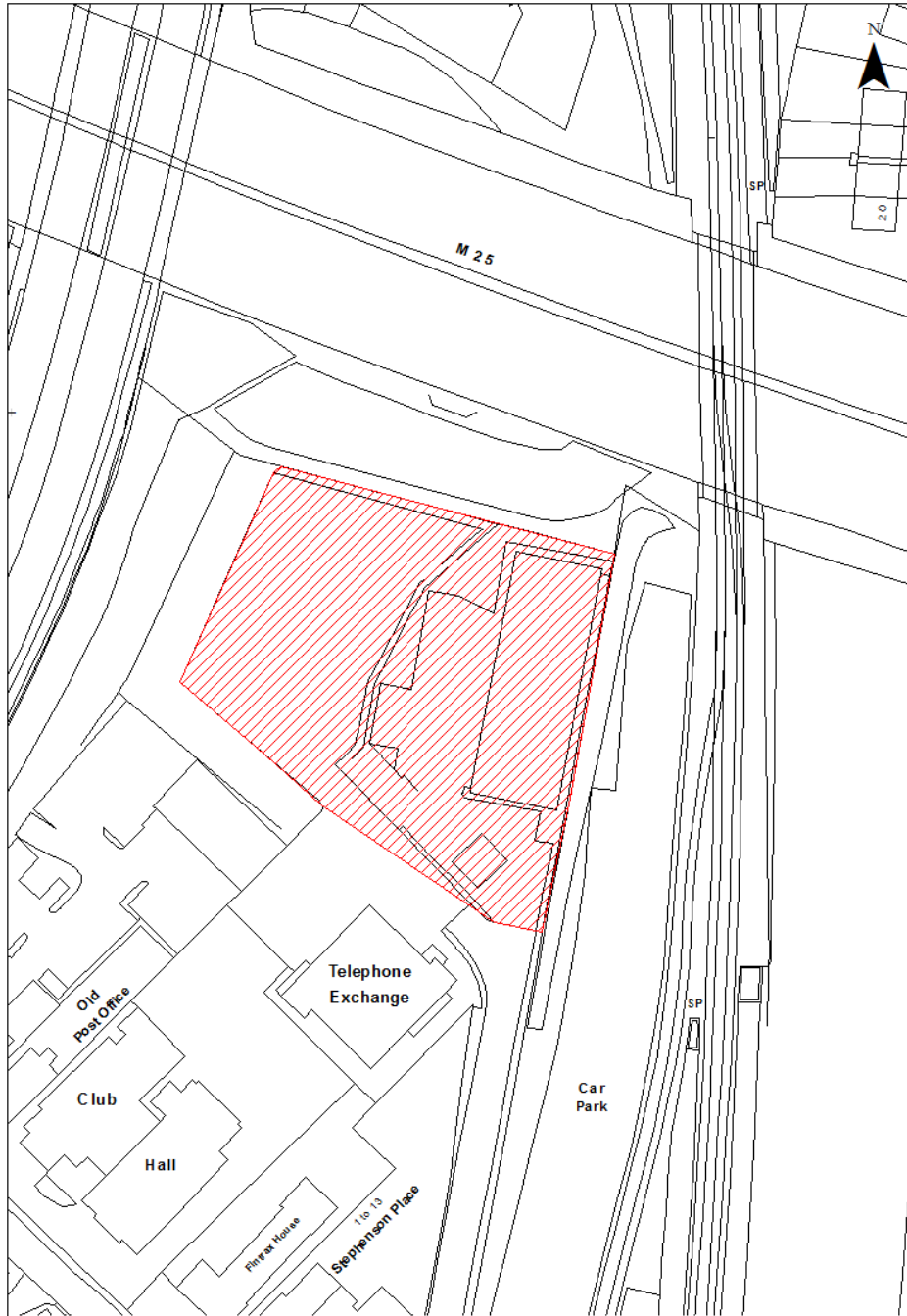
The site is therefore considered to be developable.

M15 – Bellway House, Station Road North, Merstham



Site details	
HELAA Reference	M15
Source of site	Extant Prior Approval
Site name	Bellway House, Station Road North, Merstham
Existing use	Office block
Housing Potential	
Density	Assumed: 500dph
Capacity	15
Total site area (ha)	0.03
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified, as part of a wider site, for housing development in the Regulation 19 Development Management Plan.</p> <p>The site lies within close proximity of the Merstham Village local centre.</p> <p>Accessibility to local services and facilities is good and the site also has excellent access to public transport services.</p> <p>Whilst loss of employment uses would run contrary to policy, the principle has been established through granting of the prior approval.</p> <p>The site benefits from prior approval for office to residential conversion.</p>
Market Considerations	The site would most likely deliver higher density residential units (predominantly flats).
Physical Limitations	There are no significant physical limitations associated with the site.
Potential Impacts	Proximity to the motorway could give rise to residential amenity concerns.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by CBRE Investors.</p> <p>The landowners have <u>previously</u> actively promoted the site for housing development.</p> <p>A prior approval for office to residential conversion has been approved.</p> <p>A subsequent planning application has been received for the redevelopment of the wider site.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site.</p> <p>A site of this size/ characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from prior approval for office to residential conversion.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

M17 – Depot Site, Station Road North, Merstham



Site details	
HELAA Reference	M17
Source of site	Call for Sites
Site name	Depot Site, Station Road North, Merstham
Existing use	Bus depot
Housing Potential	
Density	60dph
Capacity	30
Total site area (ha)	0.5
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within close proximity of the Merstham Village local centre.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p> <p>Whilst the site is not in a designated Employment Area, loss of employment uses would run contrary to <u>proposed policy- EMP4 which resists the loss of employment land and premises unless it can be clearly demonstrated that there is no reasonable prospect of (or demand for) the retention or redevelopment of the site for employment use or the proposal would provide a public benefit which would outweigh the loss of the employment floorspace; and the proposed development will not affect the efficient operation or economic function of other employment uses or businesses in the locality.</u></p>
Market Considerations	The site would most likely deliver higher density residential units (predominantly flats).
Physical Limitations	<p>The site lies within Flood Zone 2 and 3.</p> <p>Part of the site has been identified as being at risk of surface water flooding.</p> <p>Due to the previous use of the site, the site may be contaminated.</p>
Potential Impacts	Proximity to the railway line may give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a property management company, Telerel Trillium.</p> <p>The site is currently operated as a bus depot and an alternative location for this use may be necessary to enable development.</p> <p>It has not been possible to ascertain availability for residential development.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>Costs associated with flood risk, noise attenuation and access would likely impact</p>

upon viability.
The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. Proximity to the station would enhance saleability of completed units.

There is a reasonable prospect that development of the site would be achievable.

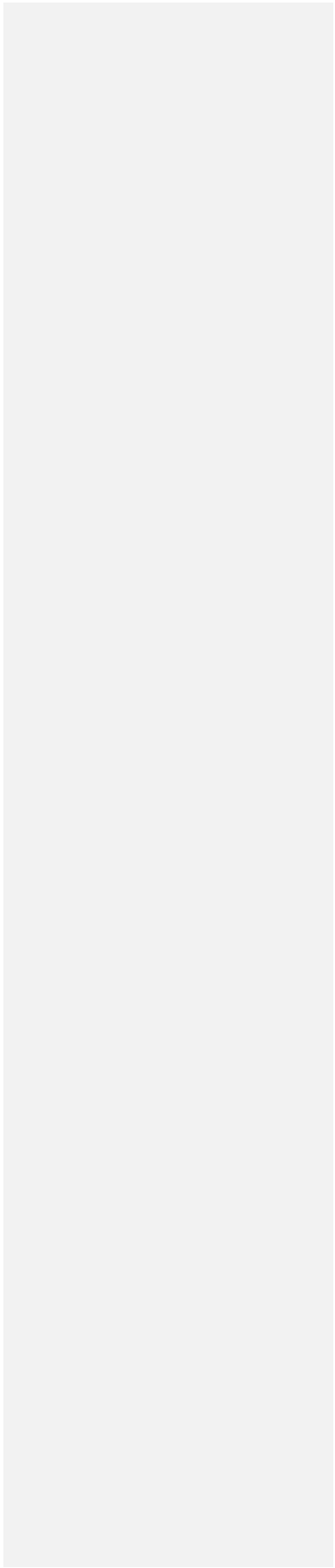
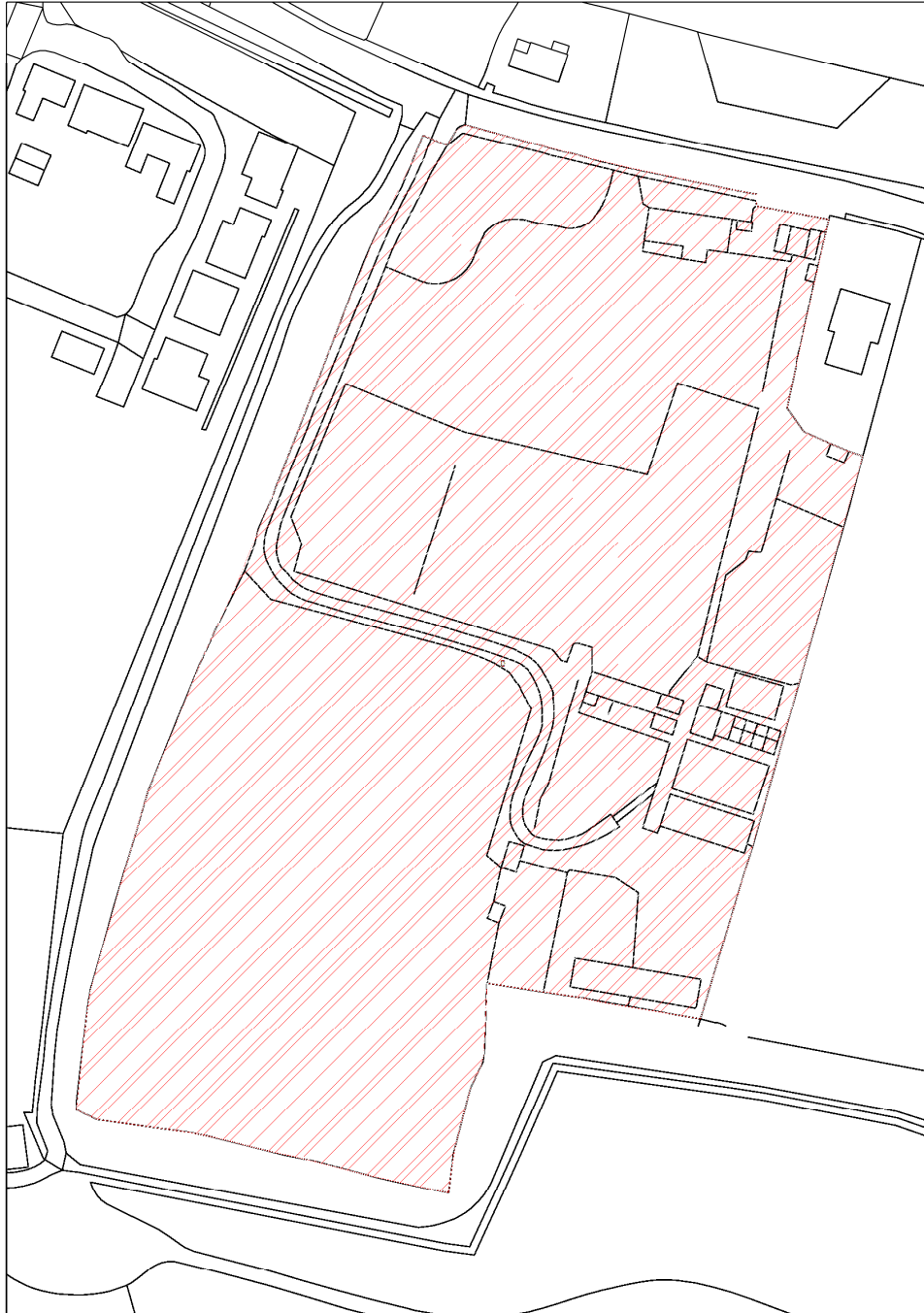
Summary

The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently considered to be developable.

Overcoming constraints: availability; strategic policy change; flood risk; land contamination

M18 – 164 Bletchingley Road, Merstham

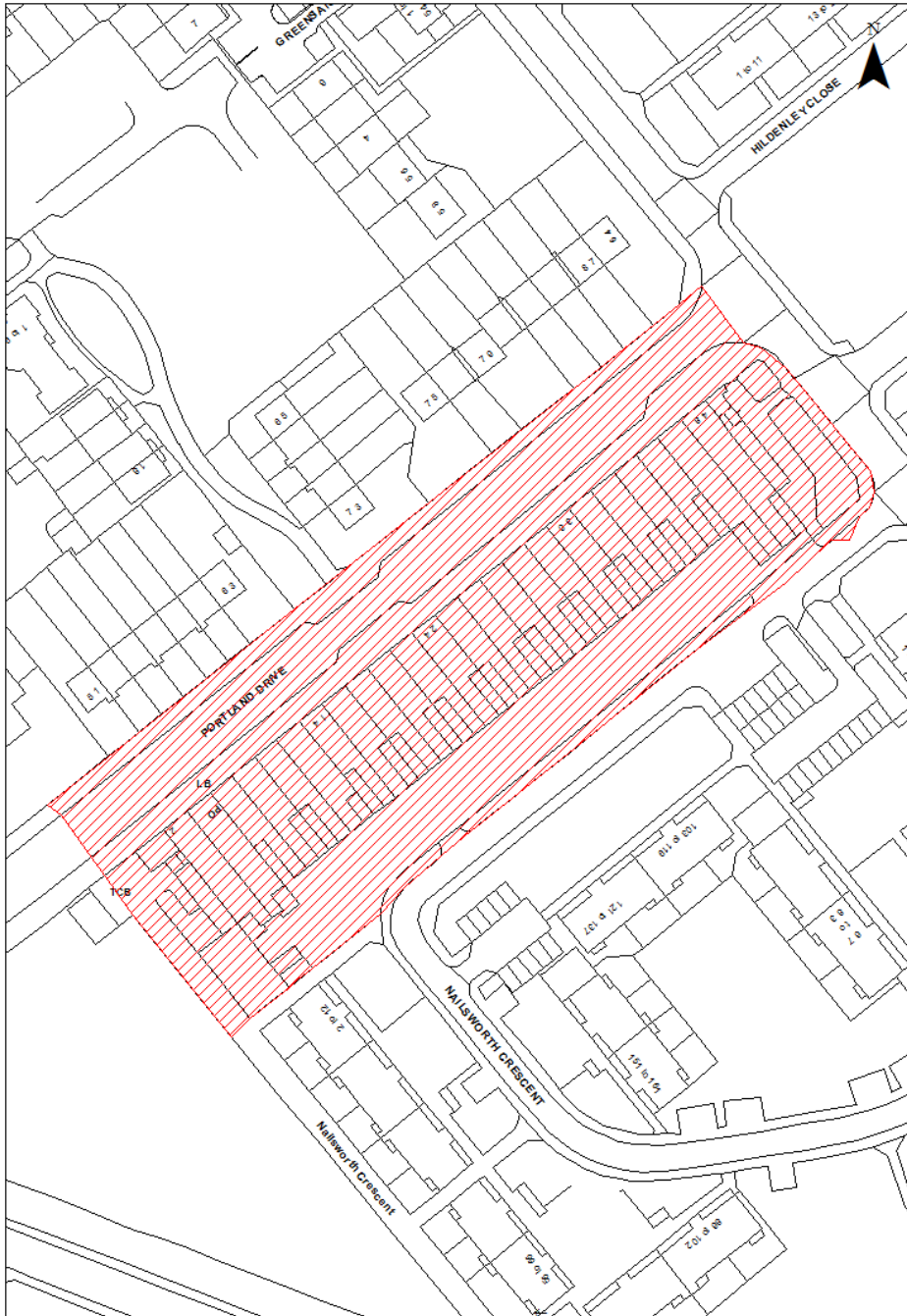


Site details	
HELAA Reference	M18
Source of site	Call for Sites
Site name	164 Bletchingley Road, Merstham
Existing use	Residential dwelling in large grounds/ former agricultural uses
Housing Potential	
Density	12dph 25dph
Capacity	3050
Total site area (ha)	2.5±
Suitability	
Policy Considerations	The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for residential development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	The site is adjacent to a Site of Nature Conservation Importance and development could potentially impact upon this asset. Development could potentially impact upon the setting and integrity of the listed building within the site. Development of the site could contribute to regeneration in Merstham.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by H2 Property. The landowners have previously promoted the site for housing development. There Council considers that there to be a reasonable prospect that the site will be available at the point envisaged for its development. No legal constraints to housing development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest at this stage. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12-18 months from commencement.
Market & Economic Viability Considerations	Viability work suggests that development would be viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan for a sustainable urban extension. The site is considered to be suitable and available for housing development and there is a reasonable	

prospect that development of the site would be achievable.

The site is therefore considered to be developable.

M19 – Portland Drive, Merstham

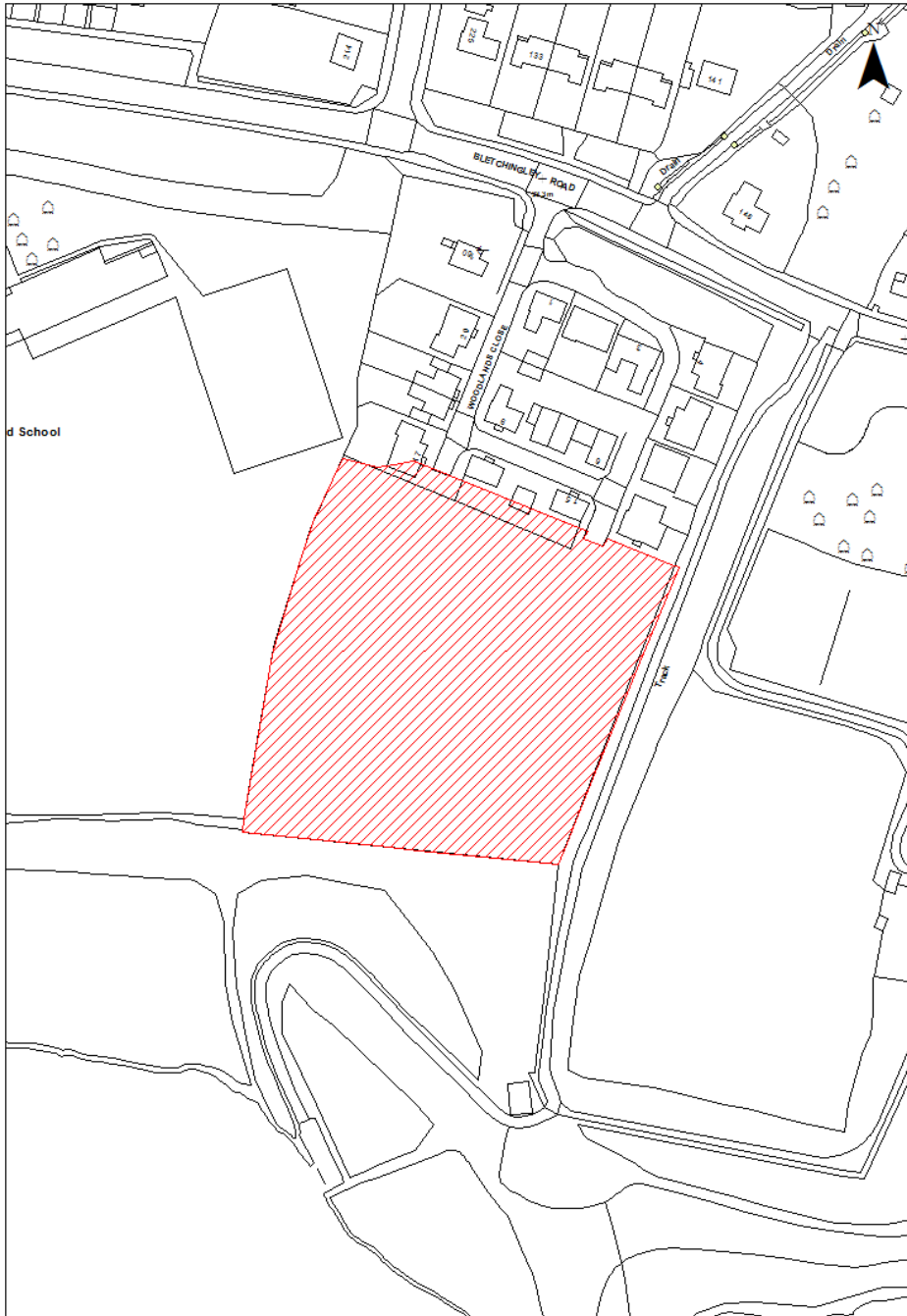


Site details	
HELAA Reference	M19
Source of site	Extant Planning Permission
Site name	Portland Drive, Merstham
Existing use	Vacant shopping parade and residential
Housing Potential	
Density	50dph
Capacity	48
Total site area (ha)	0.95
Suitability	
Policy Considerations	<p>The site lies within the Merstham estate regeneration area.</p> <p>The site is within a local centre.</p> <p>The site lies within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p> <p>The Merstham Estate Planning Framework identifies the potential for redevelopment to provide mixed tenure housing as part of the wider regeneration of Merstham.</p>
Market Considerations	The site is proposed to deliver a mix of housing types.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	<p>Development could contribute to the regeneration of Merstham.</p> <p>Replacement shopping facilities have been recently completed on the adjoining land.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site benefits from planning permission.</p> <p><u>A section 73 application has been submitted and is awaiting decision.</u></p> <p>A reserved matters application has been submitted and approved.</p> <p>Work is due to start in January 2017.</p> <p>No legal constraints to development have been identified.</p>	
The site is available for housing development.	
Achievability	
Delivery & Timing Considerations	<p><u>The site is owned by Raven Housing Trust who are experienced developers</u></p> <p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract regional or national developers who would likely have the capacity to deliver a scheme of this nature.</p> <p>A site of this scale would be delivered in a single phase.</p> <p>Delivery rates of 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is strong and would most likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.

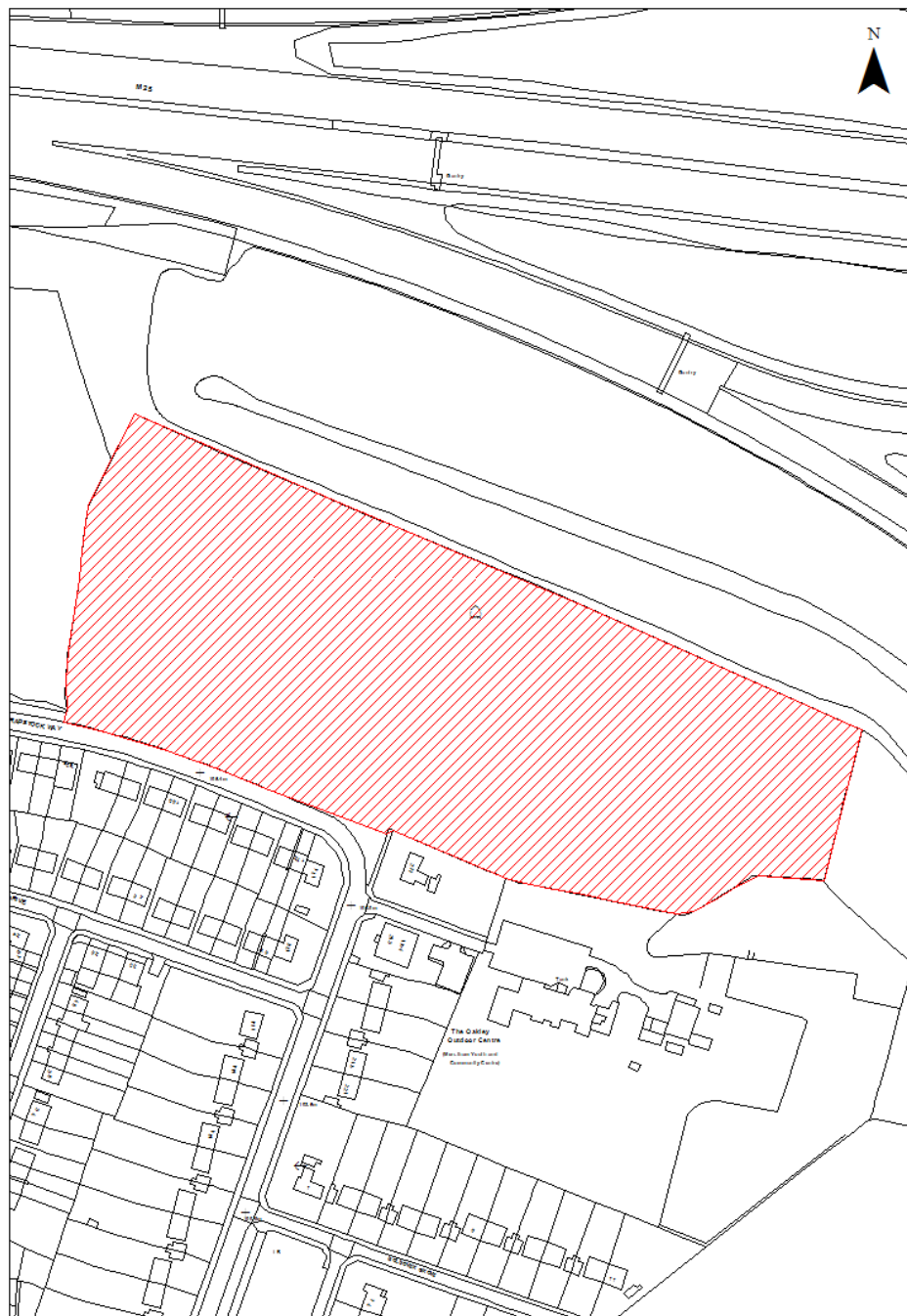
The site is therefore considered to be deliverable.

M20 – Land south of Darby House, Bletchingley Road, Merstham



Site details	
HELAA Reference	M20
Source of site	Call for Sites
Site name	Land south of Darby House, Bletchingley Road, Merstham
Existing use	Open grounds
Housing Potential	
Density	22dph
Capacity	20
Total site area (ha)	0.9
Suitability	
Policy Considerations	The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for residential development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	Access to the site would need to be created through the proposed development on land to the north of this site.
Potential Impacts	The site is adjacent to a Site of Nature Conservation Importance and development could potentially impact upon this asset. Development of the site could support regeneration in Merstham.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by The School Government Publishing Company Ltd. (H2 Property) . The landowners have actively promoted the site for housing development. No legal constraints to housing development have been identified.	
The site is available for housing development.	
Achievability	
Delivery & Timing Considerations	The landowner has expressed an interest in developing the site themselves. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12-18 months from commencement.
Market & Economic Viability Considerations	Viability work suggests that development would be viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five year's housing supply and is subject to proposed phasing policy MLS1. The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be developable.	

M21 – Land north of Radstock Way, Merstham



Site details	
HELAA Reference	M21
Source of site	RBBC Property
Site name	Land north of Radstock Way, Merstham
Existing use	Public open space/ woodland
Housing Potential	
Density	Assumed: 20dph
Capacity	60 units
Total site area (ha)	3.2ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt and is within an area designated for use as Public Open Space.</p> <p>The site lies adjacent to the Merstham Regeneration Area .</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The Sustainable Urban Extensions (Stage 2) Site Specific Technical Report concluded that the site was not suitable for residential development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	Dense woodland, some of which is designated as Ancient Woodland, surrounds the site on all sides with the exception of the frontage onto Radstock Way. To the north of the site, land slopes steeply upwards forming the bund to the M25 motorway.
Potential Impacts	<p>Development could potentially impact upon the large area of Ancient Woodland to the west of the site through recreational pressure.</p> <p>Proximity to the motorway may give rise to residential amenity conflicts.</p> <p>Development could result in the loss of open space: alternative provision or improvements elsewhere may be required; however, the site is within an area identified as having a surplus of open space.</p> <p>Development could positively contribute to the regeneration of Merstham.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowner has promoted the site for residential development.</p>	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A site of this size/ characteristic would likely attract regional or national developers who would likely have the capacity to deliver.</p> <p>A site of this scale would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence the site could be delivered within 2-3 years.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the</p>

	type and scale of development envisaged.
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There is a reasonable prospect that development of the site would be achievable.	
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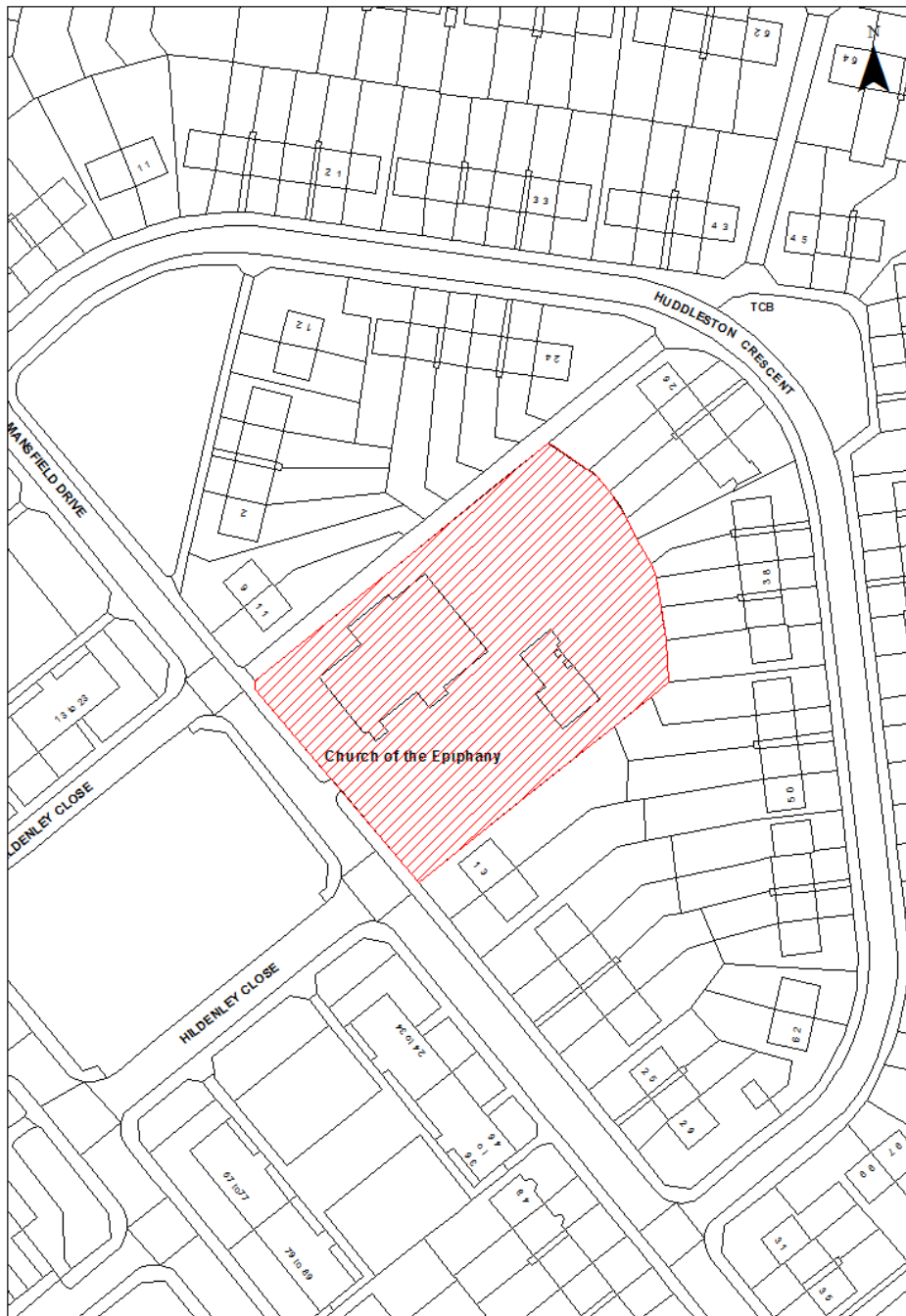
Summary	
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Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.	
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The site is therefore not currently developable.	
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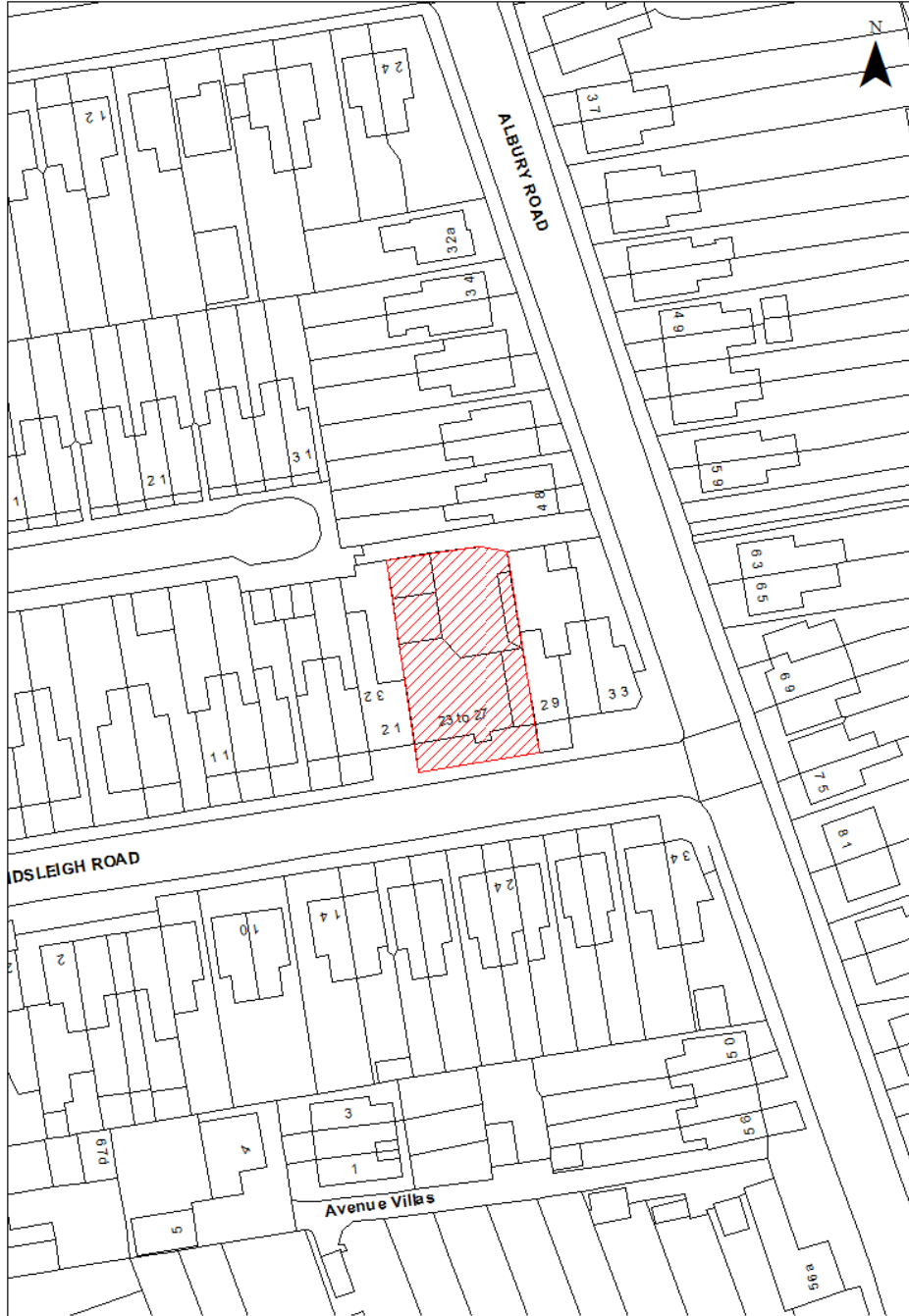
Overcoming constraints: Strategic policy change	
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M22 – Church of the Epiphany, Merstham



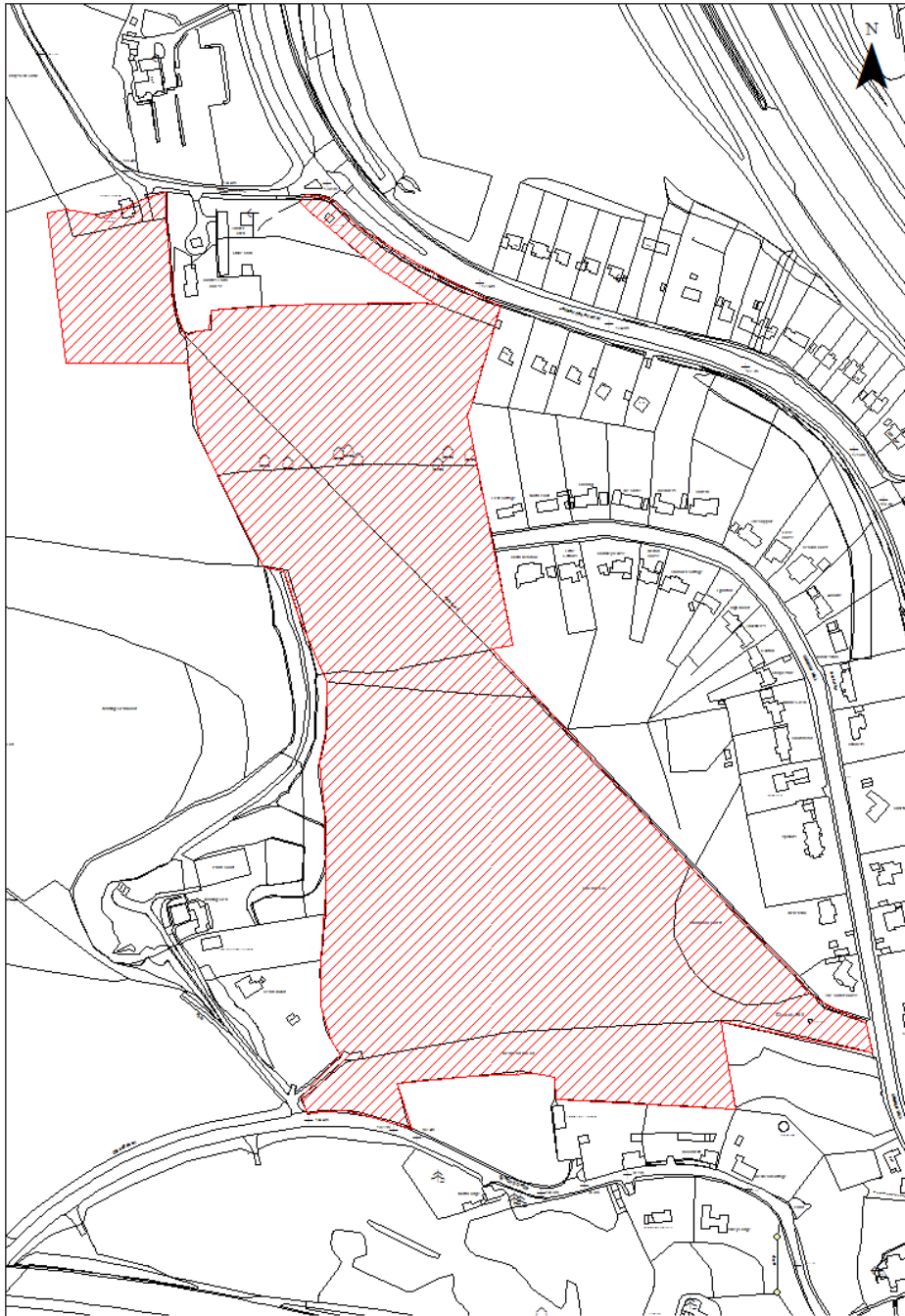
Site details	
HELAA Reference	M22
Source of site	RBBC - Development Management
Site name	Church of the Epiphany, Merstham
Existing use	Church and grounds
Housing Potential	
Density	Assumed: 30dph
Capacity	10 units
Total site area (ha)	0.32ha
Suitability	
Policy Considerations	<p>The site lies wholly within the urban area, within the Merstham Regeneration Area. The site is therefore within a priority location for residential development through Policy CS4 of the Core Strategy.</p> <p>Loss of community uses would run contrary to policy. The site has however been closed for a number of years due to health and safety reasons and the site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use- housing development.</p> <p>Accessibility to local services and facilities is good. Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, mostly likely geared towards small family homes.
Physical Limitations	There are no specific limitations associated with the site.
Potential Impacts	Proximity to neighbouring residential properties would need to be considered.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Diocese of Southwark. The landowner has promoted the site to the Council for residential development. The church formally closed in January 2015 following the cease of community uses on the site due to safety concerns.</p> <p>The landowner has indicated that the site is to be disposed within the next twelve months. <u>The landowner has indicated that the site is currently under offer.</u></p> <p>No legal constraints to development have been identified.</p>	
The site is available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is expected to be sold to a developer within twelve months. <u>The landowner has indicated that the site is currently under offer.</u> There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristic would likely attract local, regional or national developers who would likely have the capacity to deliver. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved; hence the site could be completed within 12 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that the development would be viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

M23 – 23-27 Endsleigh Road, Merstham



Site details	
HELAA Reference	M23
Source of site	Extant Planning Consent & Prior Approval
Site name	23-27 Endsleigh Road, Merstham
Existing use	Offices
Housing Potential	
Density	24dph
Capacity	8
Total site area (ha)	0.33
Suitability	
Policy Considerations	<p>The site lies within the urban area and is therefore in a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>Whilst the site is not in a designated employment area, loss of employment uses run contrary to policy. The planning permission and prior approval establish the loss of employment uses.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	There are no physical limitations associated with the site.
Potential Impacts	Proximity to existing residential development may give rise to residential amenity conflicts.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from a prior approval for 6 units and full planning permission for an additional 2 units.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is available for residential development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they are intending to develop the site themselves.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to develop a scheme such as this.</p> <p>A scheme of this nature would be developed in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site has planning permission/ prior approval for 8 units.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore deliverable.</p> <p><u>Planning permission has been completed.</u></p>	

M24 – Land at Boars Green Farm, Merstham



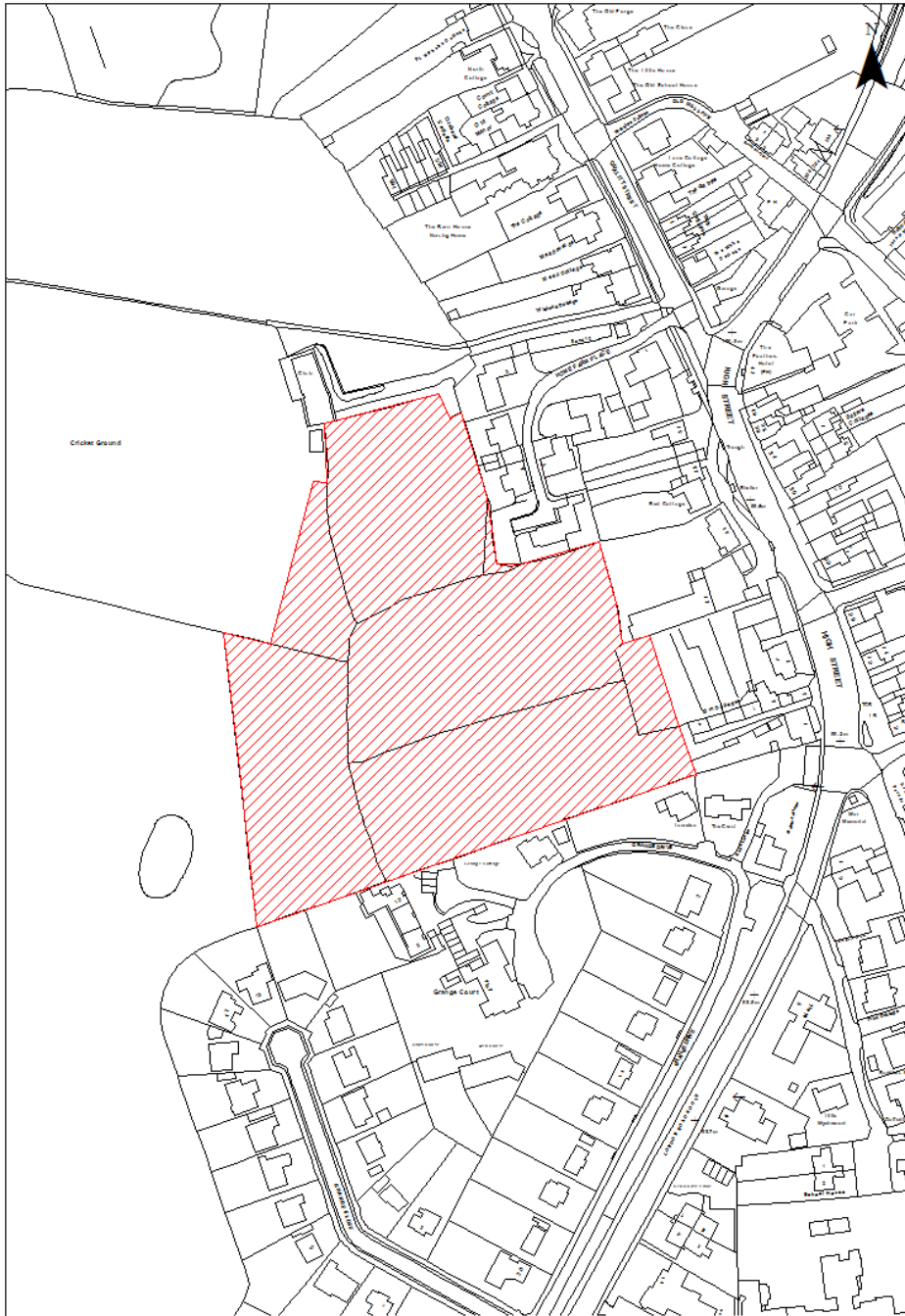
Site details	
HELAA Reference	M24
Source of site	Call for Sites
Site name	Land at Boars Green Farm, Merstham
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	225
Total site area (ha)	11.3
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Outstanding Natural Beauty.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The southern part of the site lies within the Merstham Village Conservation Area.</p> <p>There are a number of TPOs within the site.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is poor reasonable.</p>
Market Considerations	Given the scale of the site, it would most likely be suitable of delivering a range of types and tenures.
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	Development could impact upon the conservation area, Area of Great Landscape Value and Area of Outstanding Natural Beauty.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Joliffe Family.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The land parcel is currently let on annual farm business tenancy agreements. It is understood that these can be immediately terminated.</p> <p>No known legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A site of this scale/ type would attract interest from national house builders.</p> <p>A scheme of this nature would be delivered in a number of discrete phases.</p> <p>Delivery rates of 30-40 units per annum per developer could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst the site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable, the site is not considered to be suitable for housing</p>	

~~development.~~ The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; landscape impact; heritage impact; access

M25 – Land at Home Farm, Merstham



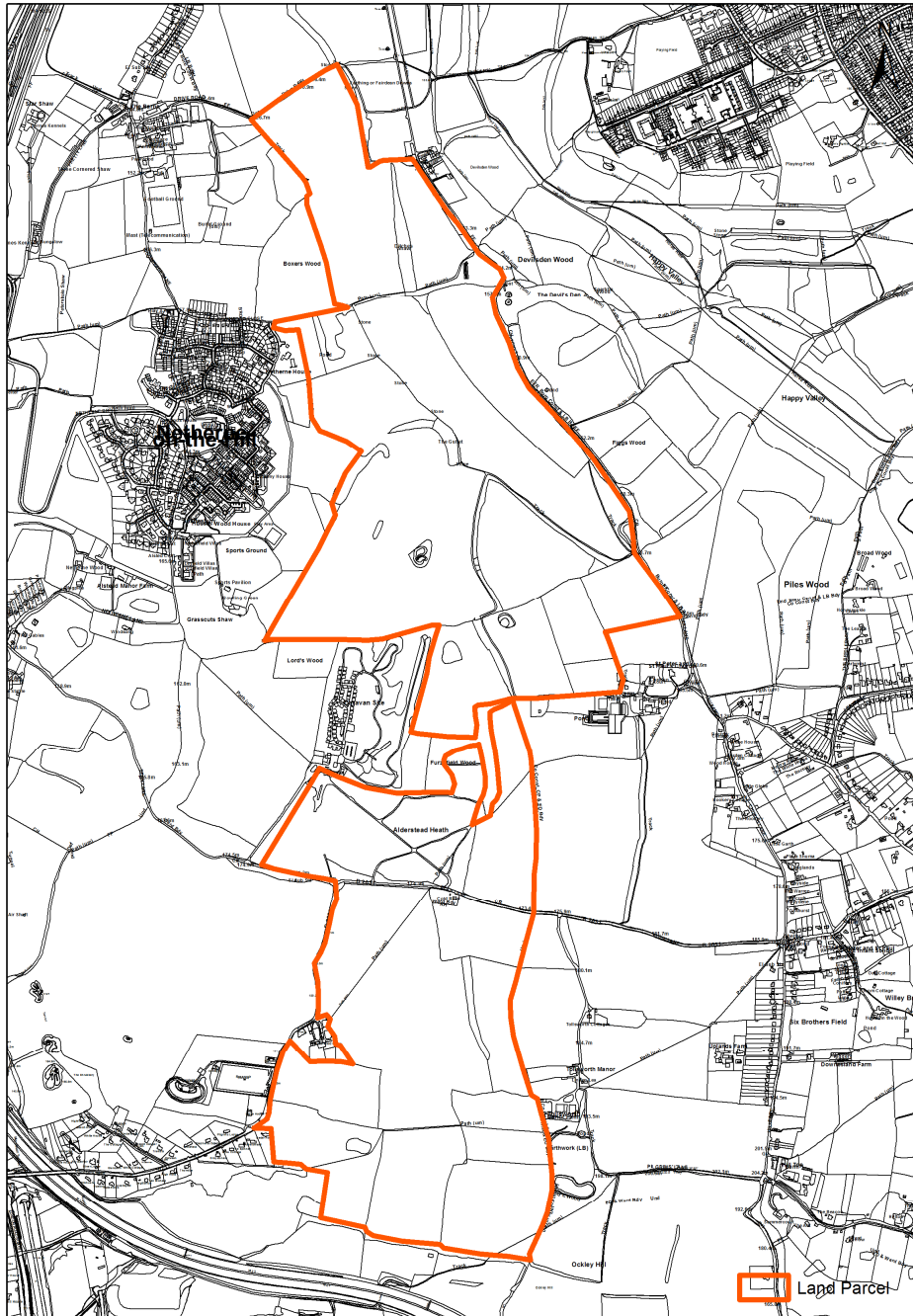
Site details	
HELAA Reference	M25
Source of site	Call for Sites
Site name	Land at Home Farm, Merstham
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	40
Total site area (ha)	2.2
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site adjoins the Merstham Conservation Area.</p> <p>The site does not lie within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to public transport is excellent.</p> <p>Accessibility to local services and facilities is excellent.</p>
Market Considerations	<p>The site would be most suitable to deliver a mix of housing types and tenures.</p> <p>The site could therefore meet a range of market demands.</p>
Physical Limitations	Access to the site is constrained.
Potential Impacts	Development could impact upon the adjoining conservation area and Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Joliffe Family.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The landowners have actively promoted the site for housing development through the Regulation 19 Development Management Plan consultation.</p> <p>The land parcel is let under an annual grazing/ mowing licence to a local farmer. It is understood that this can be terminated with immediate effect. The landowner has indicated that the parcel is let under an annual grazing/ mowing licence to a local farmer and that this can be terminated with immediate effect.</p> <p>No known legal or ownership constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A site of this scale/ type would likely attract interest from regional or national developers.</p> <p>A delivery rate of 30-40 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 2 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would most likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
There is a reasonable prospect that the site would be made available for housing development and that	

development would be achievable. The site is however not considered to be suitable for housing development.

The site is therefore not currently considered to be developable.

Overcoming constraints: strategic policy change; landscape impact; heritage impact

M26 – Land at Chaldon, Alderstead and Tollsworth Farm



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Site details	
HELAA Reference	M26
Source of site	Call for Sites
Site name	Land at Chaldon, Alderstead and Tollsworth Farm
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	3,560
Total site area (ha)	178.0
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Outstanding Natural Beauty.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is poor.</p> <p>Given the scale of development proposed, there would be a need to improve access to local services, facilities and public transport.</p>
Market Considerations	Given the scale of the site, it would be most suitable to delivering a mix of housing types and tenures.
Physical Limitations	<p>There are a number of protected trees within the site.</p> <p>There are also a number of dense woodland belts, which whilst not protected, would reduce development potential.</p> <p>Access to the site is constrained and would require improvement.</p>
Potential Impacts	Development could have a potential impact upon the Area of Outstanding Natural Beauty and Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Merstham Manor Estate.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The site is subject to two agricultural tenancies who are let to the same family.</p> <p>The landowner has indicated that the site could be made available for housing development within the next 3-5 years.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A site of this scale/ type would attract interest from national developers.</p> <p>A site of this nature would be delivered in a number of discrete phases.</p> <p>Delivery rates of 30-40 units per annum per developer could be achieved.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>

There is a reasonable prospect that development of the site would be achievable.

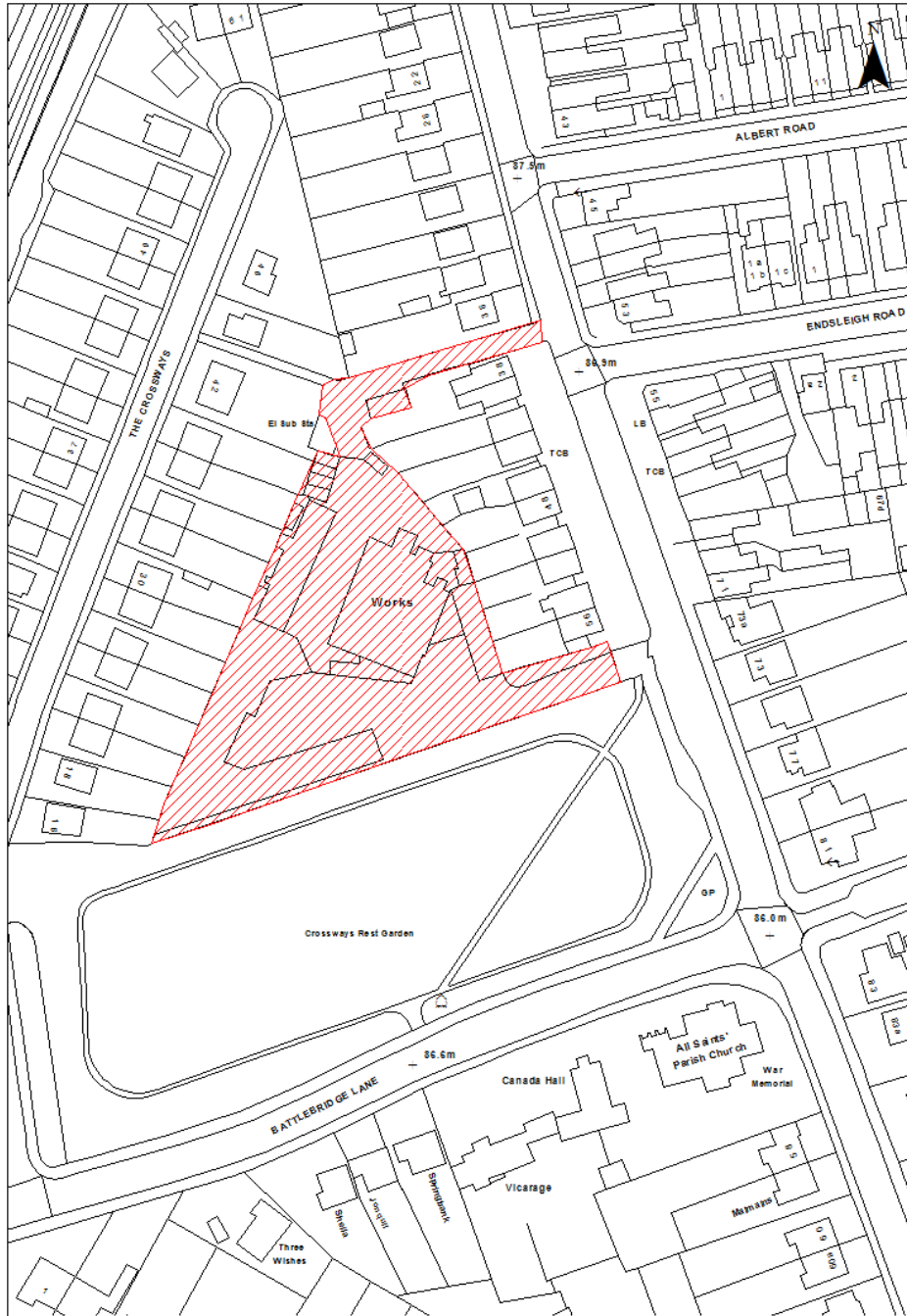
Summary

Whilst there is a reasonable prospect that the site could be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.

The site is therefore not currently considered to be developable.

Overcoming constraints: access; strategic policy change; landscape impact

M27 – Battlebridge Works, Nutfield Road, Merstham



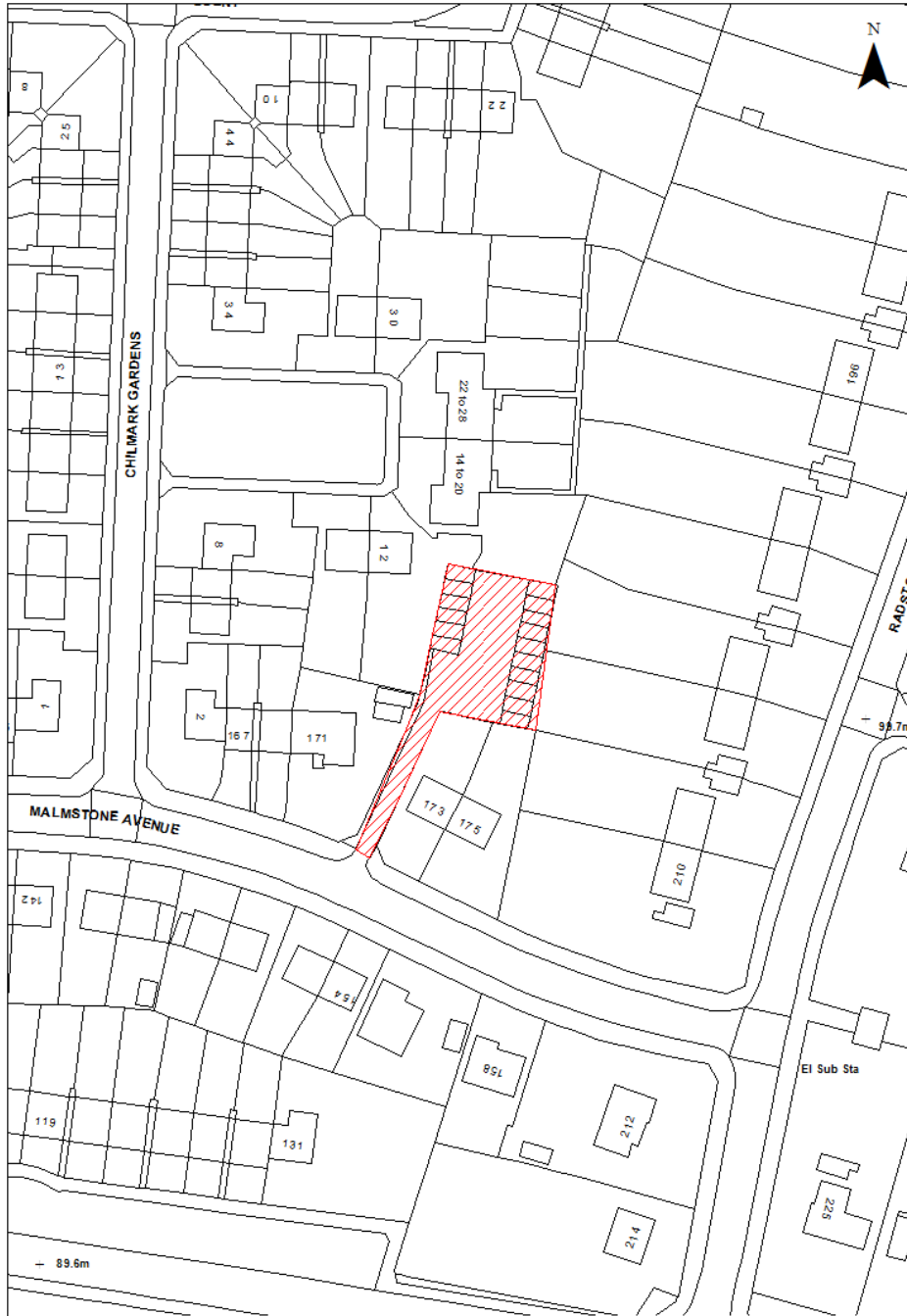
Site details	
HELAA Reference	M27
Source of site	Vacant Property
Site name	Elgar Works, Merstham
Existing use	Vacant industrial buildings
Housing Potential	
Density	35dph
Capacity	Proposed: 14
Total site area (ha)	0.4
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within the Nutfield Road Local Centre.</p> <p>Accessibility to local services and facilities is excellent and the site also has good access to public transport services.</p> <p>The site is not a designated Employment Area but loss of employment uses would run contrary to both existing and proposed policy. However, in the previous application no objection was raised to the loss of employment as it was felt that the site is unsuitably located for an industrial use.</p>
Market Considerations	The site would be most suited to delivering smaller family homes.
Physical Limitations	<p>Access to the site is quite constrained.</p> <p>Due to the previous use of the site, the site may be contaminated.</p>
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by CRC Riders.</p> <p>The buildings are vacant.</p> <p>A planning application has recently been submitted for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken.</p> <p>Generic assessment of sites within the Redhill urban area suggests that development would be viable.</p> <p>Costs associated with potential contamination may reduce viability.</p> <p>The residential market in the area is considered to be strong and would likely support the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

M32 – Garages next to 100 Chilberton Drive, Merstham



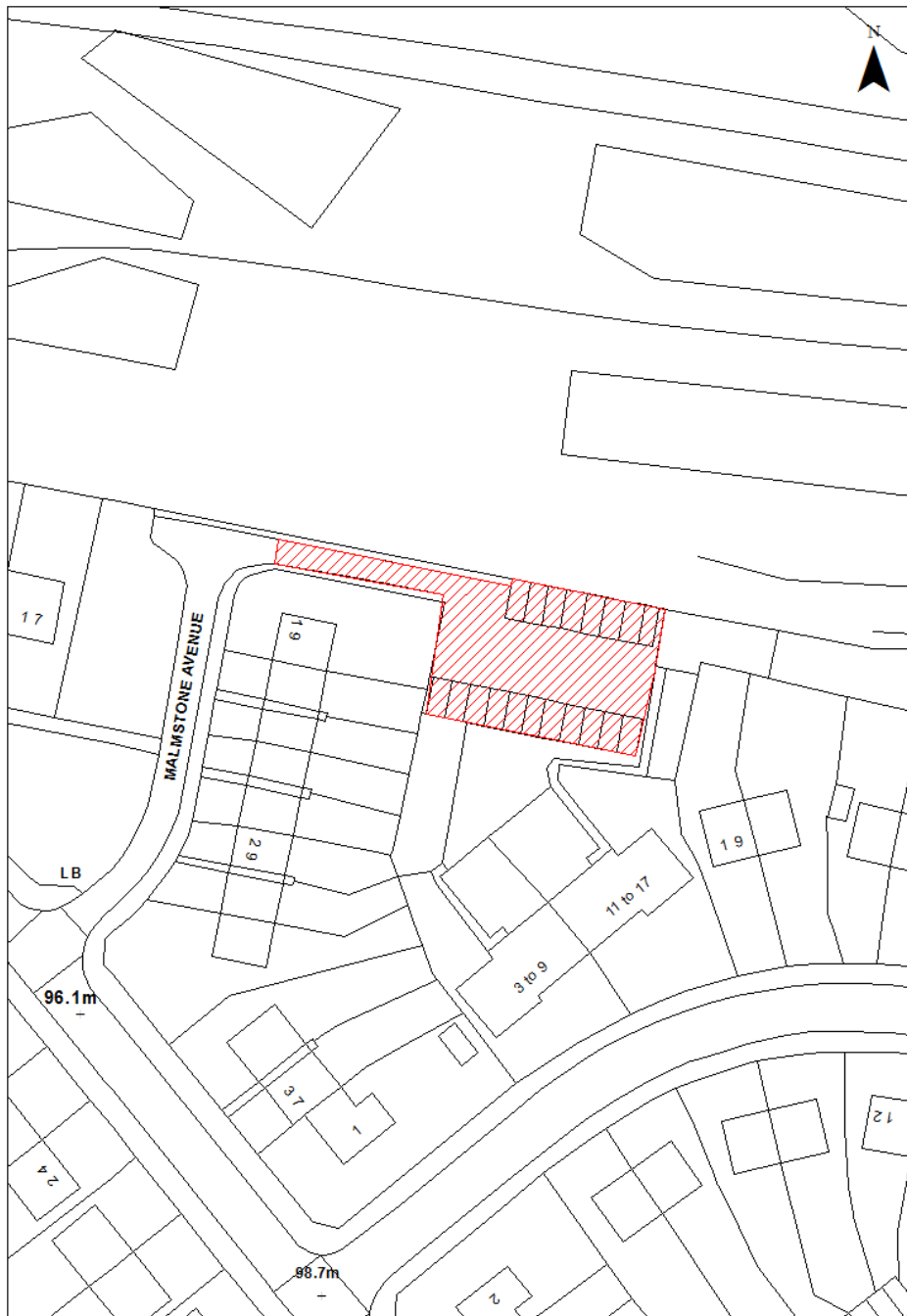
Site details	
HELAA Reference	M32
Source of site	Garages
Site name	Garages next to 100 Chilberton Drive, Merstham
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	Accessibility to the site is constrained and would not be capable of supporting the type and scale of development proposed.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled to enable development. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered developable. Overcoming constraints: availability; assembly; access	

M33 – Garages R/O 173 Malmstone Avenue, Merstham



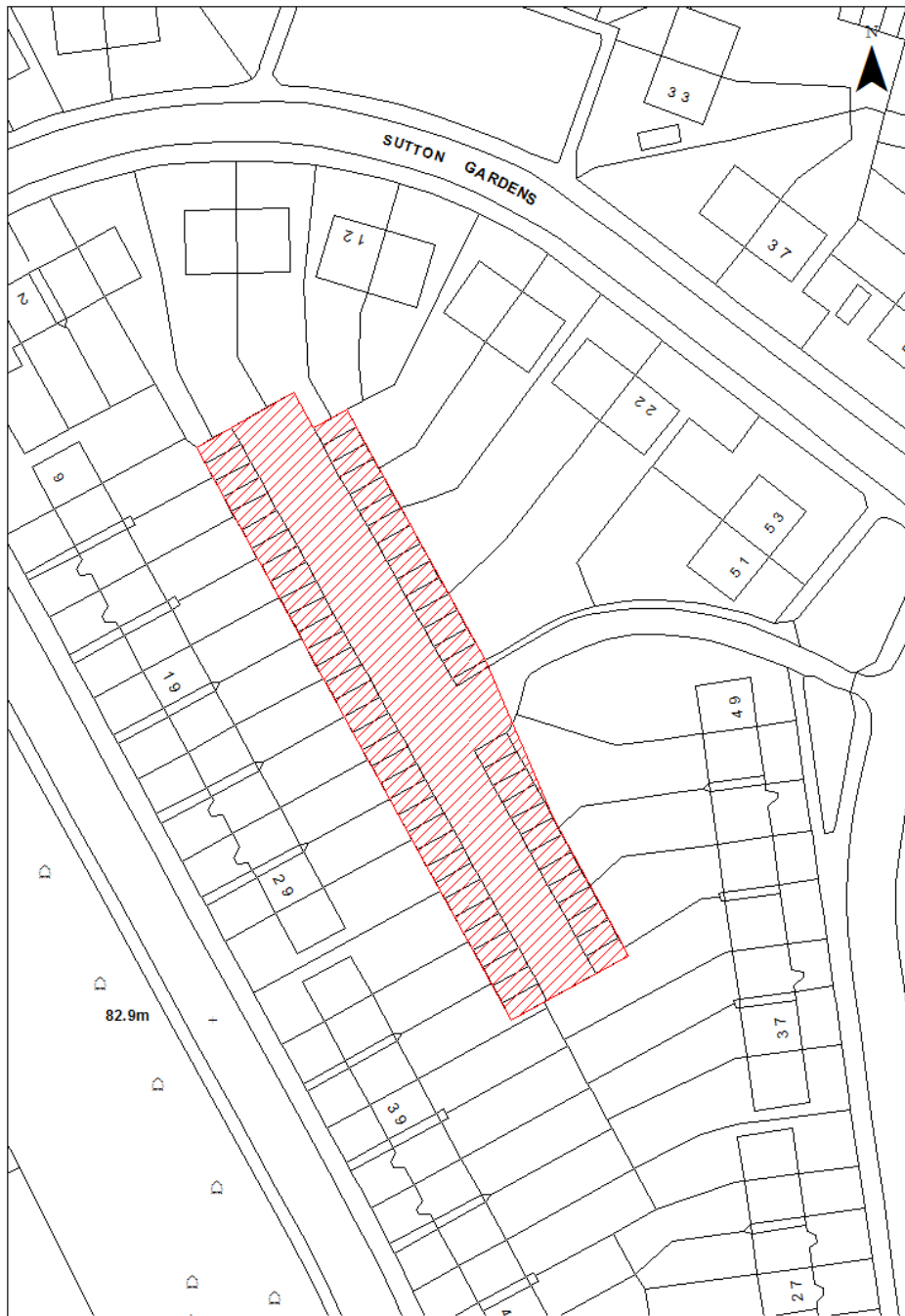
Site details	
HELAA Reference	M33
Source of site	Garages
Site name	Garages R/O 173 Malmstone Avenue, Merstham
Existing use	Garages
Housing Potential	
Density	100
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	Development of the site may give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability of the site is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

M34 – Garages R/O 19 Malmstone Avenue, Merstham



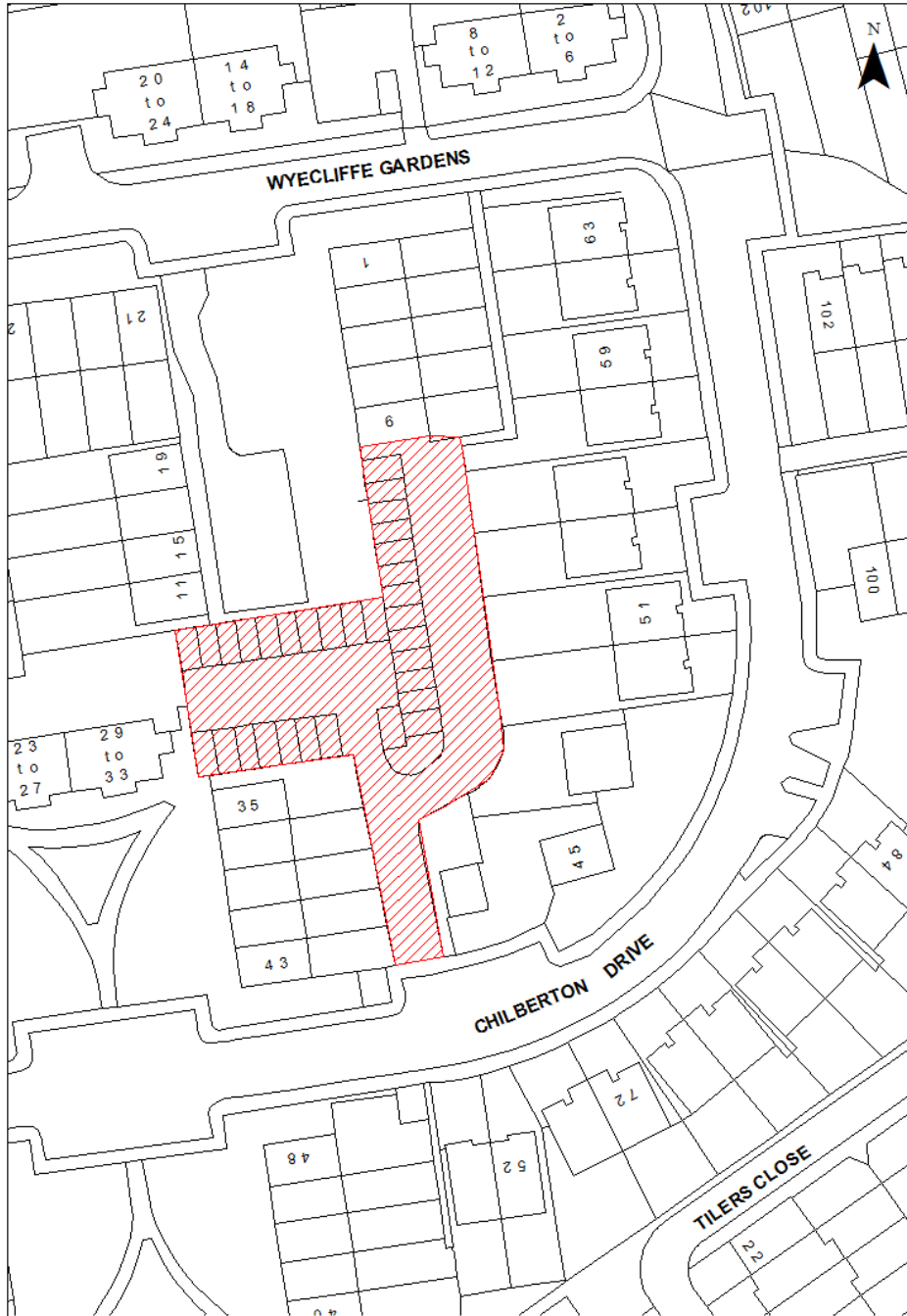
Site details	
HELAA Reference	M34
Source of site	Garages
Site name	Garage R/O 19 Malmstone Avenue, Merstham
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site lies partially within Flood Zones 2 and 3. The site has been identified as being at risk of surface water flooding. Access to the site is constrained.
Potential Impacts	Development could have an impact upon the adjoining Green Belt.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability of the site for housing development is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; flood risk	

M35 – Garages between 49&51 Taynton Drive, Merstham



Site details	
HELAA Reference	M35
Source of site	Garages
Site name	Garages Between 49&51 Taynton Drive, Merstham
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	15
Total site area (ha)	0.15
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable for delivering higher density units (flats).
Physical Limitations	The site is long and thin – this would reduce development potential. Access to the site is constrained and would be unlikely of supporting the type and scale of development proposed.
Potential Impacts	The site is within Flood Zone 2 and 3. Part of the site has been identified as being at risk of surface water flooding.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; flood risk	

M36 – Garages Next to 43 Chilberton Drive, Merstham



Site details	
HELAA Reference	M36
Source of site	Identified Garage
Site name	Garages Next to 43 Chilberton Drive, Merstham
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to delivering higher density units.
Physical Limitations	The site has been identified as being potentially at risk from surface water flooding. Access to the site is constrained and would require improvement.
Potential Impacts	Development of the site may give rise to residential amenity conflict.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled to enable development. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this stage. A site of this size/ characteristics would likely attract interest from regional and national housebuilders who would likely have the capacity to deliver. A scheme of this size would be achieved in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of delivering the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability of the site is uncertain. The site is not considered to be currently developable. Overcoming constraints: availability; assembly; access	

M37 – Garages next to 16 Chilberton Drive, Merstham



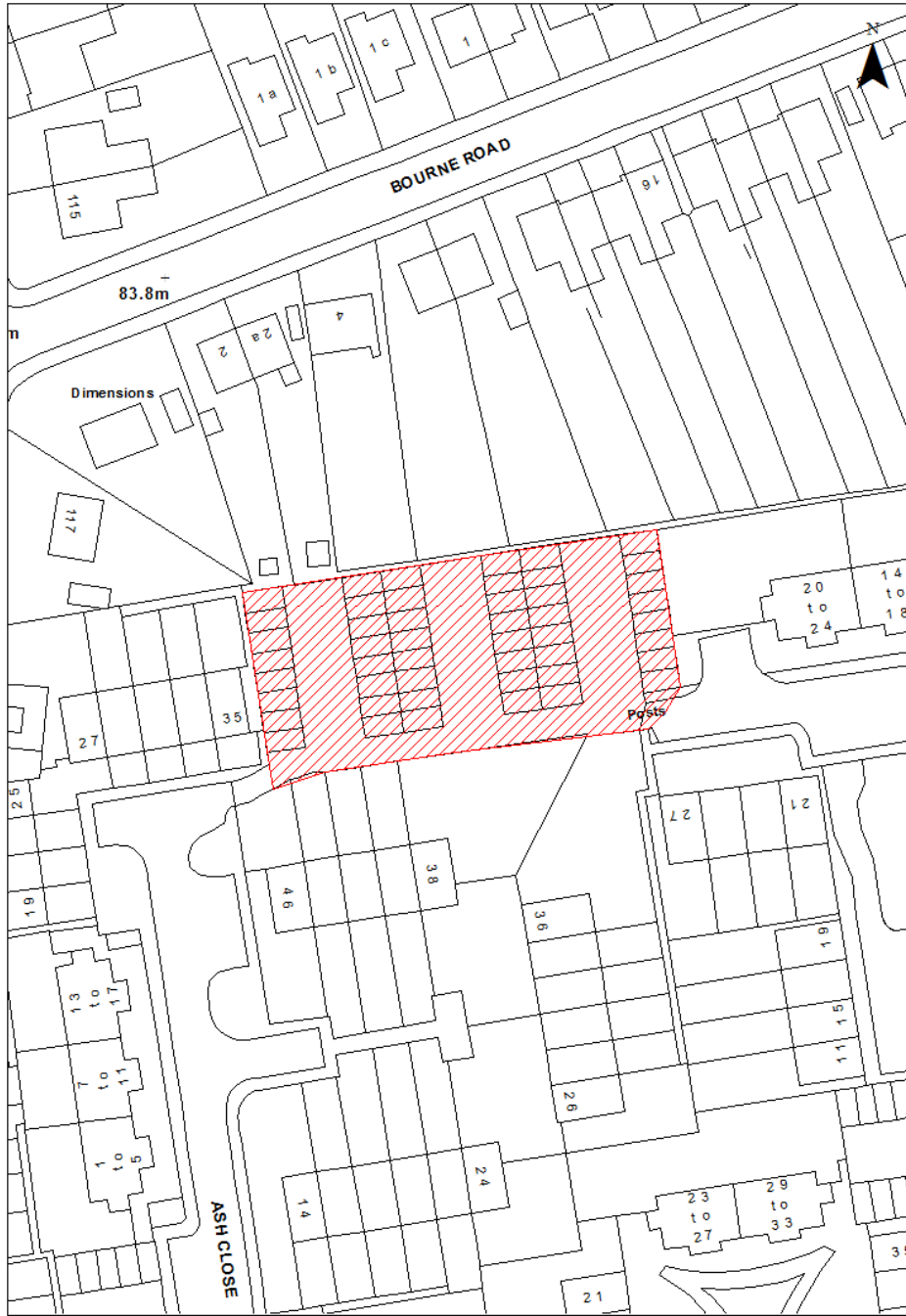
Site details	
HELAA Reference	M37
Source of site	Garages
Site name	Garages next to 16 Chilberton Drive, Merstham
Existing use	Garages
Housing Potential	
Density	86dph
Capacity	6
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled for housing development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for residential development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this stage. A site of this scale/ type would likely attract interest from local or regional developers. A scheme of this nature would be completed in a single phase but a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain. Generic assessment of sites for housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of delivering the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; access; assembly	

M38 – Garages next to 1 Ash Close, Merstham



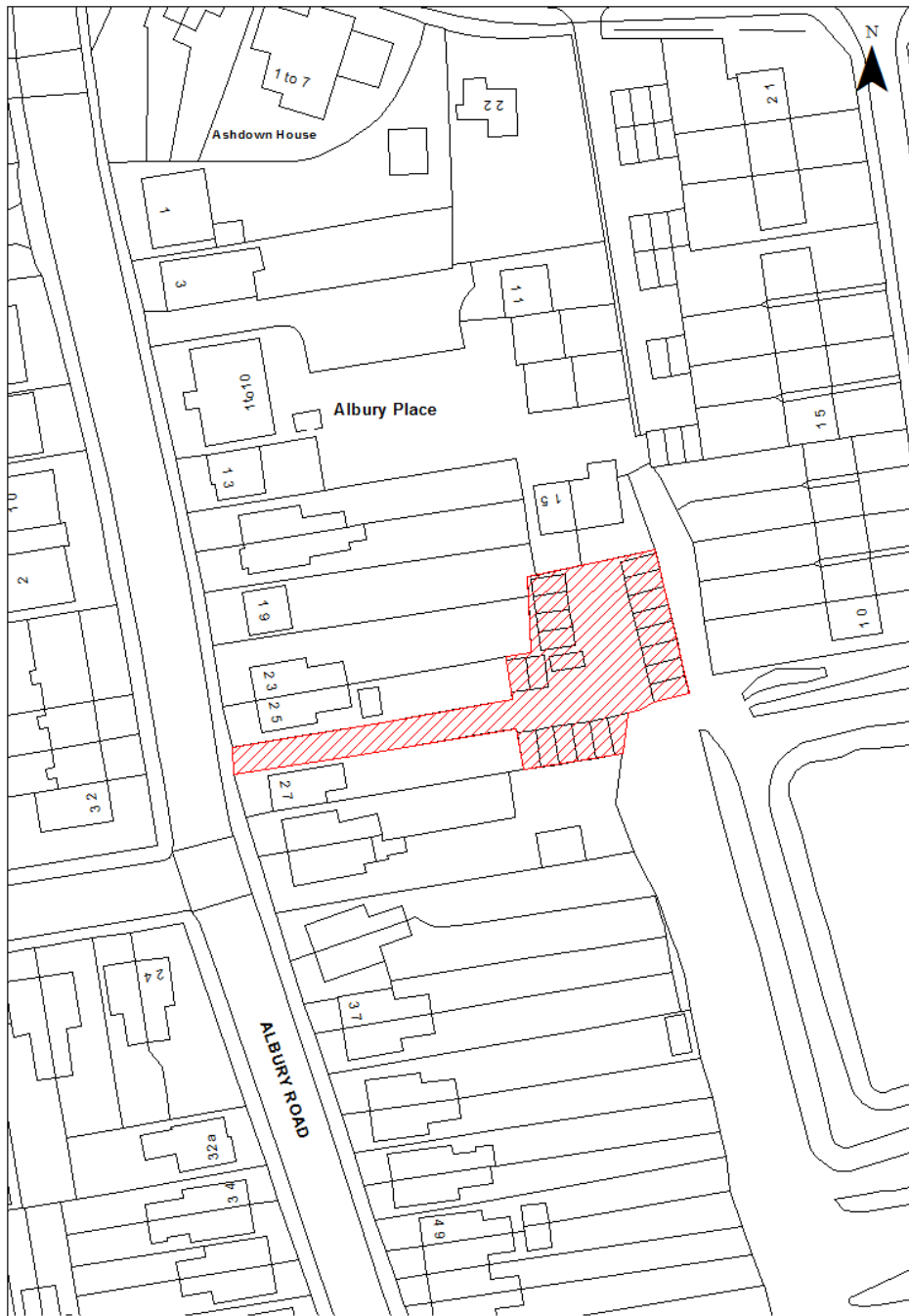
Site details	
HELAA Reference	M38
Source of site	Garages
Site name	Garages next to 1 Ash Close, Merstham
Existing use	Garages
Housing Potential	
Density	200dph
Capacity	6
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Part of the site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The parcel would need to be assembled to enable development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for residential development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this stage. A site of this scale/ type would likely attract interest from local or regional house builders who would have the capacity to deliver a scheme such as this. A scheme of this nature would be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development would therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of delivering the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst the site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, availability of the site is however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

M39 – Garages next to 35 Ash Close, Merstham



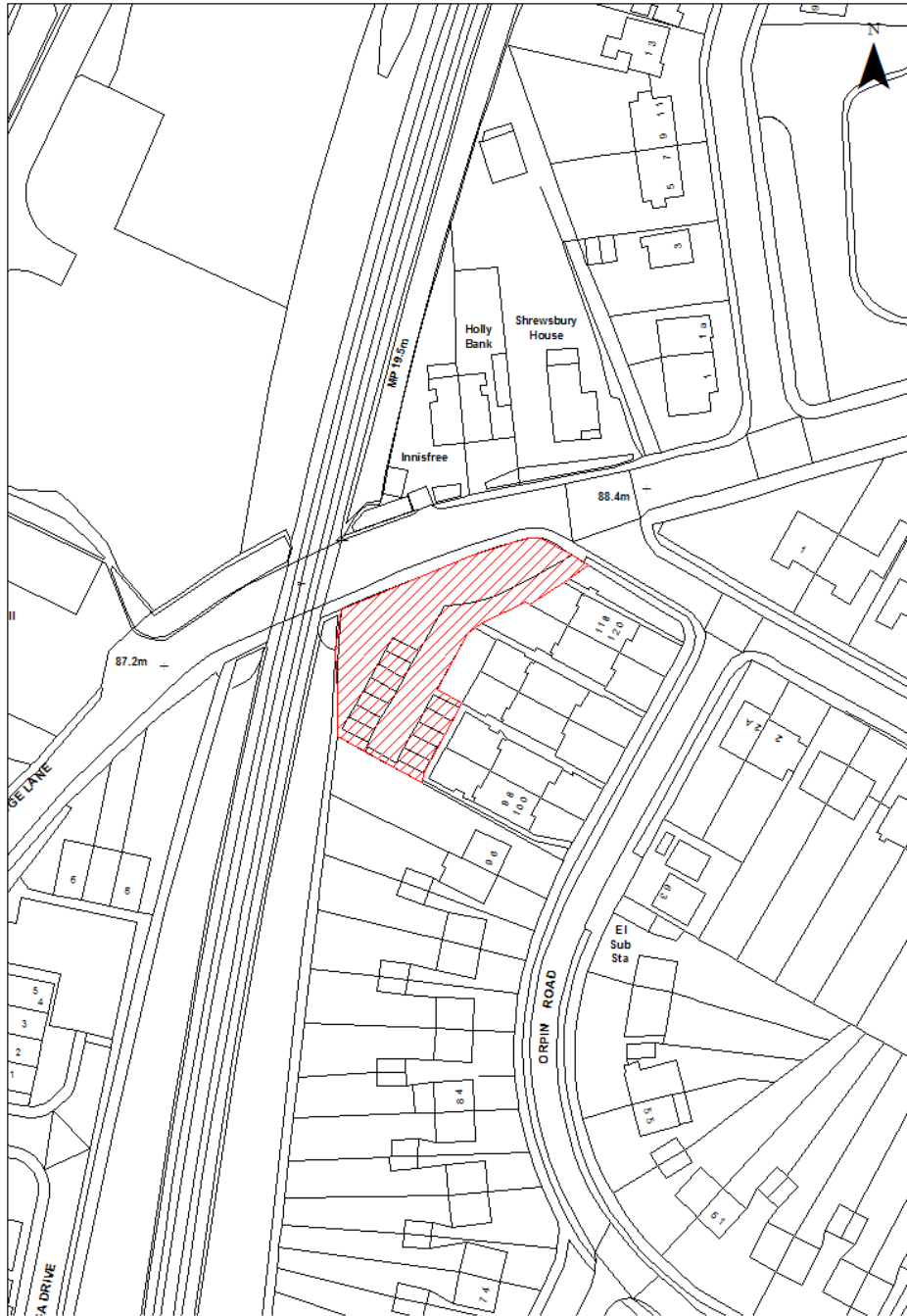
Site details	
HELAA Reference	M39
Source of site	Garages
Site name	Garages next to 35 Ash Close, Merstham
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	20
Total site area (ha)	0.2
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled for housing development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this stage. A site of this scale/ type would likely attract interest from local or regional housebuilders. Development would be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months from commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of delivering the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not considered to be suitable for housing development. Overcoming constraints: availability	

M40 – Garages R/O 25 Albury Road, Merstham



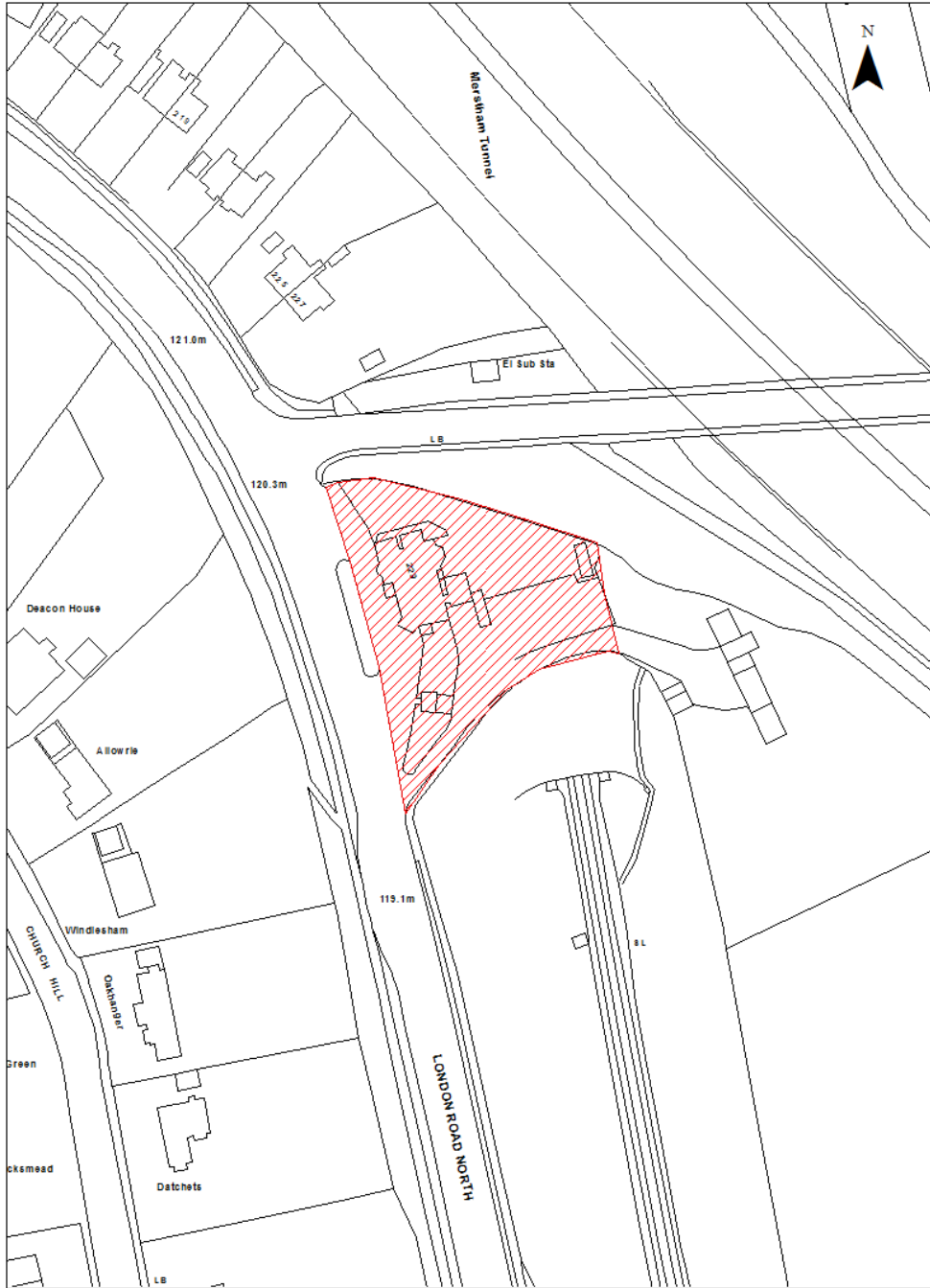
Site details	
HELAA Reference	M40
Source of site	Garages
Site name	Garages R/O 25 Albury Road, Merstham
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site lies within Flood Zone 2. Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled for housing development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this stage. A site of this scale/ type would likely attract interest from local or regional housebuilders who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of delivering the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; access; assembly; flood risk	

M41 – Garages R/O 98-120 Orpin Road, Merstham



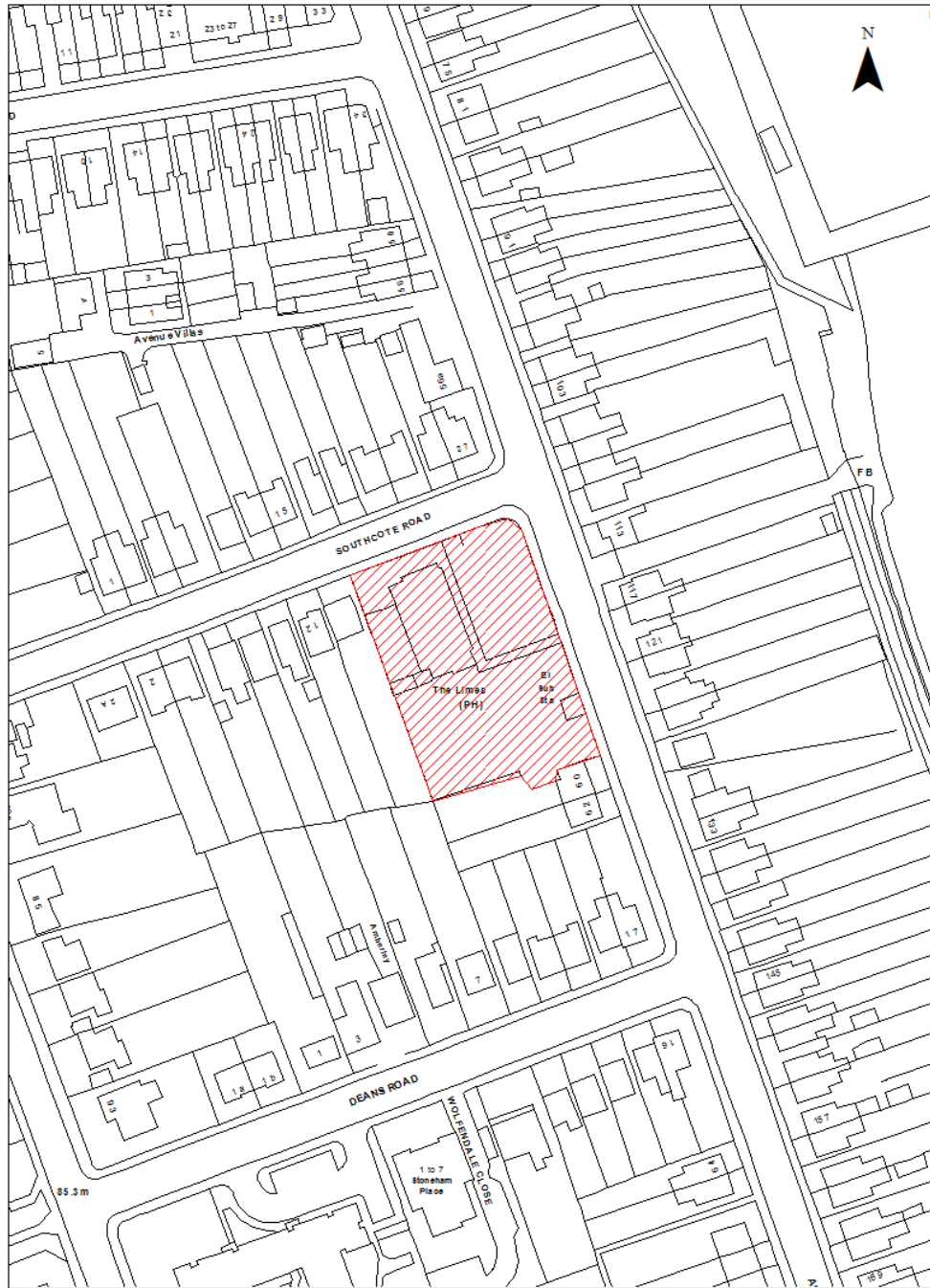
Site details	
HELAA Reference	M41
Source of site	Garages
Site name	Garages R/O 98-120 Orpin Road, Merstham
Existing use	Garages
Housing Potential	
Density	60dph
Capacity	6
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable for delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	Proximity to the railway line may give rise to residential amenity conflict.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development therefore is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this stage. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. Development would be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of delivering the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; access	

M44 – Exchange House, Merstham



Site details	
HELAA Reference	<u>M44</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>Exchange House, Merstham</u>
Existing use	<u>Former Public House</u>
Housing Potential	
Density	<u>180dph</u>
Capacity	<u>9 (gross) 7 (net)</u>
Total site area (ha)	<u>0.05</u>
Suitability	
Policy Considerations	<u>The site lies within the Green Belt and therefore does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified for development within the Regulation 19 Development Management Plan. The site lies within the Area of Great Landscape Value. The site benefits from excellent access to public transport. The site has excellent access to local services and facilities.</u>
Market Considerations	<u>The site benefits from planning permission for 9 flats (7 net).</u>
Physical Limitations	<u>The site lies within close proximity to the Merstham Village Conservation Area.</u>
Potential Impacts	<u>Development could impact upon the Area of Great Landscape Value. During the course of the planning application it was considered that the proposed development would significantly increase the amount of landscaping; however, it was considered that it would not lead to adverse harm. Development could impact upon the Conservation area. During the course of the planning application the Conservation Officer was consulted, and subject to conditions, raised no concerns to the planning application.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by a single landowner. The site benefits from planning permission for 9 units. No legal constraints to development have been identified.</u>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is no known specific developer involvement in the site at this point. A scheme of this nature would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. Delivery rates of 15-20 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site benefits from planning permission for residential development. The residential market in the area is considered to be sufficient to support the type and scale of development.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for residential development. The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.</u>	

M46 – The Limes Public House, Albury Road, Merstham



Site details	
HELAA Reference	<u>M46</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>The Limes Public House, Albury Road, Merstham</u>
Existing use	<u>Public House</u>
Housing Potential	
Density	<u>Proposed: 52dph</u>
Capacity	<u>Proposed: 10 (gross) 9 (net)</u>
Total site area (ha)	<u>0.21</u>
Suitability	
Policy Considerations	<p><u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for housing development within the Regulation 19 Development Management Plan.</u></p> <p><u>The proposed development would lead to the loss of a public house. There are no policies in the 2005 Borough Local Plan specifically related to the loss of public houses. Borough Local Plan policy Cf1 resists the loss of community buildings unless it is demonstrated that there is no longer a need for them, however, public houses are not specified as an example of a community facility within the policy or the wider Community Facilities chapter of the Local Plan. During the course of the appeal, the Inspector concluded that the development would not have an unacceptable harm on the provision of community facilities.</u></p> <p><u>Accessibility to local services and facilities is excellent.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site is proposed to deliver a mix of housing types: 7 flats and 4 dwellings.</u>
Physical Limitations	<u>There is a protected tree on the site.</u>
Potential Impacts	<p><u>The previous planning permission was refused as it was felt that:</u></p> <ul style="list-style-type: none"> • <u>The proposed development would, by virtue of the demolition of The Limes Public House, result in the loss of a valued community facility which serves various functions for, and as a result enhances the sustainability of, the local community. In absence of evidence that the facility is no longer needed or adequate evidence of marketing for continued use as a public house or other community facility or service, this loss would be contrary to policy Cf1 of the RBBC 2005 BLP and paragraph 70 of the NPPF;</u> • <u>The proposed block of flats, by virtue of their siting, scale, bulk, massing and design detailing, would result in an overdeveloped and overbearing form of development on a prominent corner which would fail to respect the prevailing scale of built form and would be harmful to the character of the locality; and</u> • <u>The proposal fails to provide an agreed contribution towards Affordable Housing.</u> <p><u>During the course of the appeal, the Inspector felt that there would be no unacceptable harm on the provision of community facilities, however, dismissed the appeal for design reasons.</u></p>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is under one landownership.</u></p> <p><u>Whilst the site has not formally been promoted for housing development, planning permission has recently been refused (and subsequently dismissed) at appeal. A subsequent planning application has been submitted.</u></p>	

The planning applications have been made by Earlswood Homes, an experienced developer.
No legal constraints to development have been identified.

There is a reasonable prospect that the site will be made available for development.

Achievability

Delivery & Timing Considerations

Planning applications have been made by Earlswood Homes, a local developer who would likely have the capacity to deliver a scheme such as this.
A scheme of these characteristics would likely be delivered in a single phase.
Delivery rates of 20-30 units per annum could be achieved on a site such as this.
Development could therefore be completed within 12 months of commencement.

Market & Economic Viability Considerations

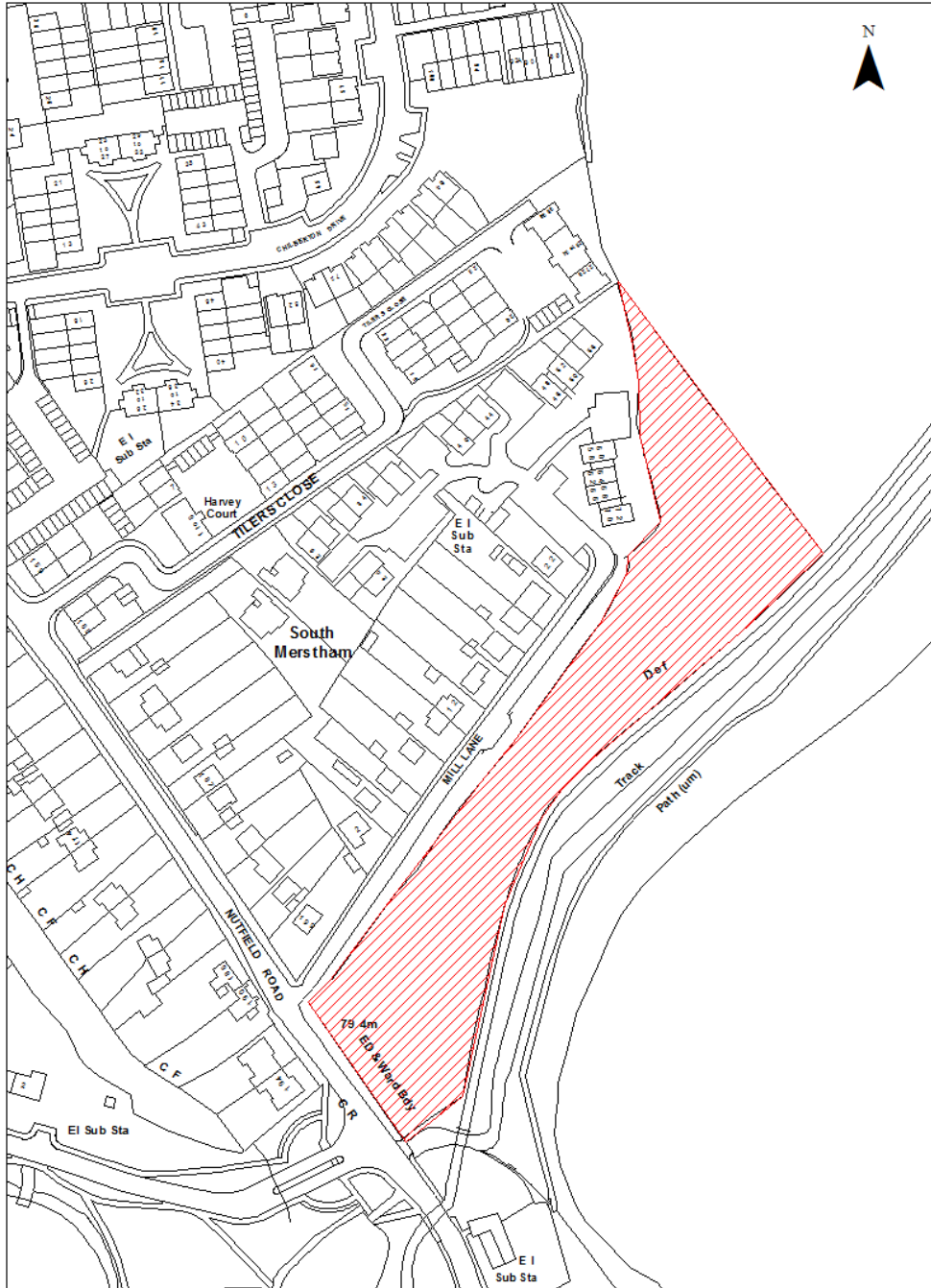
No specific viability work has been undertaken.
No viability considerations were raised in the course of the previous planning application.
The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

Summary

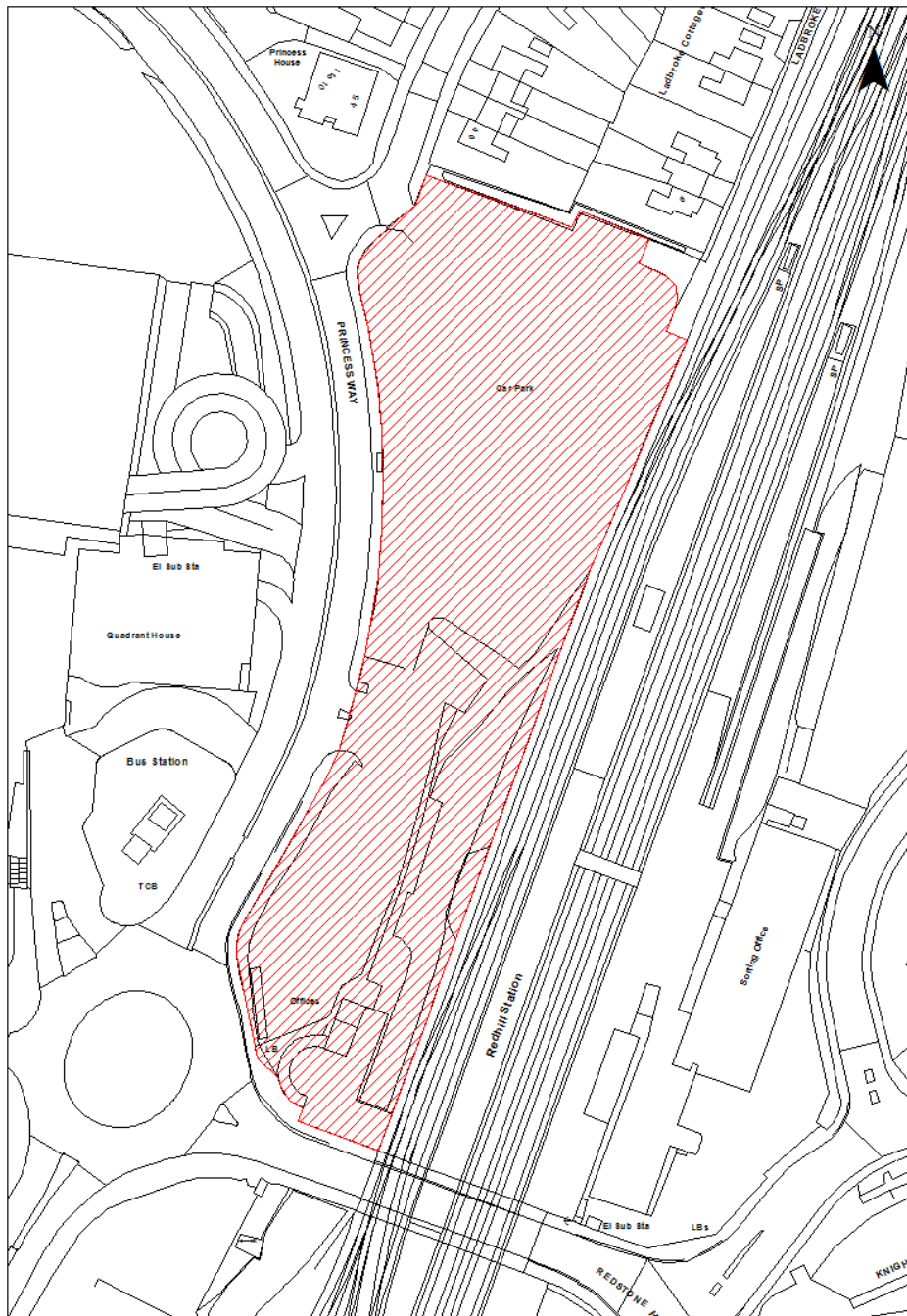
The site is considered to be suitable for housing development.
There is a reasonable prospect that the site will be made available for housing development and that development of the site would be achievable.
The site is therefore considered to be deliverable.

M47 – Land at Mill Lane, Merstham



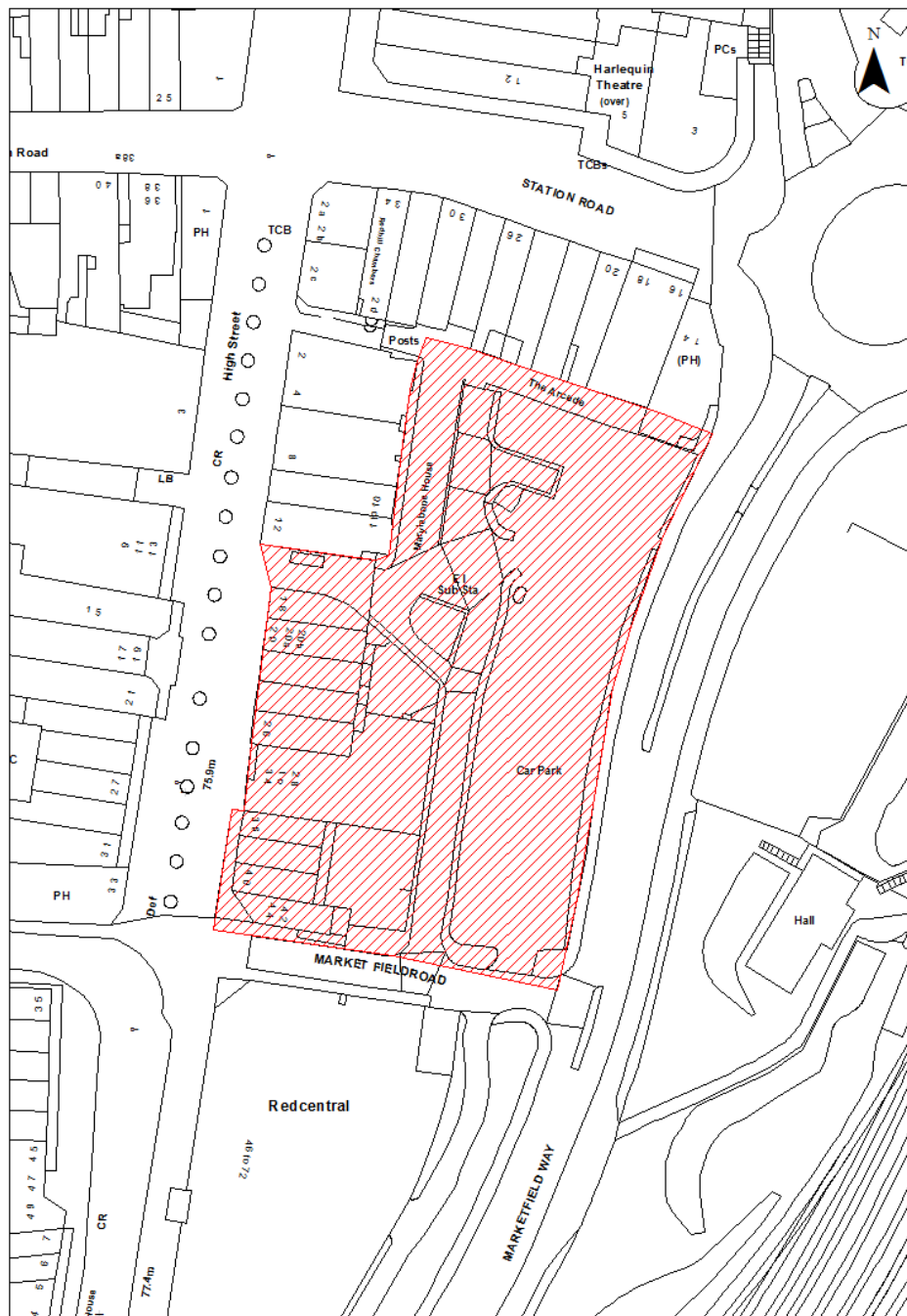
Site details	
HELAA Reference	<u>M47</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Land at Mill Lane, Merstham</u>
Existing use	<u>Agriculture</u>
Housing Potential	
Density	<u>0dph</u>
Capacity	<u>0</u>
Total site area (ha)	<u>0.98ha</u>
Suitability	
Policy Considerations	<u>The site lies within the Metropolitan Green Belt.</u> <u>The site lies within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</u> <u>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</u> <u>The site lies within the Holmethorpe Sandpits SNCL.</u>
Market Considerations	<u>The site could deliver a range of property types and sizes, thus potentially meeting a range of market requirements.</u>
Physical Limitations	<u>The majority of the site has been identified as being at risk from surface water flooding.</u> <u>The entirety of the site lies within Flood Zones 2 and 3.</u>
Potential Impacts	<u>Development could potentially impact upon the SNCL.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<u>The site is in one landownership.</u> <u>The site has been actively promoted for housing development through the Regulation 19 Development Management Plan Consultation.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site could be made available for housing development within the plan period.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of greenfield sites suggests that development would be achievable.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that the site could be made available for housing development.</u>	
Summary	
<u>Whilst there is a reasonable prospect that the site could be made available for housing development and that development of the site would be achievable, the site is not considered to be suitable for housing development.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints:</u> strategic policy change; flooding; nature importance	

RE01 – Land at Redhill Station, Princess Way, Redhill



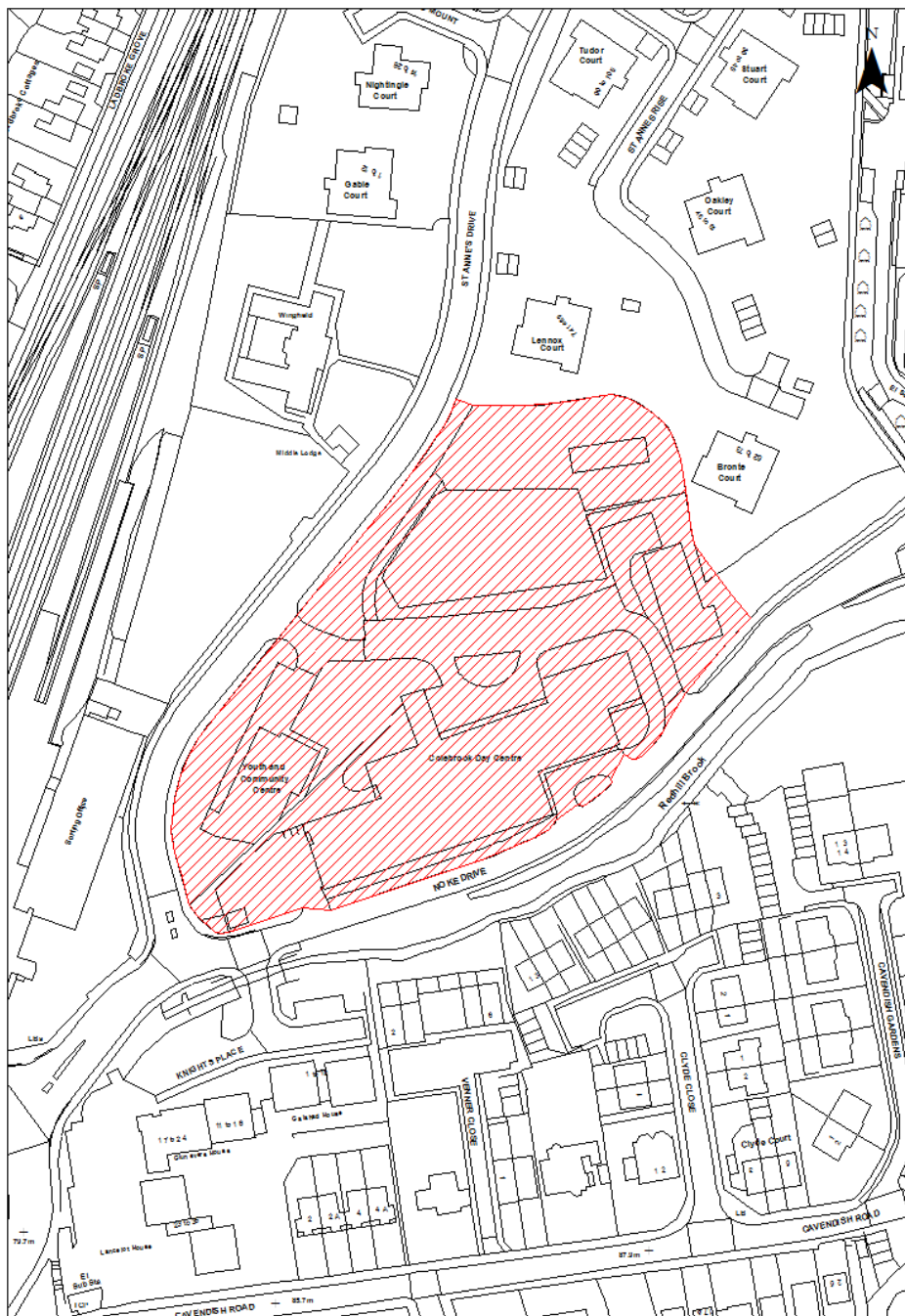
Site details - finish	
HELAA Reference	RE01
Source of site	Identified Site
Site name	Redhill Railway Station, Princess Way, Redhill
Existing use	Surface car parking and ancillary station facilities
Housing Potential	
Density	Proposed: 166.7dph
Capacity	150 units
Total site area (ha)	0.90ha
Suitability	
Policy Considerations	The site lies within the urban area, within Redhill town centre and is therefore a priority location for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development <u>because at the time of preparing the Development Management Plan the site had planning permission for redevelopment.</u> Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to delivering higher density residential units (flats) as part of a mixed use scheme.
Physical Limitations	An area in the south of the site is affected by Flood Zones 3a and partially 3b – mitigation and attenuation would be required to enable development of the full site.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA.
The site is considered to be suitable for residential development.	
Availability	
The site is owned by Network Rail. The site had planning permission for a mixed use development; however, this permission has since lapsed. <u>It is understood that the landowners intend to bring forward the site for development.</u> <u>The landowners have actively promoted the site for housing development through the Regulation 19 Development Management Plan consultation.</u> No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Achievability	
Delivery & Timing Considerations	It is understood that the development will be implemented by Solum Regeneration, a joint venture between Network Rail and Kier Properties. Solum Regeneration has delivered a number of similar sites in London and the South East and is therefore considered to have the capacity to deliver.
Market & Economic Viability Considerations	Generic viability work suggests that development would be viable. Costs associated with flood risk and building a new station may impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be developable.	

RE02 – Land at Marketfield Way/ High Street, Redhill



Site details - finish	
HELAA Reference	RE02
Source of site	Extant Planning Permission
Site name	Land at Marketfield Way/ High Street, Redhill
Existing use	Retail and surface car parking
Housing Potential	
Density	230dph
Capacity	150
Total site area (ha)	0.65ha
Suitability	
Policy Considerations	The site lies within the urban area, within Redhill town centre and is therefore a priority location for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 150 residential units. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and leisure facilities.
Physical Limitations	The majority of the site is within Flood Zone 3a and partially within Flood Zone 3b.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre. Development could potentially impact upon the integrity and setting of the adjoining listed buildings and Conservation Area.
The site is considered to be suitable for housing development.	
Availability	
<p>The freehold of the site is owned by Reigate & Banstead Borough Council.</p> <p>The site is owned by a number of landowners including Reigate & Banstead Borough Council.</p> <p>The site benefits from planning permission for mixed-use development.</p> <p>An experienced development partner, <u>CoPlan Estates</u>, has been selected to take forward the development.</p> <p>There are two long leasehold interests in the site and a number of occupation leases — it is understood that these are being acquired.</p> <p><u>Reigate & Banstead Borough Council have made a Compulsory Purchase Order for the site.</u></p> <p>Development is expected to be completed by 2020<u>19</u>.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that development the current planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	The Council has appointed an established mixed-use developer, Co-Plan, as a development partner. It is considered that they have the experience and capacity to deliver and build out a scheme of this nature.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site has planning permission. It is felt that the residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development. There is a reasonable prospect that the existing planning permission will be implemented and that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

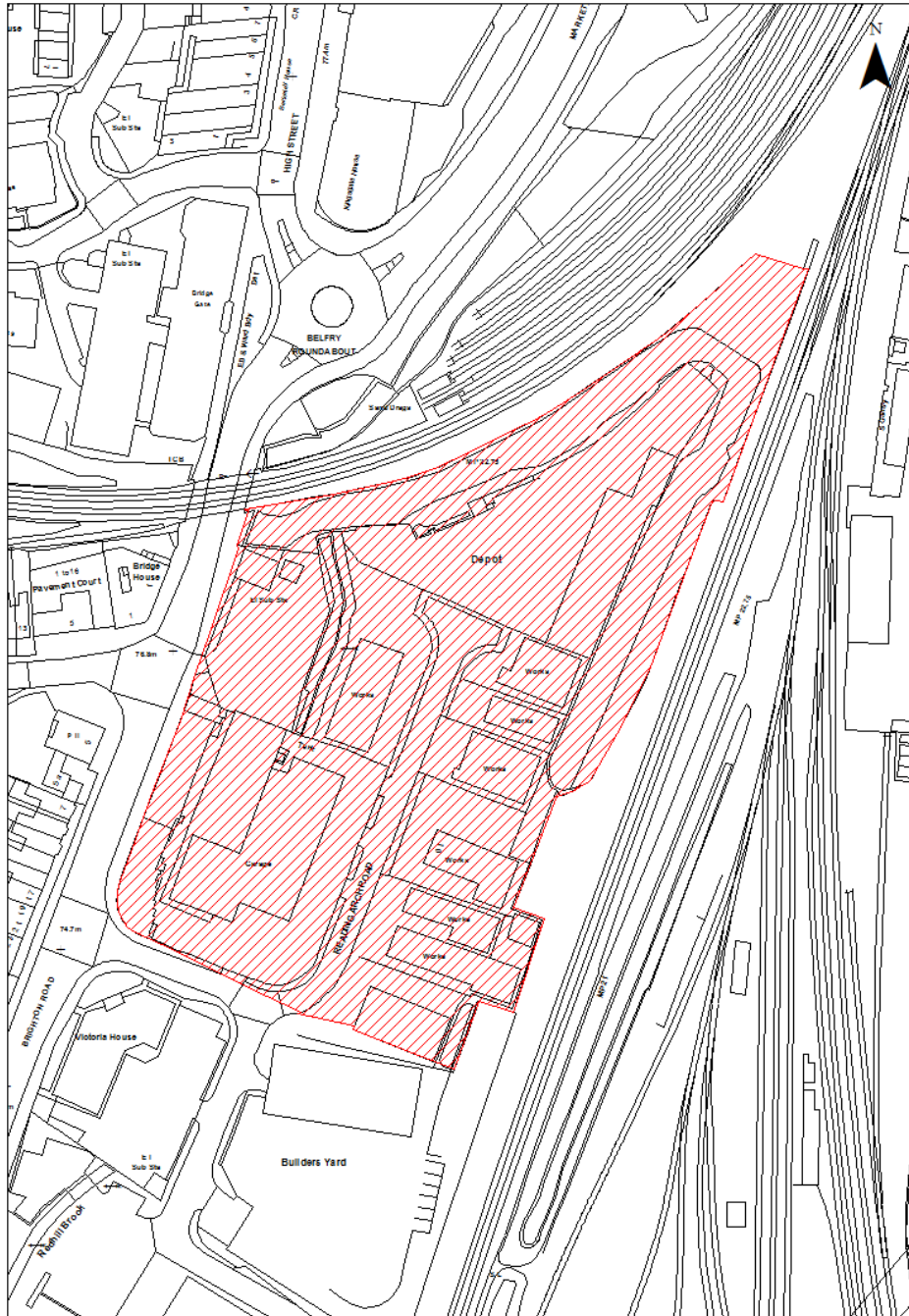
RE04 – Colebrook Centre, Noke Drive, Redhill



Site details	
HELAA Reference	RE04
Source of site	Call for Sites
Site name	Colebrook Centre, Noke Drive, Redhill
Existing use	Community uses/ Garden centre
Housing Potential	
Density	110dph
Capacity	110
Total site area (ha)	1.30 (gross) / 1.0 (developable) ha
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Redhill town centre and is therefore a priority location for residential development through Policy CS4 of the Core Strategy. <u>Loss of existing community uses would run contrary to policy, however,</u> the site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development <u>including community uses.</u> -</p> <p>The site is directly adjacent to the Primary Shopping Area of Redhill. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.</p>
Market Considerations	<p>The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards smaller family homes and higher density flats. Replacement community uses may also be incorporated into any development.</p>
Physical Limitations	<p>The southern part of the site is affected by Flood Zone 2 and in part by Flood Zones 3a and 3b which reduces development potential.</p> <p>There may be a residual need to retain the existing garden centre which could further limit capacity.</p> <p>There are a number of protected trees in and around the site which would need to be retained.</p>
Potential Impacts	Development could contribute to the regeneration of Redhill town centre.
The site is considered to be suitable for residential development.	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The landowner has actively promoted the site for housing development.</p> <p><u>Surrey County Council has been involved in pre-application discussions with Reigate & Banstead Borough Council's Development Management team.</u></p> <p><u>Surrey County Council has indicated that the site could be made available for development within the next 5 years.</u></p> <p>Availability of the site may be subject to relocation/ re-provision of some uses.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from regional and national house builders or established developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 30-40 units per annum could be achieved.</p> <p>A scheme of the scale envisaged could therefore be completed within 2-3 years of commencement.</p>

Market & Economic Viability Considerations	Specific viability work suggests that development would be viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is particularly strong demand for family dwellings which would be absorbed rapidly by the market.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development within the plan period and that development would be achievable. <u>There is a reasonable prospect that the site will be brought forward for housing development within the next five years and that development of the site will be achievable.</u></p> <p>The site is therefore considered to be developable-deliverable.</p>	

RE05 – Reading Arch Road Industrial Estate, Redhill



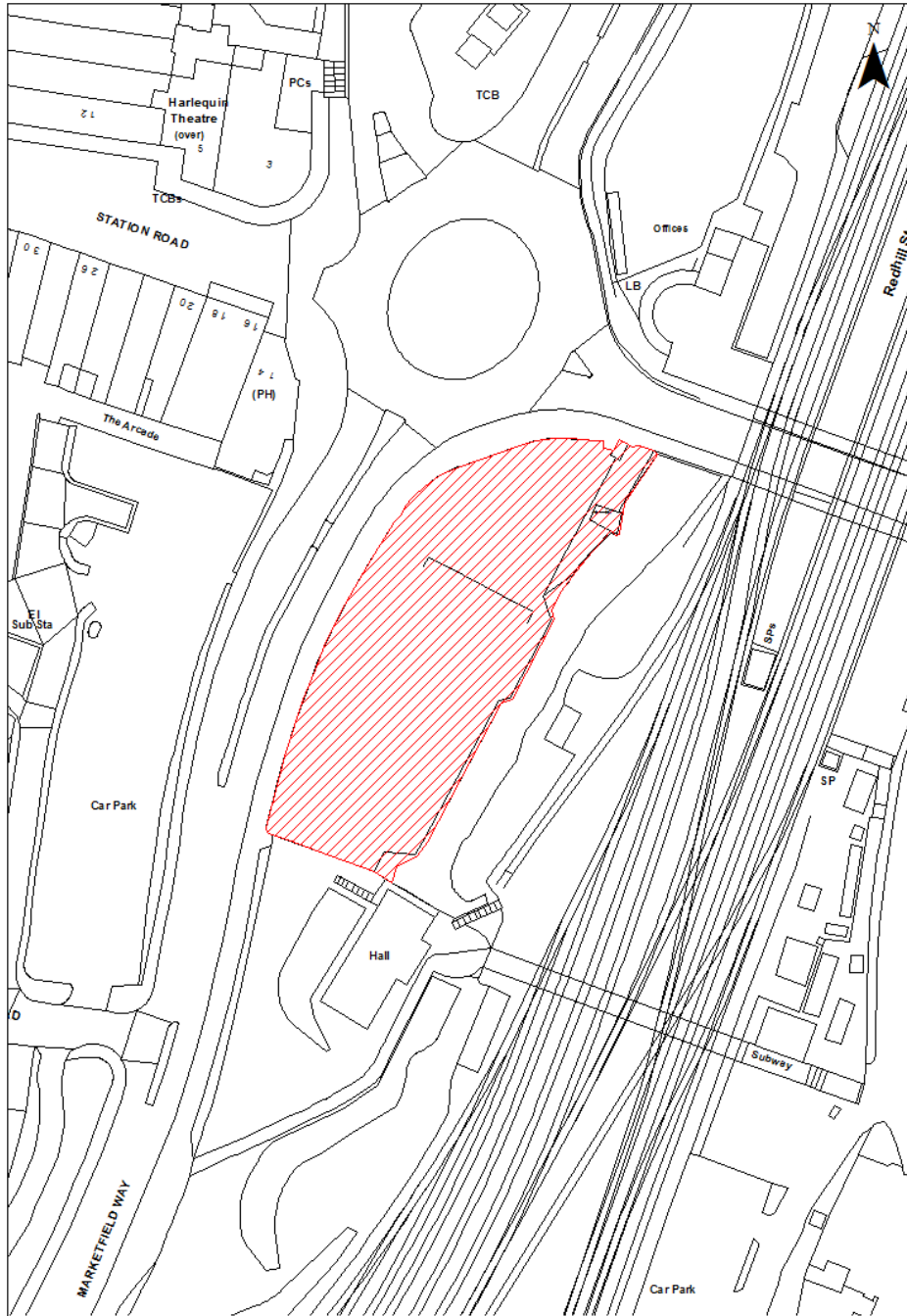
Site details	
HELAA Reference	RE05
Source of site	RBBC Desktop Review
Site name	Reading Arch Road Industrial Estate, Redhill
Existing use	Industrial/ workshops; car sales
Housing Potential	
Density	86dph
Capacity	150
Total site area (ha)	1.90 (gross) / 1.75 (outside FZ3) ha
Suitability	
Policy Considerations	The site lies within the urban area, adjacent to Redhill town centre and therefore in a priority location for residential development through Policy CS4 of the Core Strategy. <u>The site is designated as an employment site in both the existing local plan and proposed DMP. Loss of employment uses would run contrary to policy, however,</u> the site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	Given the location and characteristics of the site, it would be most suitable for delivering high density flats, most likely as part of a mixed use redevelopment.
Physical Limitations	Part of the site is affected by Flood Zone 2 and in part by Flood Zones 3a and 3b which reduces development potential. The Redhill Brook is also partially culverted under the site. Given the current use of the site, the land is potentially contaminated. Access directly from the A23 would need to be carefully designed.
Potential Impacts	Development could contribute to the regeneration and future growth of Redhill town centre. Proximity to the railway line may give rise to residential amenity conflicts.
The site is therefore considered to be suitable for development.	
Availability	
The freehold of the site is predominantly owned by Reigate & Banstead Borough Council and two other small private freehold interests. There are also a number of occupational leases which would need to be acquired or expire to enable vacant possession, this could require a CPO. Reigate & Banstead Borough Council have actively promoted the site for housing development. No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
Delivery & Timing Considerations	The landowner has indicated that they wish to develop the site themselves. A site of this size/ characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer. A scheme of this nature would be delivered in a single phase and delivery rates of 30-40 units per annum could be achieved. Hence a scheme could be delivered within 2-3 years.
Market & Economic Viability Considerations	Specific viability suggests that development would be viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	

The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.

The site is considered to be suitable for housing development. There is a reasonable prospect that the site will be made available for development within the plan period and that development would be achievable.

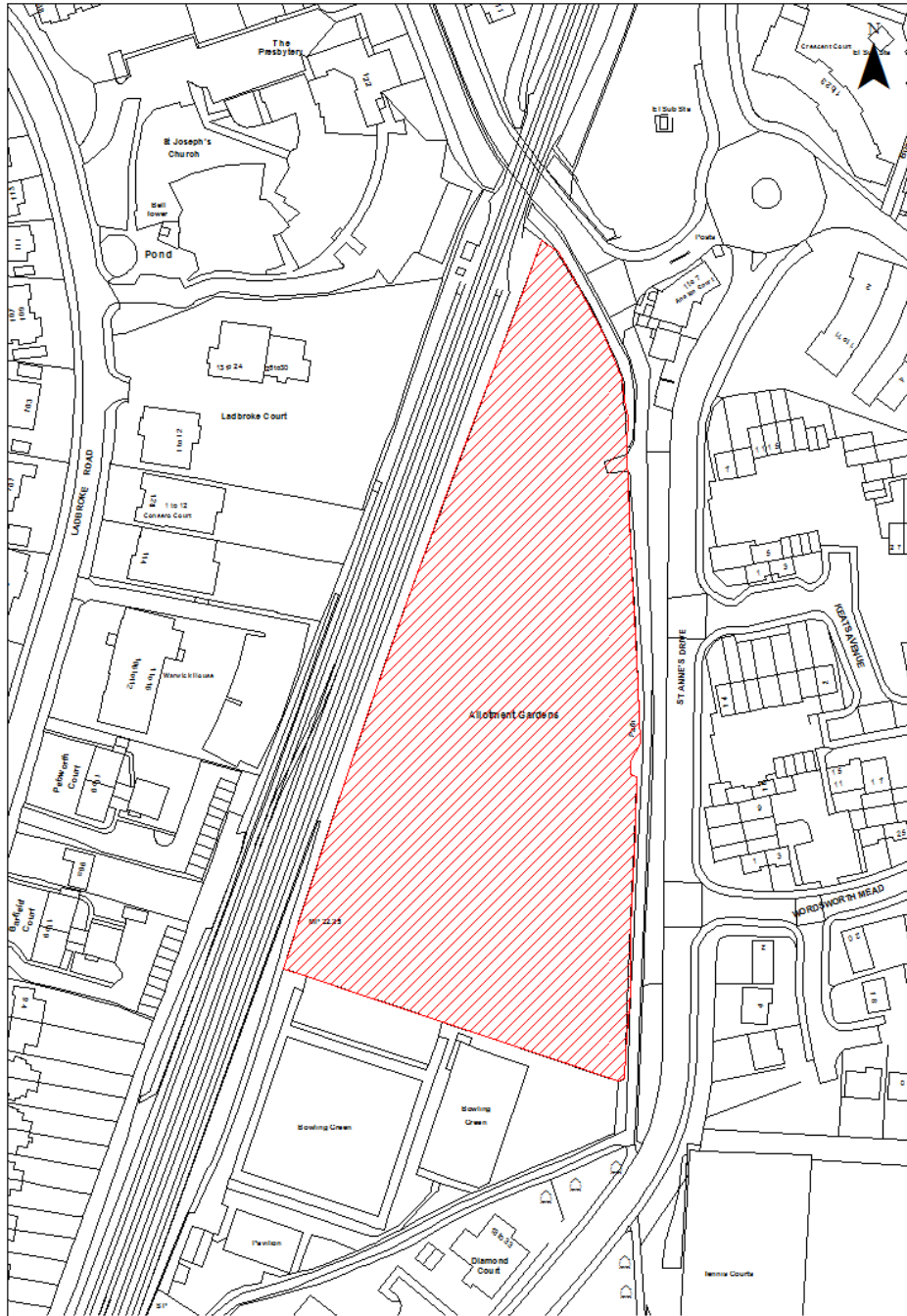
The site is therefore considered to be developable.

RE06— Former Liquid & Envy, Redhill



Site details	
HELAA Reference	RE06
Source of site	Extant Planning Permission
Site name	Former Liquid & Envy Nightclub ("Station Corner"), Marketfield Way, Redhill
Existing use	Site of former night club
Housing Potential	
Density	459dph
Capacity	133
Total site area (ha)	0.29ha
Suitability	
Policy Considerations	The site lies within the urban area, within Redhill town centre and is therefore a priority location for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 133 residential units (flats). Accessibility to local services and facilities is excellent. The site also has excellent access to public transport services.
Market Considerations	The site is proposed to deliver high density residential units (flats).
Physical Limitations	The northern tip of the site is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a. The planning permission has sought to overcome this physical limitation.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Rainier Developments, an experienced developer. The site benefits from planning permission for 133 units. A developer, Crest Nicholson, has been appointed to develop the site and they have recently submitted a non-material amendment. A number of the pre-commencement conditions are currently being discharged. It is understood that development is due to commence in January 2018. No legal constraints to housing development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	Crest Nicholson, a national developer, has been appointed to develop the site. They are considered to have capacity to deliver the scheme. A scheme of this nature will be delivered in a single phase with delivery rates of 30-40 years. Development could therefore be completed within 3-4 years of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site has planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be deliverable.	
Planning permission has been implemented.	

RE09 – Land south of Wiggie Lane, Redhill



Site details	
HELAA Reference	RE09
Source of site	RBBC Property
Site name	Land south of Wiggie Lane, Redhill
Existing use	Allotments
Housing Potential	
Density	Assumed: 30dph
Capacity	40 units
Total site area (ha)	1.27ha
Suitability	
Policy Considerations	<p>The site is within the urban area, reasonably close to Redhill town centre and therefore in a location contemplated for housing development in the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is designated as Urban Open Land <u>in the 2005 Borough Local Plan.</u> †The Urban Open Space Assessment concluded that the site had high overall value and priority for protection. <u>The site has therefore been identified in the Regulation 19 Development Management Plan as -and should be retained as</u> Urban Open Space. The Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns. Development would result in the loss of publicly accessible opportunities for food growing.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to not be available for development at this point.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A site of this size/ characteristic would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence the scheme could be completed within 18 months to 2 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the</p>

	type and scale of development envisaged.
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There is a reasonable prospect that development of the site would be achievable.	
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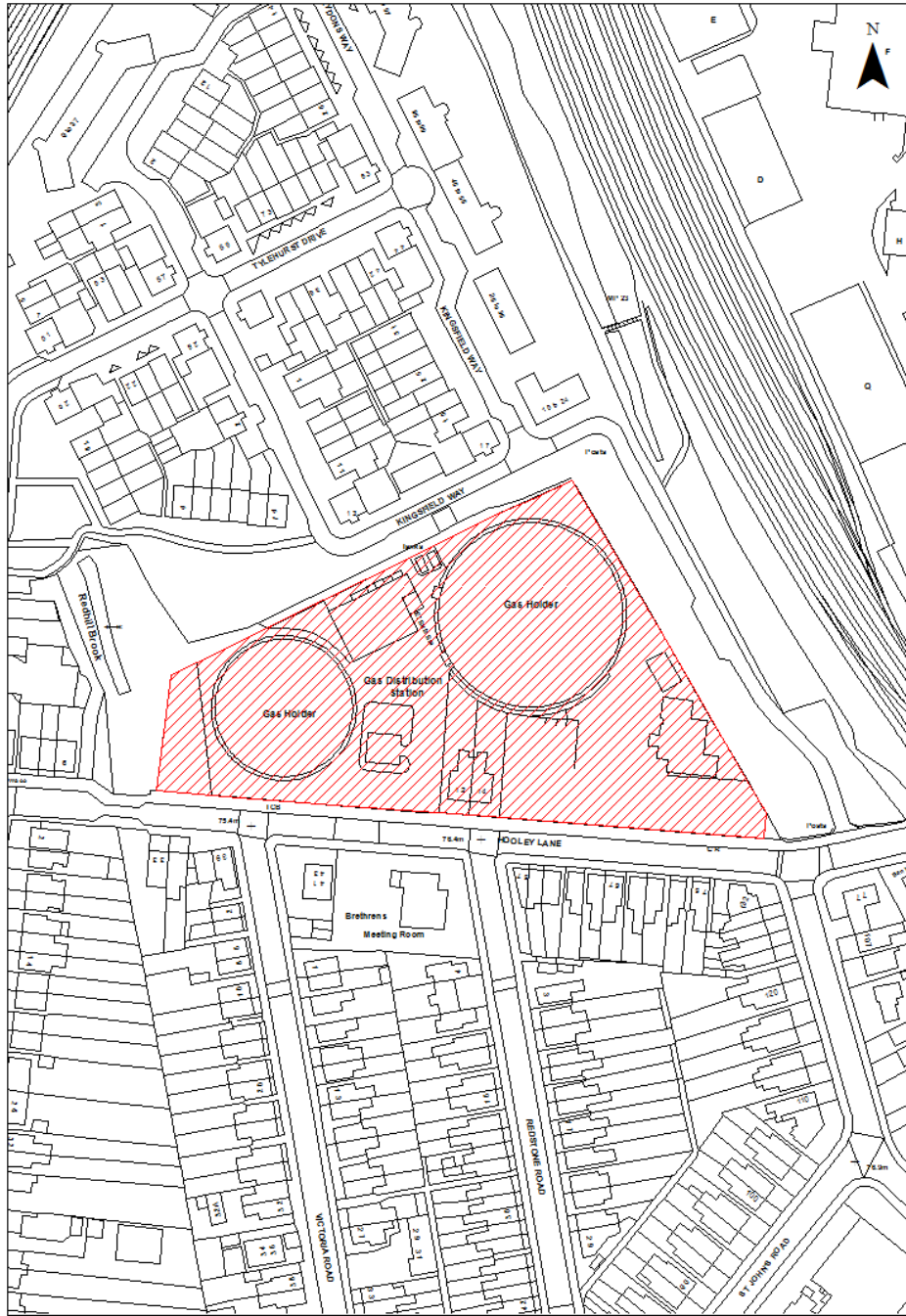
Summary	
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The site is not considered to be either suitable or available for housing development.	
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The site is therefore not currently considered to be developable.	
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Overcoming constraints: Alternative allotment provision; strategic policy change	
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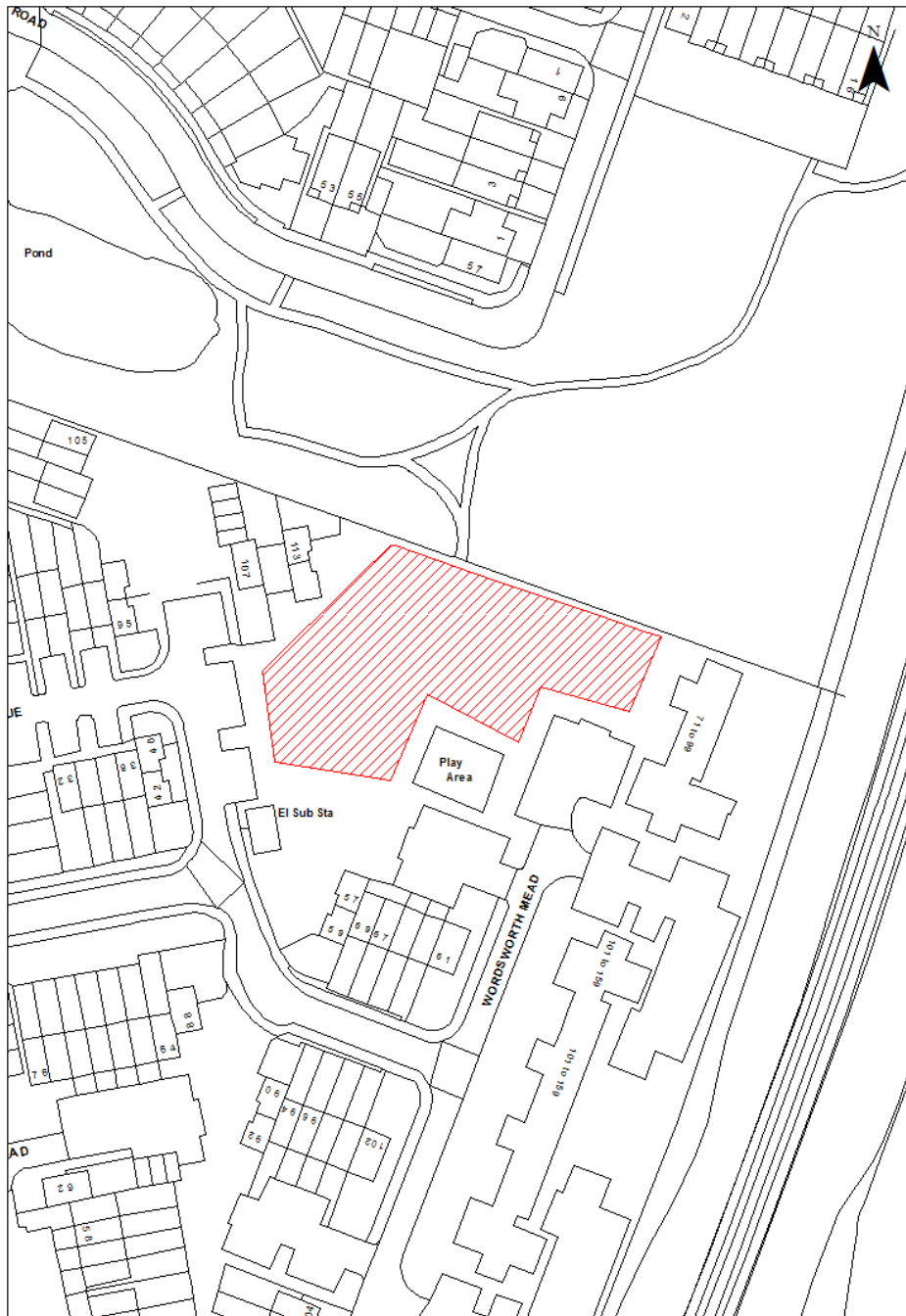
RE10 – Gasholder Site, Hooley Lane, Redhill



Site details	
HELAA Reference	RE10
Source of site	RBBC – Development Management
Site name	Gasholder site, Hooley Lane, Redhill
Existing use	Utilities and small scale light industrial uses
Housing Potential	
Density	30dph
Capacity	25 units
Total site area (ha)	0.93ha
Suitability	
Policy Considerations	<p>The site is within the urban area, reasonably close to Redhill and therefore a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site was identified as an employment area within the 2005 Borough Local Plan. Employment uses have however ceased. This designation is not intended to be carried forward in the Development Management Plan.</p> <p>The site forms part of a designated Employment Area and is reserved for industrial and distribution uses – loss of employment uses on the site would run contrary to policy.</p> <p>Accessibility to local services and facilities is reasonable. Accessibility to public transport is good.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	Given the existing use on site, there may be contamination issues and the need for remediation.
Potential Impacts	<p>Proximity to other existing employment uses could give rise to residential amenity conflicts.</p> <p><u>No potential impacts have been identified.</u></p>
<p>The site is not considered to be suitable for housing development.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Southern Gas Networks two landowners: Southern Gas Networks and National Grid. The landowners has previously have actively promoted the site for housing development.</p> <p><u>The landowners have indicated that the site could be made available for housing development within 1-5 years.</u></p> <p>The utilities function on the site remains operational. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.</p>	
<p>Availability of the site for housing development is therefore uncertain.</p> <p>The site is considered to be available for housing development.</p>	
Achievability	
Delivery & Timing Considerations	<p><u>The landowners have indicated that they intend to develop the site themselves.</u></p> <p>There is not known to be any specific developer interest in the site at this point. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size.</p> <p>A scheme of this size/ characteristics would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved.; <u>hence, the scheme could be built out within 12-18 months.</u> The landowners have indicated that development could take 1-2 years.</p>
Market & Economic	No specific viability work has been undertaken, as the site is not considered to be

Viability Considerations	<p>suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Redhill for housing development suggests that development would be economically viable.</p> <p>Costs associated with remediation or contamination could impact upon achievability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: Availability; contamination</p> <p><u>The site is considered to be suitable for housing development. There is a reasonable prospect that the site will be made available for housing development and that development will be achievable.</u></p> <p>The site is therefore considered to be deliverable.</p>	

RE13 – Land at Wordsworth Mead, Redhill



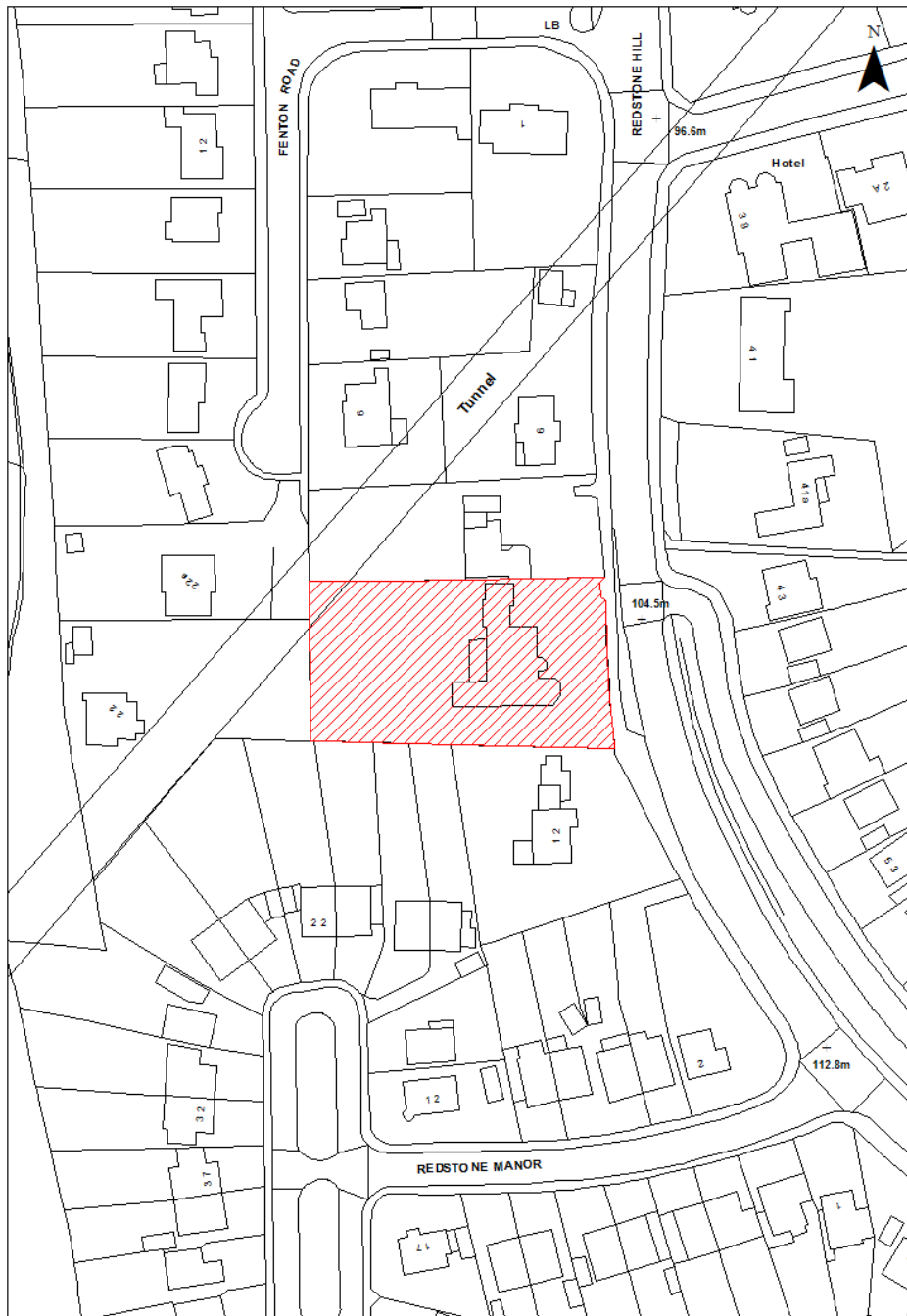
Site details	
HELAA Reference	RE13
Source of site	RBBC – Development Management
Site name	Land near Wordsworth Mead, Redhill
Existing use	Informal public open space
Housing Potential	
Density	30dph
Capacity	10
Total site area (ha)	0.31
Suitability	
Policy Considerations	<p>The site lies within the urban area, in reasonable proximity to Redhill town centre and is therefore within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is designated as Urban Open Land <u>in the 2005 Borough Local Plan.</u> The Urban Open Space Assessment concluded that the site had high value for priority and protection. The site has therefore been identified as -and should be retained as Urban Open Space <u>in the Regulation 19 Development Management Plan.</u></p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would most likely be suited to delivered smaller family homes.
Physical Limitations	<p>There is a group of listed trees in the southern part of the site.</p> <p>The northern part of the site is identified as being affected by surface water flooding risk.</p>
Potential Impacts	Development would result in the loss of publicly accessible open space.
The site is not suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p><u>The landowner has actively promoted the site for housing development.</u></p> <p>The landowner has previously promoted the site for housing development; however, it has not been possible to confirm availability.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

~~The site is not considered to be suitable for housing development and availability of the site is uncertain. Whilst there is a reasonable prospect that the site could be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.~~

The site is therefore not currently developable.

Overcoming constraints: ~~Availability~~; alternative open space provision; strategic policy change

RE14 – Redstone Hall, 10 Redstone Hill, Redhill

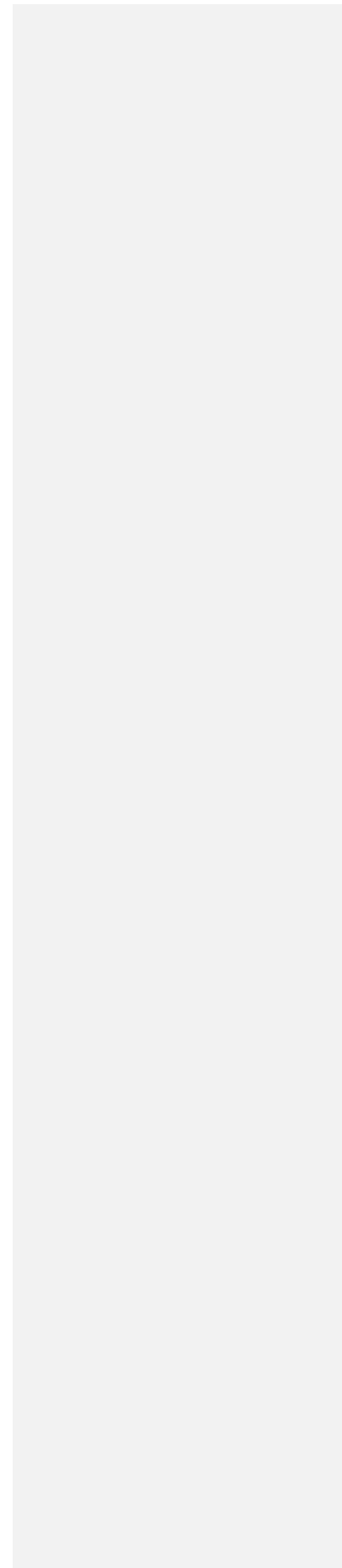
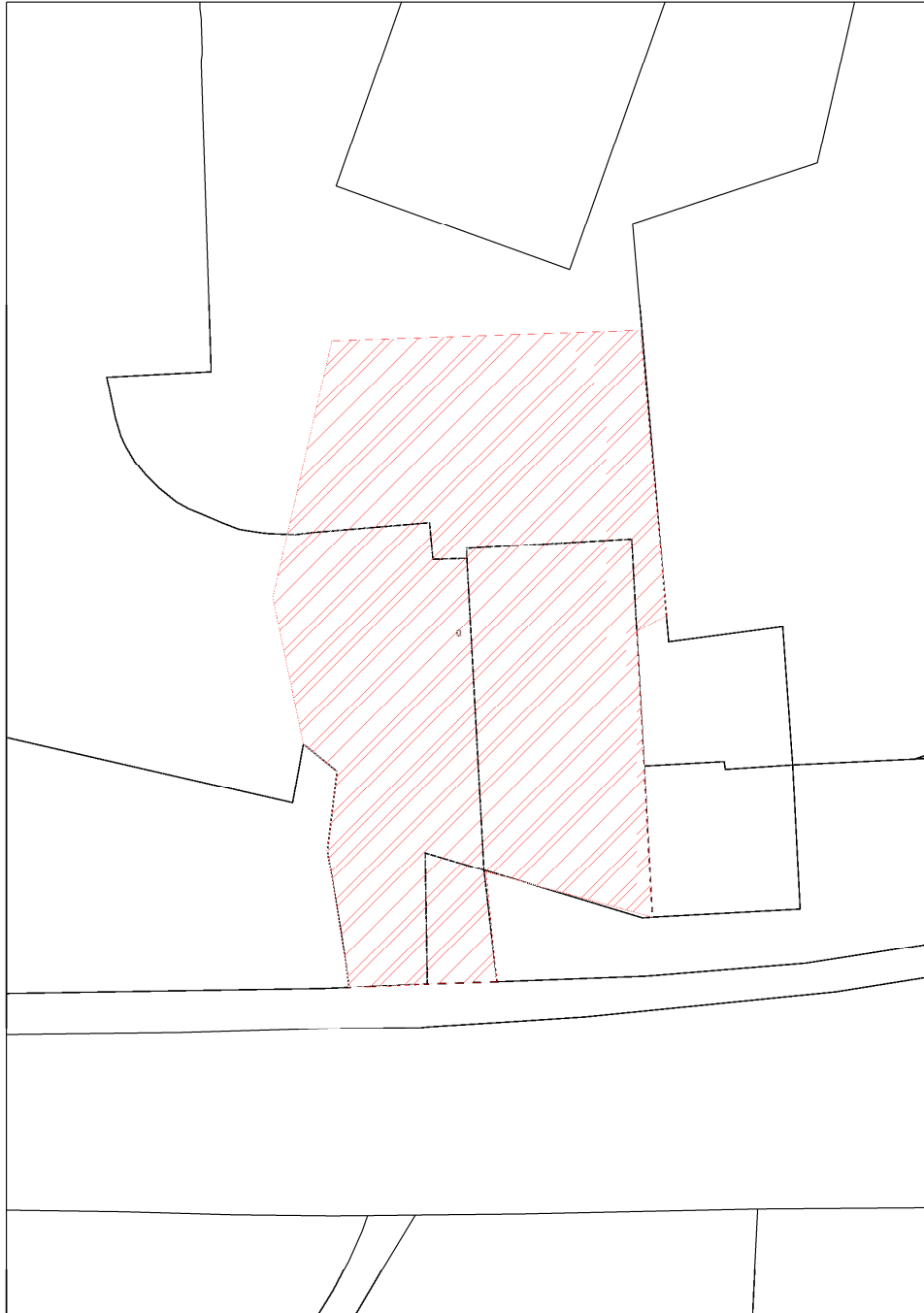


Site details	
HELAA Reference	RE14
Source of site	Extant Planning Consent
Site name	Redstone Hall, 10 Redstone Hill, Redhill
Existing use	Care home (now vacant / disused)
Housing Potential	
Density	65dph
Capacity	13
Total site area (ha)	0.20
Suitability	
Policy Considerations	<p>The site lies within the urban area, close to Redhill town centre and is therefore within a priority location for housing development as identified through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 13 units.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p> <p>The site is within Redstone Hill Conservation Area.</p>
Market Considerations	The site is proposed to deliver higher density residential units (predominantly flats).
Physical Limitations	<p>There is significant variation in land levels on and adjacent to the site with land levels falling steeply away from the south east to north west corner of the site.</p> <p>The planning application sought to overcome the physical limitations.</p>
Potential Impacts	The development would result in the loss of a historic building within the Conservation Area; however, the replacement has been judged to be acceptable.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by HPH Developments.</p> <p>The site benefits from planning permission for 13 units.</p> <p>There is a history of non-implementation of planning permissions on the site.</p> <p>It has not been possible to confirm whether the landowner intends to implement the current permission.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by HPH Developments, a local developer. Although of a small scale, there is no evidence of their capacity of experience in bringing similar sites forward.</p> <p>There is also a history of unimplemented consents on the site.</p> <p>A site of this scale would likely be delivered in a single phase.</p> <p>Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this; hence the site could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst the site benefits from planning permission, given the history of non-implementation and not being possible to confirm whether the landowner intends to implement the existing planning permission, the site</p>	

is not considered to be available for housing development.

The site is therefore not currently developable.

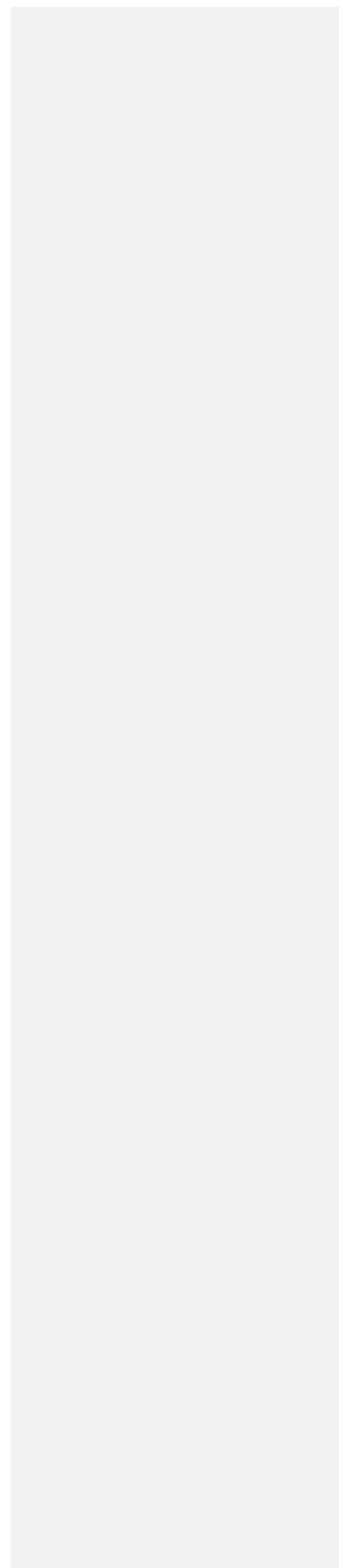
RE19 – Nutfield Lodge, Nutfield Road, Redhill



Site details	
HELAA Reference	RE19
Source of site	Call for Sites
Site name	Nutfield Lodge, Nutfield Road, Redhill
Existing use	Community building in large grounds
Housing Potential	
Density	Assumed: 20dph
Capacity	40 units
Total site area (ha)	2.0ha
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt: the Green Belt Review concluded that the site had high overall value and priority for protection.</p> <p>The site lies within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The existing buildings could potentially be redeveloped in line with paragraph 89 of the NPPF.</p> <p>The site is currently used for community purposes – loss of community uses would run contrary to policy.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	<p>The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.</p> <p>Replacement community provision may also be pursued.</p>
Physical Limitations	<p>Land levels across the site fall away steeply from north to south across the site which may limit development potential.</p>
Potential Impacts	<p>Development could result in the loss of community facilities.</p> <p>Development could potentially impact upon the large area of Ancient Woodland to the west of the site as well as protected trees to the east (and connectivity between the two).</p> <p>Due to the topography of the site, development could potentially have a marked visual impact within the landscape. Given proximity to the borough boundary, it will be necessary to consider cross-boundary impacts as part of the Duty to Co-Operate.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by Reigate Redhill & District Masonic Hall.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability of the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer interest at this stage. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. This may need to be in conjunction with the current landowner to reprovide community facilities.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12-18 months.</p>
Market & Economic	<p>Specific viability work has not been undertaken due to the site's unsuitability and</p>

Viability Considerations	<p>uncertainty in availability.</p> <p>Generic assessment of residential development within Redhill suggests that development of the site would be achievable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Availability; strategic policy change</p>	

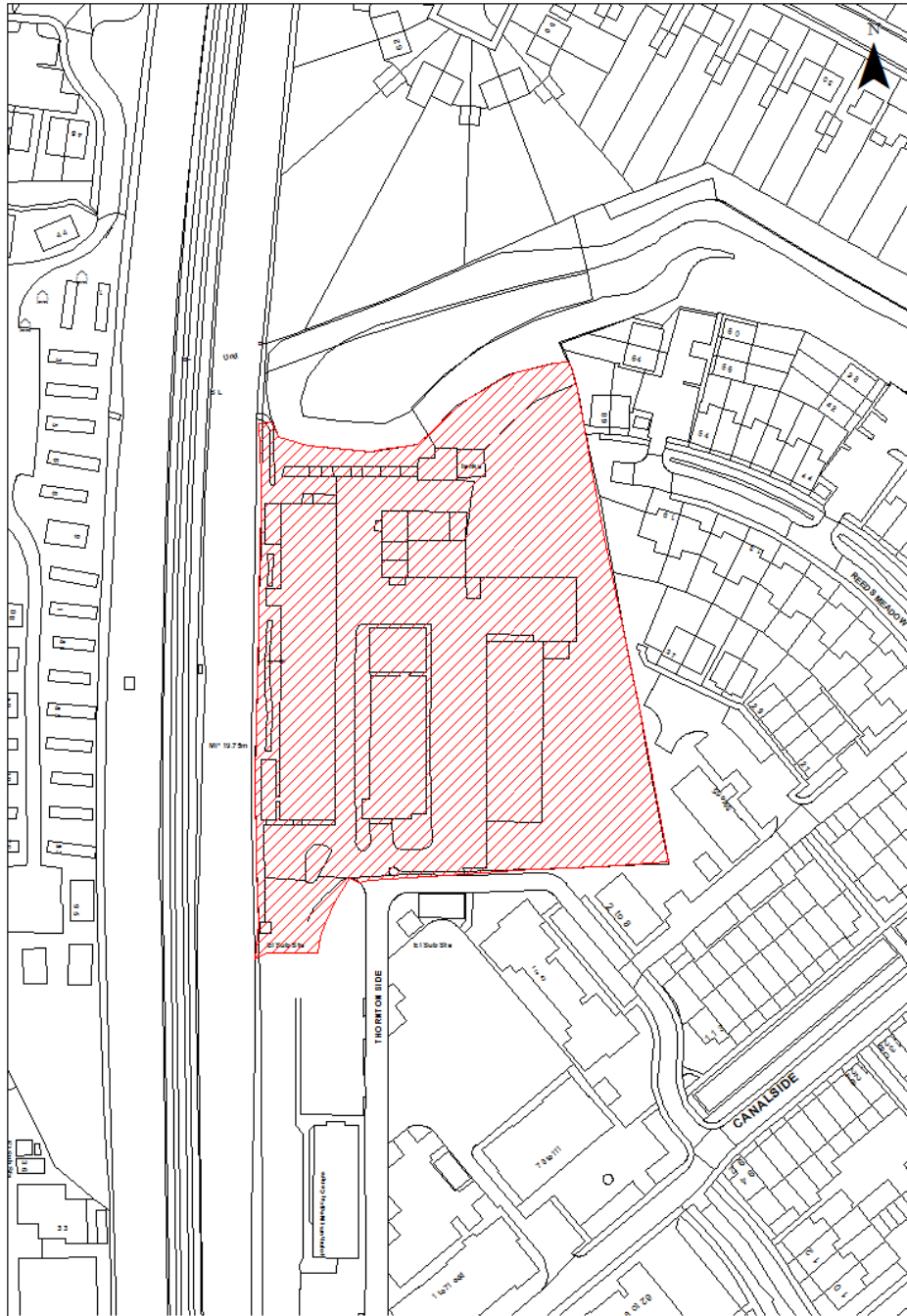
RE20 – Former Copyhold Works, Nutfield Road, Redhill



Site details	
HELAA Reference	RE20
Source of site	Call for Sites
Site name	Former Copyhold Works, Nutfield Road, Redhill
Existing use	Derelict industrial buildings and woodland
Housing Potential	
Density	Assumed: 20dph <u>12.2dph</u>
Capacity	130 <u>210</u> units
Total site area (ha)	9.8ha (gross)/ <u>6.5ha (developable)</u> <u>17.2ha</u>
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is designated in the County Waste and Mineral Plans for waste treatment facilities and/ or aggregates recycling.</p> <p>Accessibility to public transport is excellent.</p> <p>Accessibility to local facilities and services is very good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>A substantial proportion of the site, particularly in the south, is covered by dense woodland.</p> <p>Land levels rise quite steeply across the northern part of the site, with flatter land in the centre before falling away to the south. There is also likely to be a need for re-grading of land as there are a number of pits remaining within the site. This topography may reduce development potential.</p> <p>The site is potentially contaminated owing to both adjoining landfill activity and previous heavy industrial uses on the site.</p> <p>It is likely to be necessary to restrict development in those areas in close proximity to the operational landfill, thus reducing development potential and capacity.</p>
Potential Impacts	<p>Development could potentially impact upon the surrounding Site of Nature Conservation Importance.</p> <p>Development could have a visual impact within the landscape due to the topography of the site.</p> <p>Proximity to the railway line and operational landfill may give rise to residential amenity conflicts.</p> <p>Development could potentially secure the restoration and remediation of a long term derelict site.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a strategic land developer, Gallagher Estates.</p> <p>Gallagher Estates actively promoted the site through the Regulation 1918 Development Management Plan consultation.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder.</p> <p>A scheme of this nature would likely be delivered by a single developer in a small</p>

	<p>number of phases. Delivery rates of 30-40 units per developer per annum could be achieved. Development could therefore be delivered within 4-5 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable. The residential market in this area would likely be strong enough to support a scheme of this nature.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. The site is considered to be available for housing development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be developable.</p>	

RE21 – Quarryside Business Park, Thornton Side, Redhill

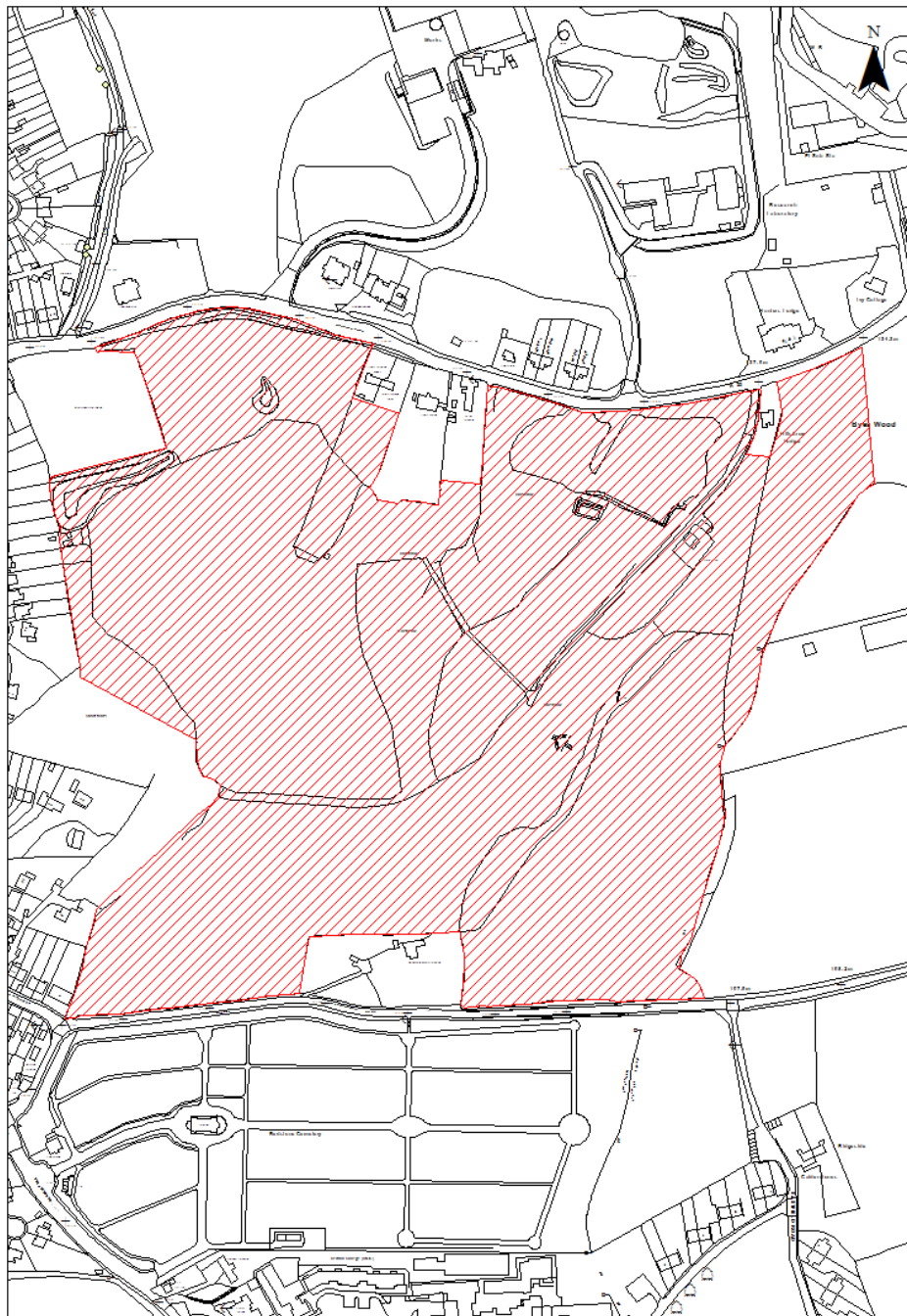


Site details	
HELAA Reference	RE21
Source of site	Call for Sites
Site name	Quarryside Business Park
Existing use	Mixed industrial units
Housing Potential	
Density	50dph
Capacity	60
Total site area (ha)	1.2
Suitability	
Policy Considerations	<p>The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan for mixed-use development.</p> <p>The site was identified for residential development in the Land at Holmethorpe Development Brief.</p> <p>Accessibility to local services and facilities is good.</p> <p>The site also has good access to public transport services.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>The site is identified as potentially contaminated as a result of historic and current uses.</p> <p>Land banks up steeply in the north and is covered by dense woodland.</p>
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of family members who have actively promoted the site to the Council for housing development.</p> <p>There are a number of active businesses on the site, it is understood that the tenants are on rolling 12-month leases.</p> <p>It is understood that the site is to be made available in mid-2018 for residential development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site will be made available for housing development within the next five years.	
Achievability	
Delivery & Timing Considerations	<p>It is understood that the landowners have entered into an agreement with a developer.</p> <p>It is likely that a site of this size/ characteristics would attract interest from established housebuilders who would have the capacity to deliver a scheme of this size/ type.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 2 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified within the Regulation 19 Development Management Plan for development.</p> <p>The site is considered to be suitable for housing development. There is a reasonable prospect that the site</p>	

will be made available for housing development within the next five years and that development would be achievable.

The site is therefore considered to be deliverable.

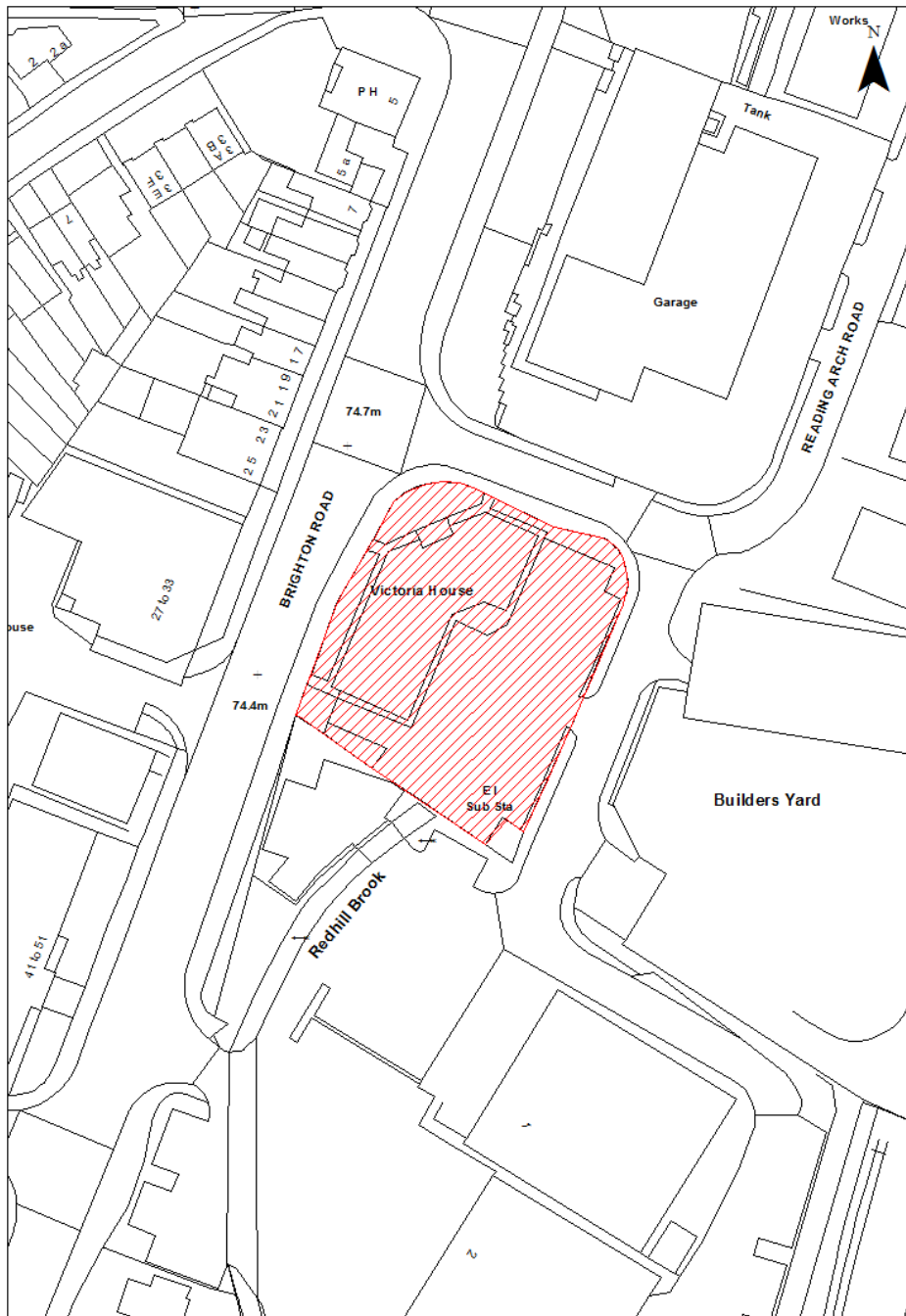
RE22 – Land at Hillsbrow, Nutfield Road, Redhill



Site details	
HELAA Reference	RE22
Source of site	Call for Sites
Site name	Land at Hillsbrow, Nutfield Road, Redhill
Existing use	Semi-natural open space/ woodland
Housing Potential	
Density	17dph
Capacity	100
Total site area (ha)	16.9 (gross) / 6.0 (developable)
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services and facilities is good and the site also has good access to public transport services.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Land levels change quite markedly across the site, rising slightly from north to south, plateauing in the centre of the site and then falling away dramatically from north to south across the remainder of the site – topography of the site is likely to impinge severely upon development potential.</p> <p>Large parts of the site are very densely wooded, a proportion of which is ancient woodland – the extent of woodland on the site is likely to affect development capacity.</p> <p>The site is identified as being potentially contaminated owing to previous quarrying/ landfilling activities.</p>
Potential Impacts	<p>Due to the topography of the site, development could potentially have a marked visual impact within the landscape, particularly the southern “scarp” of the site when viewed from the south.</p> <p>Given the proximity to the borough boundary, cross-boundary impacts need to be considered through the Duty to Co-Operate.</p> <p>Development could potentially impact upon the woodland on the site and could adversely affect nature conservation if connectivity of the ancient woodland is eroded.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single³ landowners. landowner, Maxam Property (Hillsbrow) Ltd. It is understood that the landowners have entered into an option agreement with Berkeley Strategic Land Limited to develop the site. <u>The site has been actively promoted for housing development by Berkeley Strategic Land Ltd. who has an option agreement on the site.</u> <u>Berkeley Strategic Land Ltd. has indicated that the site could be made available for development within 12 months.</u> No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is understood to be optioned to a national strategic land developer (Berkeley Strategic Land Limited) <u>have an option agreement on the site.</u> As an

	<p>established developer, it is considered that they would have the capacity to deliver a scheme of this scale.</p> <p><u>Berkeley Strategic Land Ltd. have indicated that the site would be delivered in a single phase.</u></p> <p>A scheme of this nature would be delivered in a small number of phases by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved <u>on a site such as this;</u> hence development could be completed within 3-4 years from commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area would most likely be capable fo supporting the type and scale of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

RE23 – Victoria House, Brighton Road, Redhill



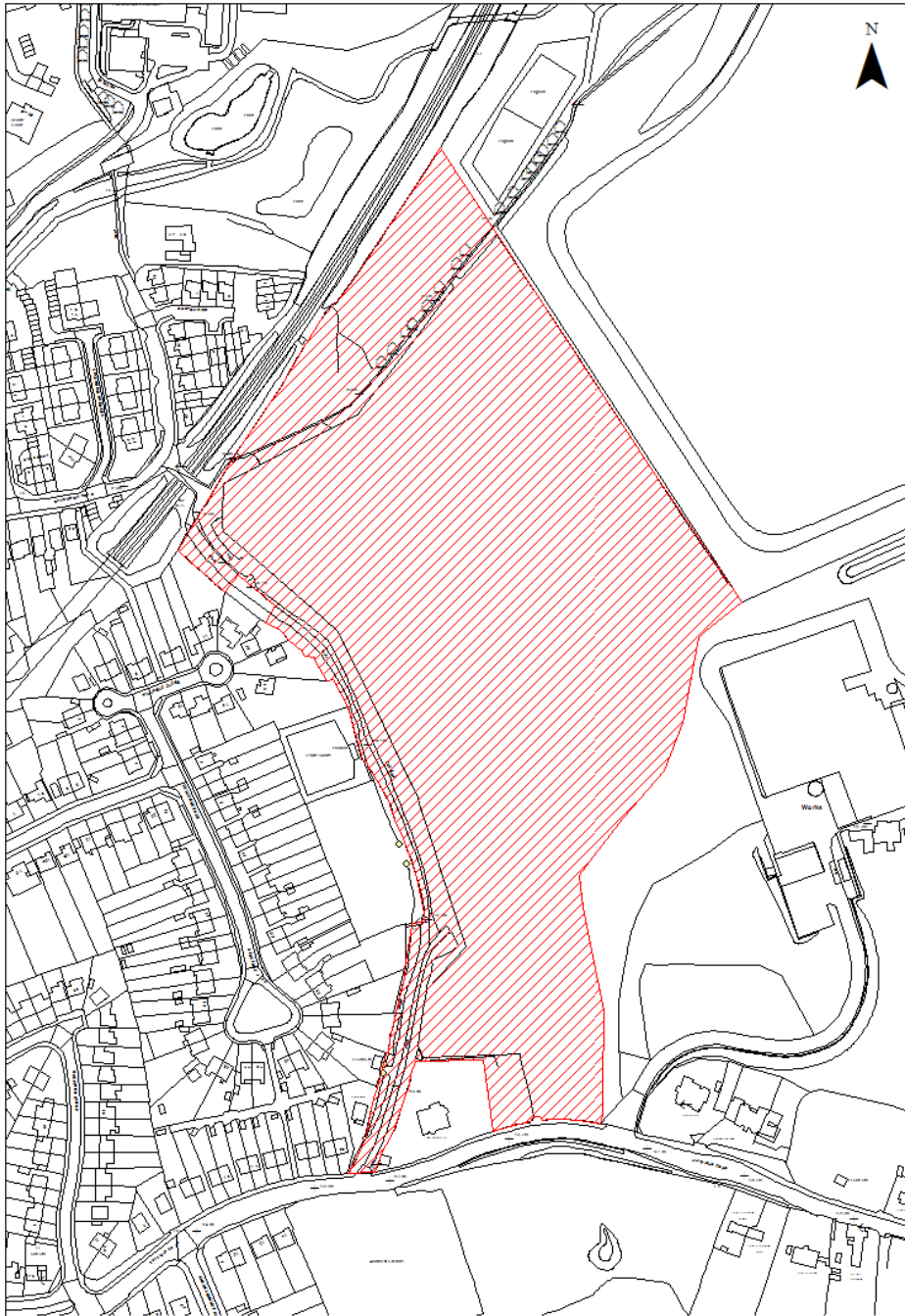
Site details	
HELAA Reference	RE23
Source of site	Call for Sites
Site name	Victoria House, Brighton Road, Redhill
Existing use	Offices
Housing Potential	
Density	80dph
Capacity	15
Total site area (ha)	0.19
Suitability	
Policy Considerations	<p>The site lies within the urban area adjacent to Redhill town centre and is therefore within a priority location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. However, there is potential under permitted development rights.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would most likely deliver higher density residential units (predominantly flats).
Physical Limitations	The vast majority of the site is within Flood Zone 2 and the eastern half is within Flood Zone 3.
Potential Impacts	Proximity to adjoining industrial uses could give rise to residential amenity conflicts. Development could potentially compromise the longer-term comprehensive redevelopment and town centre envisaged for this area.
The site is not considered to be suitable for housing development.	
The site is considered to be potentially suitable for housing development.	
Availability	
<p>The site is owned by Property Investment Holdings.</p> <p>The landowners have previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability of the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. A mixed-use scheme may attract more specialist developers.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain.	
The site is considered to be potentially suitable for housing development and there is a reasonable prospect	

that development of the site would be achievable. However, availability is uncertain.

The site is therefore not currently considered to be developable.

Overcoming constraints: availability; strategic policy change; flood risk

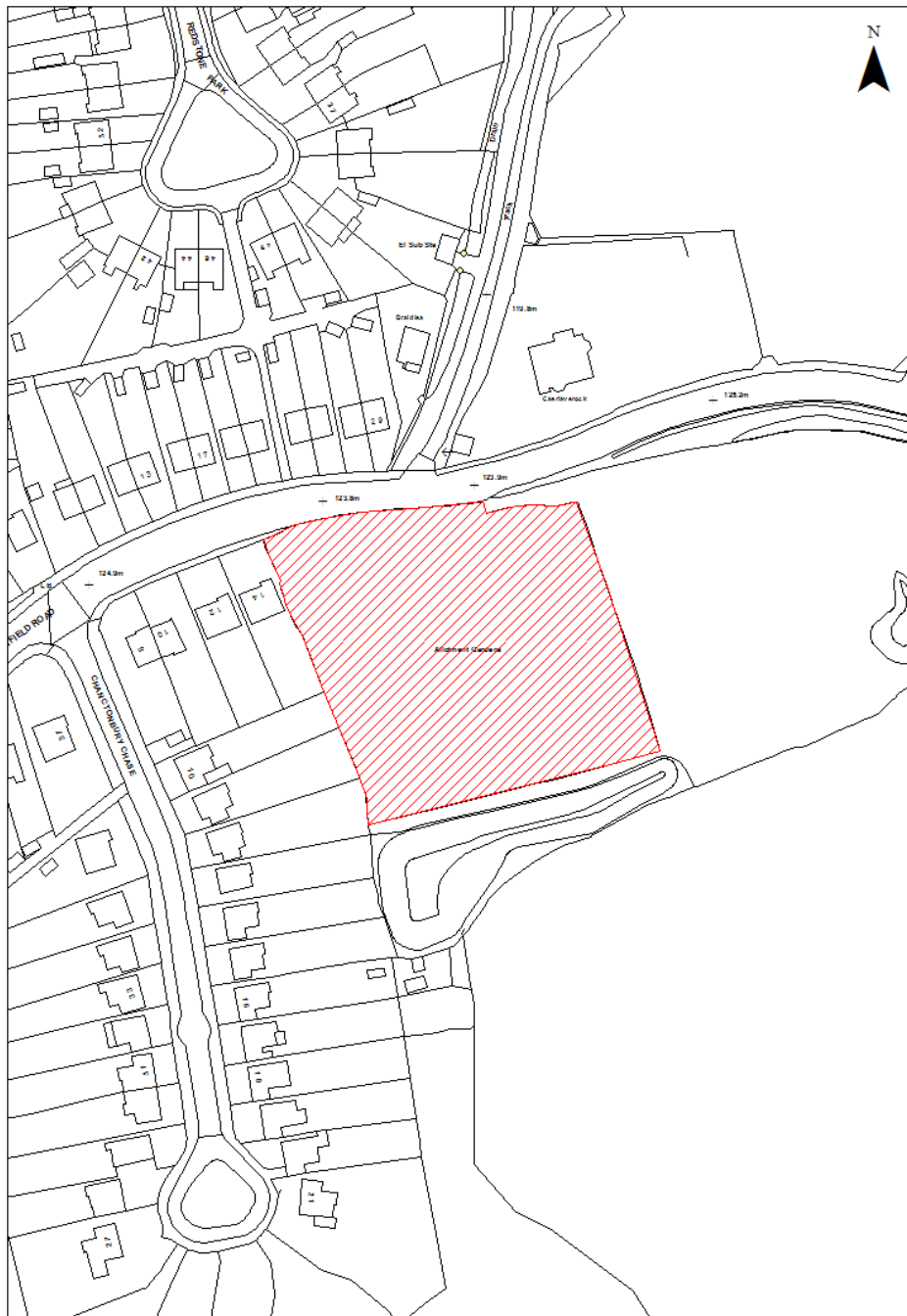
RE24 – Land north of Nutfield Road (“The Paddock”), Redhill



Site details	
HELAA Reference	RE24
Source of site	Call for Sites
Site name	Land north of Nutfield Road ("The Paddock"), Redhill
Existing use	Agricultural/ grazing
Housing Potential	
Density	25dph
Capacity	125
Total site area (ha)	7.6 (gross) / 5 (developable)
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p> <p>The site is designated as part of a Site of Nature Conservation Importance.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Land levels across the site rise quite steeply from north to south across the site which may limit development potential.</p> <p>The site is potentially contaminated owing to adjoining landfill activities.</p> <p>It is likely to be necessary to restrict development in those areas in close proximity to the operational landfill, thus reducing development potential and capacity.</p> <p>There are belts of substantial mature trees along the boundaries of the site.</p>
Potential Impacts	<p>Development could potentially impact upon the value of the wider Site of Nature Conservation Importance.</p> <p>Due to the topography of the site, development could potentially have a visual impact within the landscape.</p> <p>Proximity to the railway line and operational landfill may give rise to residential amenity conflicts.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a strategic land developer, Gallagher Estates.</p> <p>Gallagher Homes actively promoted the site for housing development through the Regulation 198 Development Management Plan.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder.</p> <p>A scheme of this nature would likely be delivered by a single developer in a small number of phases.</p> <p>Delivery rates of 30-40 units per developer per annum could be achieved.</p> <p>Development of the site could therefore be delivered within 4-5 years of commencement.</p>
Market & Economic Viability	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in this area would likely be strong enough to support a</p>

Considerations	scheme of this nature providing appropriate phasing.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

RE25 – Land south of Nutfield Road, Redhill



Site details	
HELAA Reference	RE25
Source of site	Call for sites
Site name	Land south of Nutfield Road, Redhill
Existing use	Allotments
Housing Potential	
Density	25dph
Capacity	15
Total site area (ha)	0.63
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Development of the site for housing would result in the loss of allotment space. The Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Land levels fall away quite markedly across the site from north to south.</p> <p>Access to the site from the A23 is highly constrained and would make development difficult to achieve.</p> <p>Dense woodland surrounds the site on all sides with exception fo the frontage onto Nutfield Road.</p>
Potential Impacts	Development would result in the loss of allotment space and opportunities for food growing.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Gallagher Estates, <u>a strategic land developer</u>.- Gallagher Estates actively promoted the site for housing development through the Development Management Plan.</p> <p><u>The landowners have previously promoted the site for housing development, however, it has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development. Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder.</p> <p>A scheme of this nature would likely be delivered by a single developer in a single phase, most likely as part of a wider development of landholdings in the locality.</p> <p>Delivery rates of 30-40 units per developer per annum could be achieved; hence the site could be delivered within 4-5 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p>

	The residential market in the area is felt to be sufficient to support a development of this scale/ nature.
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There is a reasonable prospect that development of the site would be achievable.

Summary

~~There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. The site is however not considered to be suitable for housing development.~~

~~Whilst there is a reasonable prospect that development of the site would be achievable, the site is not considered to be suitable for housing development and availability is uncertain.~~

~~The site is therefore not considered to be currently developable.~~

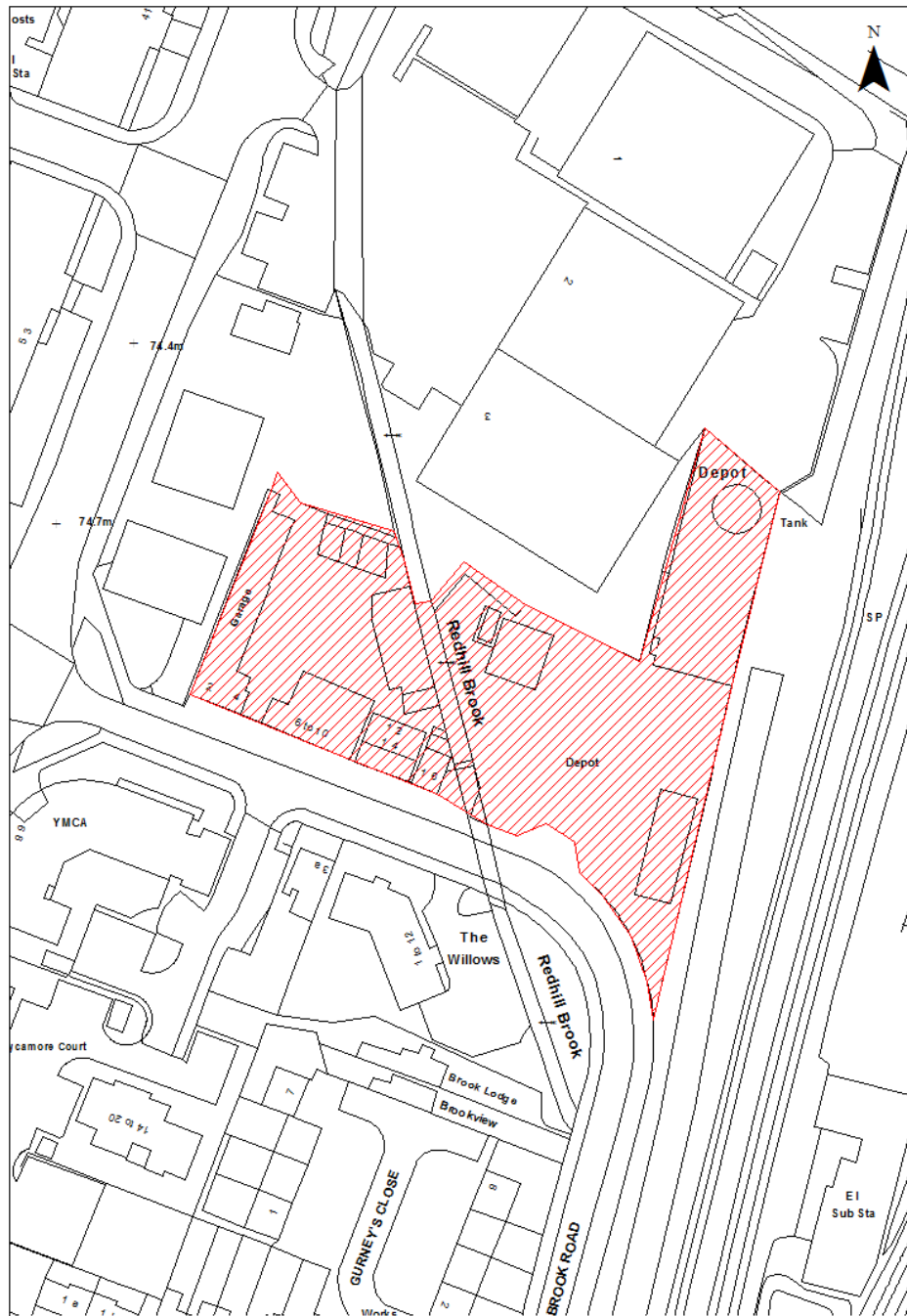
~~**Overcoming constraints:** Strategic policy change; alternative allotment provision; access ; availability~~

RE26—26-28 Station Road, Redhill



Site details	
HELAA Reference	RE26
Source of site	Extant Planning Permission
Site name	26-28 Station Road, Redhill
Existing use	Mixed use (ground floor retail/ upper floor offices)
Housing Potential	
Density	500dph
Capacity	14
Total site area (ha)	0.26
Suitability	
Policy Considerations	<p>The site lies within Redhill town centre.</p> <p>The site is within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 14 units.</p> <p>Whilst loss of employment is strictly contrary to policy, permitted development rights mean that the principle is established in this instance.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site is proposed to deliver higher density units in the form of flats through conversion and extension of the existing offices.
Physical Limitations	<p>The rear of the site partially falls within Flood Zones 2 and 3.</p> <p>A site-specific FRA was submitted to accompany the application and measures to address risk have been secured through condition.</p> <p>Vehicular access to the site is limited and no on-site provision can be made for parking due to the constrained nature.</p>
Potential Impacts	There are no specific potential impacts associated with the development.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by London & Continental Securities Ltd. a development organisation.</p> <p>The site benefits from planning permission.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by London & Continental Securities Ltd a development organisation who are considered to have the capacity to deliver a scheme of this nature.</p> <p>A site of this scale would likely be delivered in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is good and would likely be sufficient to support a scheme such as this.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p> <p>Planning permission has been implemented.</p>	

RE27 – Land North of Brook Road, Redhill



Site details	
HELAA Reference	RE27
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Land north of Brook Road, Redhill
Existing use	Mixed – storage, garages, garage, vacant units, derelict buildings and employment uses
Housing Potential	
Density	80dph
Capacity	32
Total site area (ha)	0.4
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity of Redhill town centre. The site therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Whilst not a designated Employment Area, loss of employment uses would run contrary to policy.</p> <p>Whilst not within a local centre or town centre, loss of retail uses would run contrary to policy.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	<p>Parts of the site lie within Flood Zones 2 and 3.</p> <p>Due to the previous and current uses on the site, it may be potentially contaminated.</p>
Potential Impacts	<p>Proximity to the adjoining fuel station may give rise to residential amenity constraints.</p> <p>Proximity to the adjoining railway may give rise to residential amenity constraints.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to develop a site such as this.</p> <p>A site of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 2 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill suggests that housing development would be economically viable.</p> <p>Costs with land reclamation may reduce development potential.</p> <p>It is felt that there is sufficient market demand for the type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

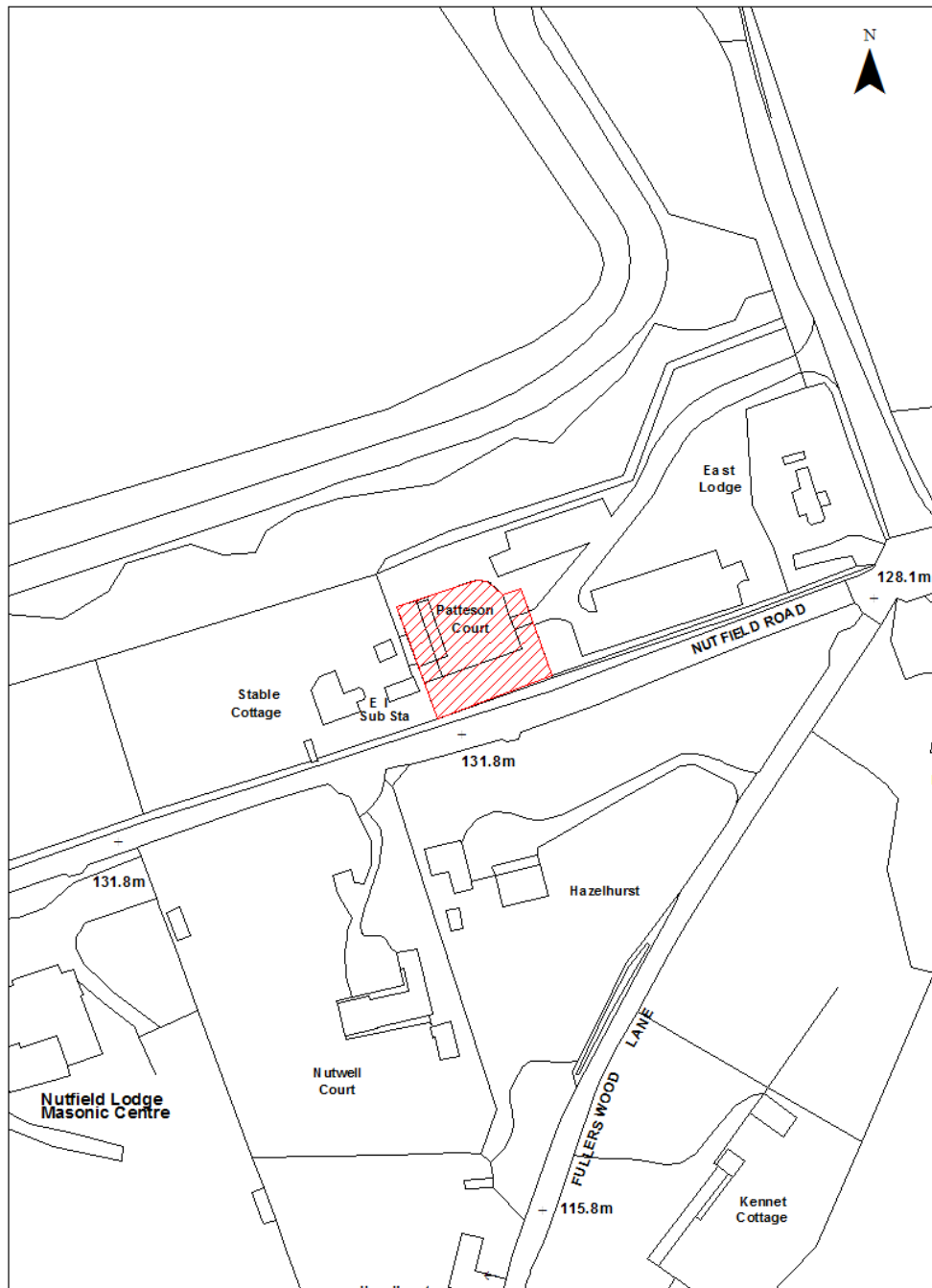
Summary

The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently considered to be developable.

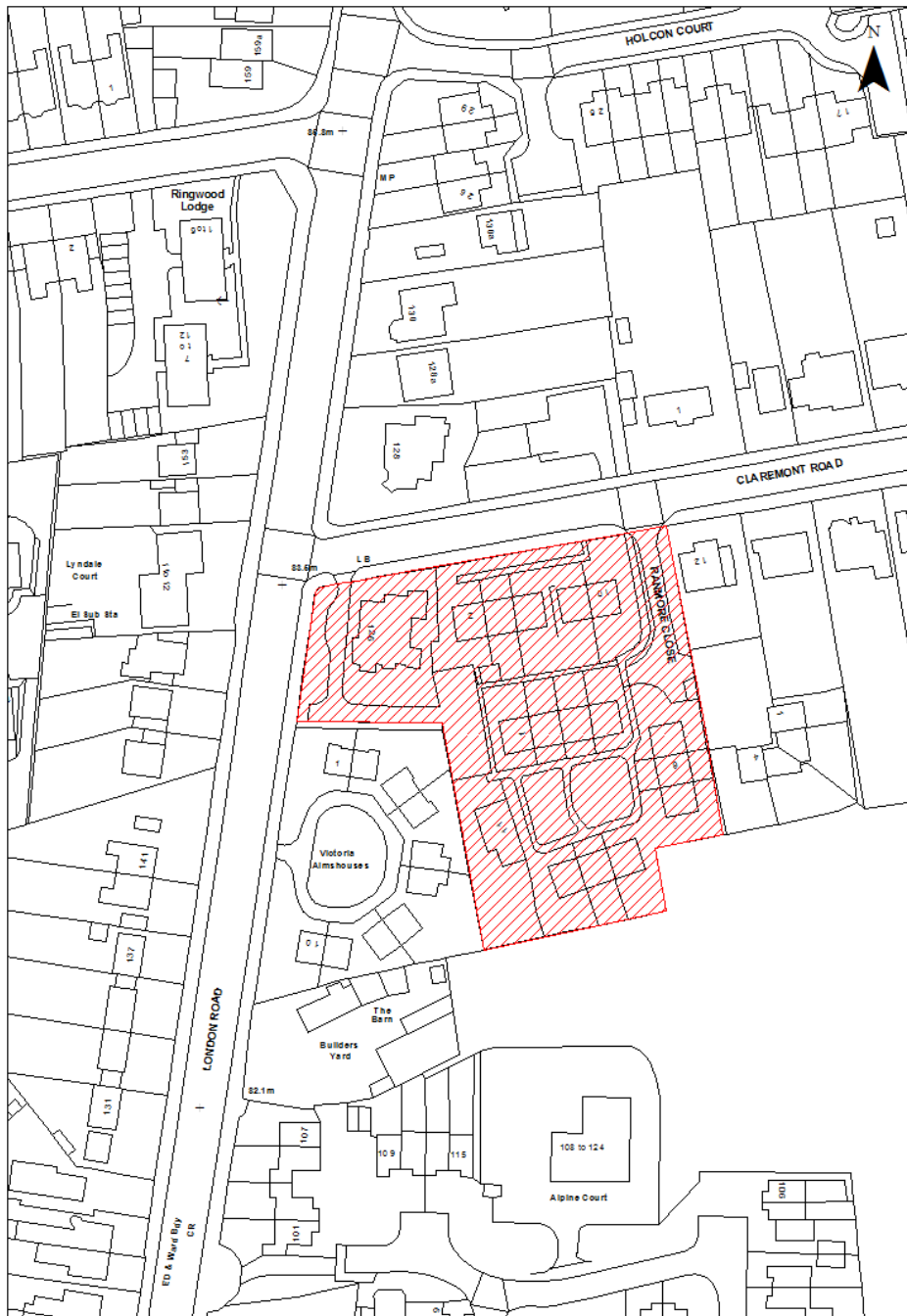
Overcoming constraints: availability; assembly; contamination; strategic policy change

RE28 – Patteson Court, Nutfield Road, Redhill



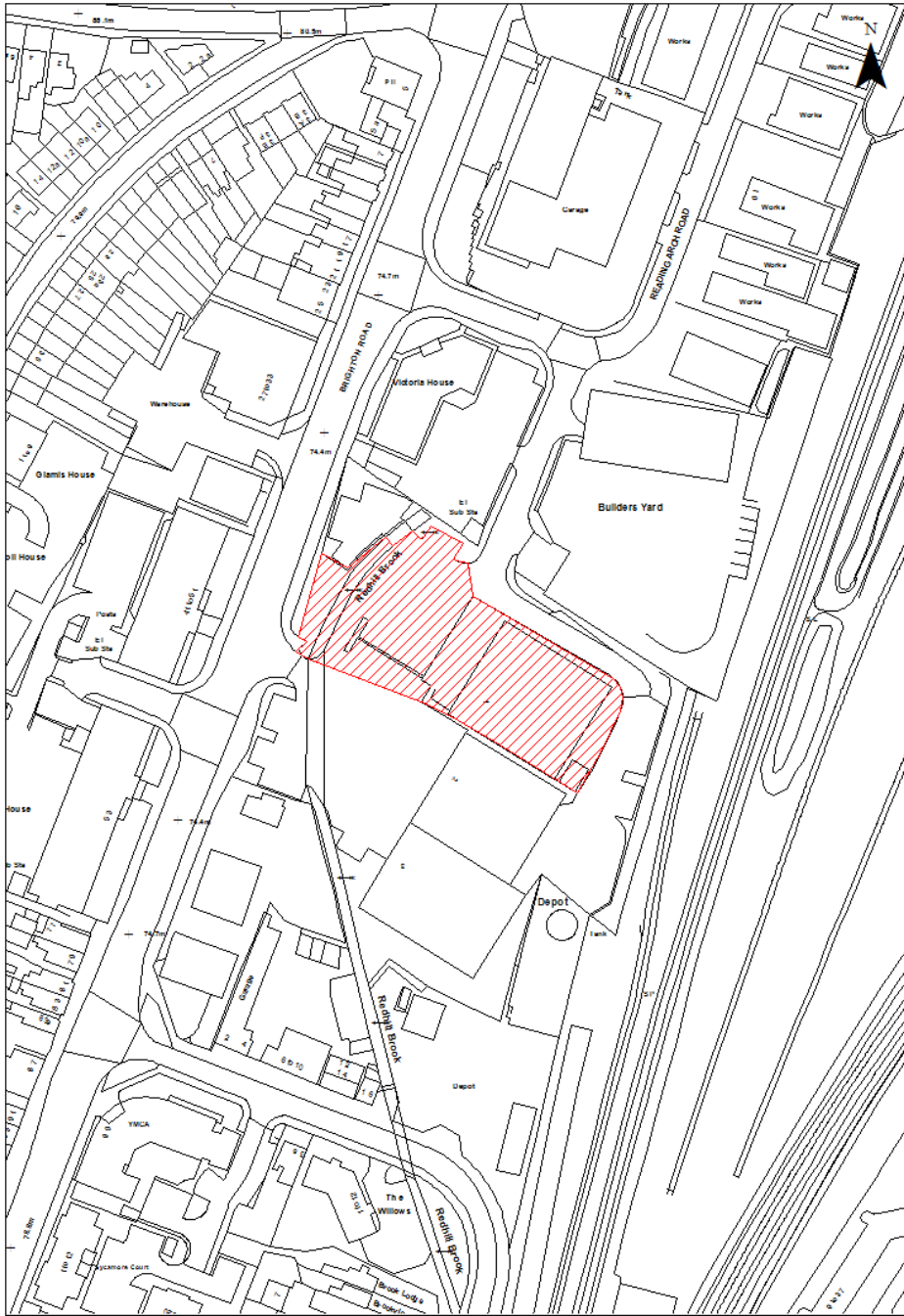
Site details	
HELAA Reference	RE28
Source of site	Extant Prior Approval
Site name	Patteson Court, Nutfield Road, Redhill
Existing use	Large office block in grounds
Housing Potential	
Density	143dph
Capacity	10
Total site area (ha)	0.07
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. However, this principle is established with the prior approval for office to residential conversion.</p> <p>Accessibility to local services and facilities is good.</p> <p>The site also has good access to public transport services.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The landowner has promoted the site for housing development.</p> <p>The site benefits from extant prior approval for office to residential conversion.</p> <p>The landowner has recently submitted a planning application for exterior alterations to enable to prior approval.</p> <p><u>Planning permission has recently been approved for exterior alterations.</u></p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the existing prior approval will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract interest from local or regional developers.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from prior approval.</p> <p>The residential market in the area is good and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development.</p> <p>There is a reasonable prospect that the extant prior approval will be implemented and that development will be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

RE29—126 London Road, 2-10 Claremont Road and 1-11 Ranmore Close, Redhill



Site details	
HELAA Reference	RE29
Source of site	Extant Planning Permission
Site name	126 London Road, 2-10 Claremont Road and 1-11 Ranmore Close, Redhill
Existing use	Residential
Housing Potential	
Density	65dph
Capacity	34
Total site area (ha)	0.52
Suitability	
Policy Considerations	<p>The site lies within the urban area adjacent to Redhill town centre and is therefore within a priority location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 34 units.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site is proposed to deliver a mix of flats and small houses designed for older people.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site benefits from planning permission for 34 units.</p> <p>At the time of the application, only a few of the existing units were occupied. It is understood that they were going to be relocated imminently.</p> <p>A number of pre-commencement conditions have recently been discharged.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Raven Housing Trust, a registered social housing provider.</p> <p>It is understood that Westridge Construction will develop the site.</p> <p>Westridge Construction are regional developers and they have delivered a number of similar schemes. It is thought that they would have the capacity to deliver a scheme of this size.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>Development rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site has planning permission.</p> <p>It is felt that the residential market in the area would be capable of supporting this type of development.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p> <p>Planning permission has been implemented.</p>	

RE30 – Former Mercedes Garage, Brighton Road, Redhill



Site details	
HELAA Reference	RE30
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Former Mercedes Garage, Brighton Road, Redhill
Existing use	Vacant car showroom
Housing Potential	
Density	80dph
Capacity	40
Total site area (ha)	0.5
Suitability	
Policy Considerations	<p>The site lies within the urban area adjacent to Redhill town centre and is therefore within a priority location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is within a designated retail warehouse area.</p> <p>Loss of retail on the site would run contrary to policy.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>The site also has excellent access to public transport services.</p>
Market Considerations	The site would most likely deliver higher density residential units (flats).
Physical Limitations	<p>The site lies within Flood Zone 2.</p> <p>The Redhill Brook runs through the west of the site.</p> <p>Given the former use of the site, the site may be contaminated.</p>
Potential Impacts	<p>Proximity to adjoining industrial uses and retail warehouse uses could give rise to residential amenity conflicts.</p> <p>Proximity to the railway could give rise to residential amenity conflicts.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>It is understood that Mercedes Ltd. have a long lease on the site. This would need to be purchased in order for development.</p> <p>No legal constraints to development have been identified.</p> <p>It has not been possible to ascertain landowner intentions.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would attract local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill suggests that the site would be economically viable.</p> <p>Costs of land reclamation may impact upon financial viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	

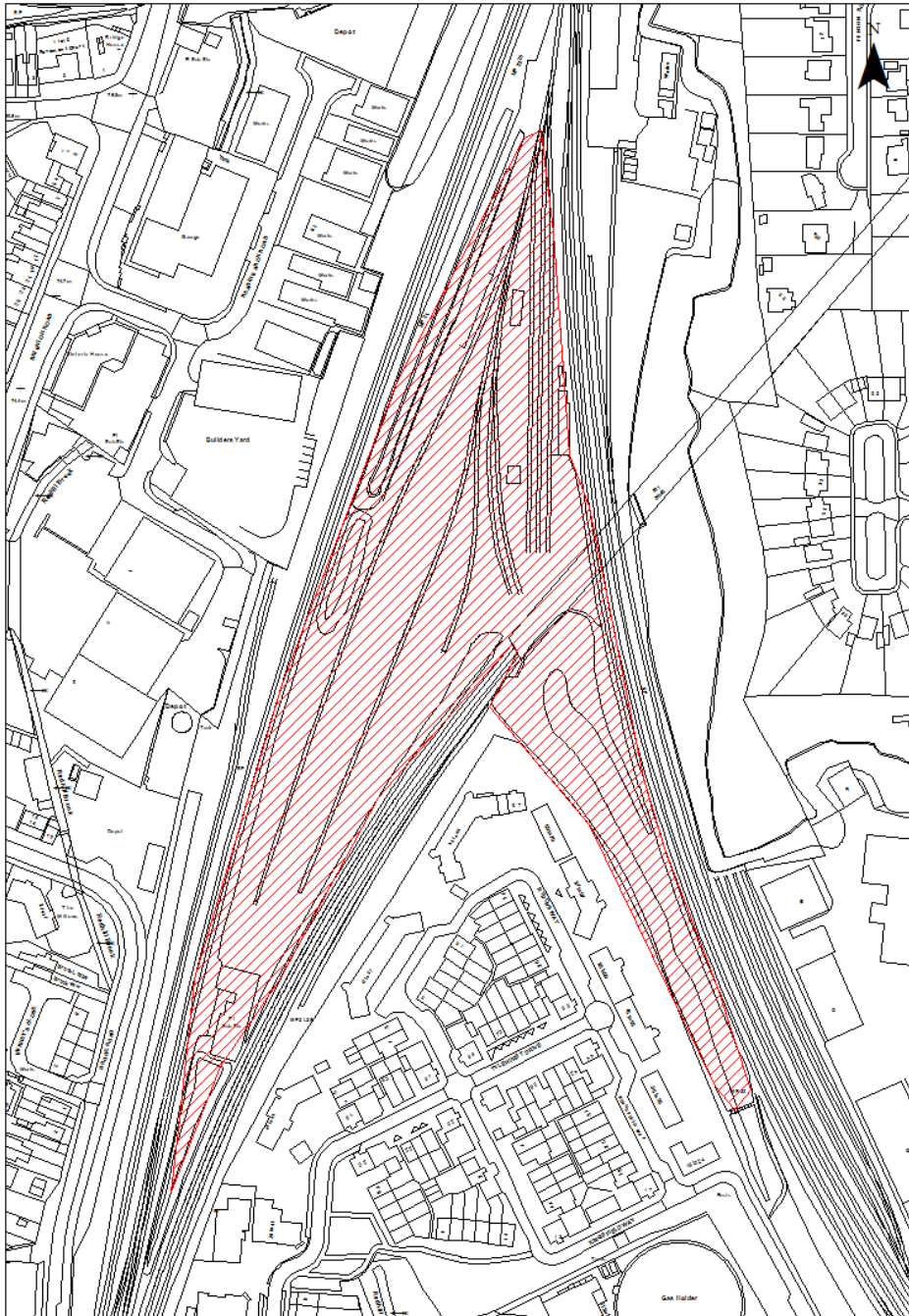
Summary

The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not currently considered to be developable.

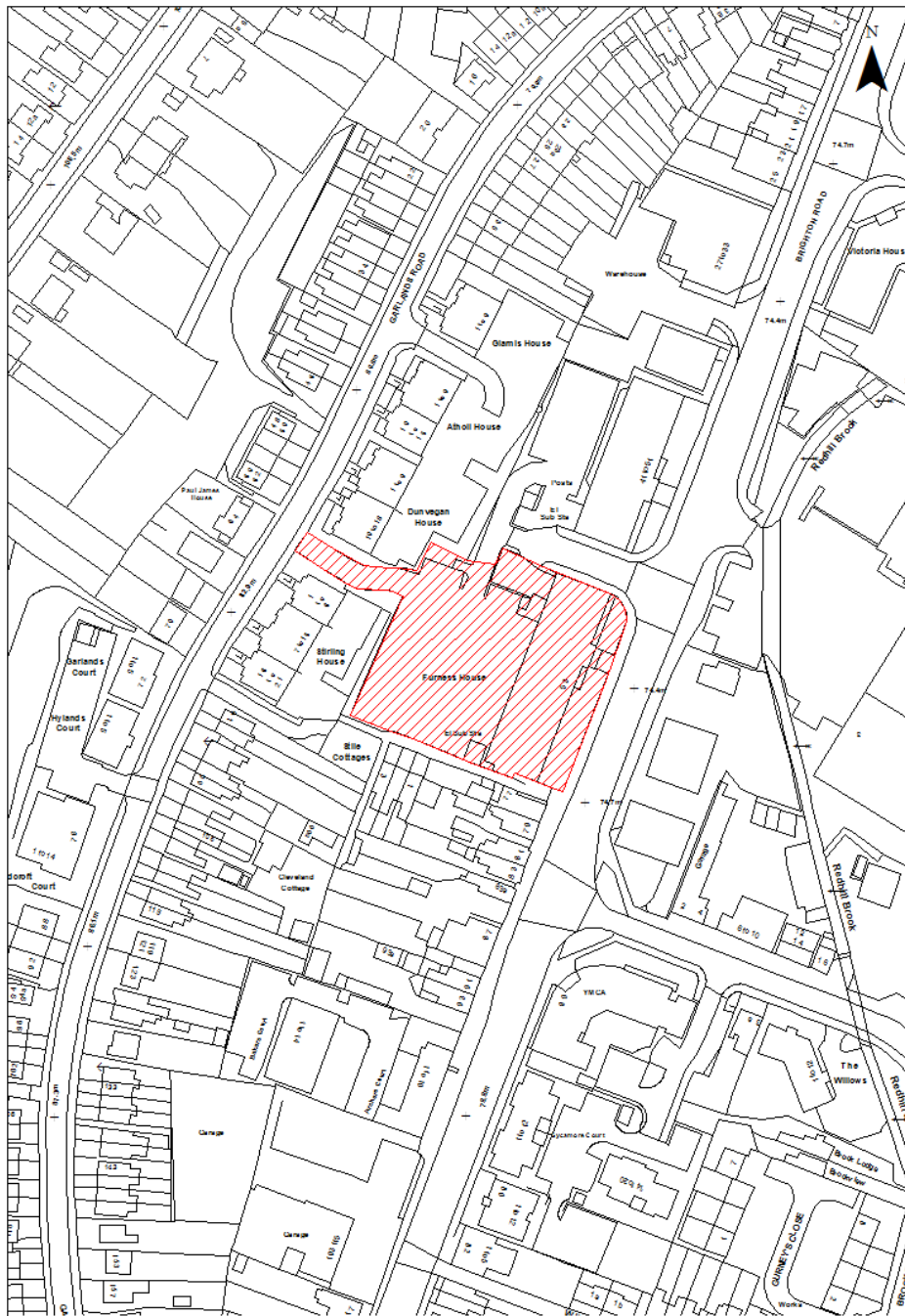
Overcoming constraints: availability; strategic policy change; contamination; flood risk/ mitigation

RE31 – Land South of Redhill Station (Land between east and south bound railway)



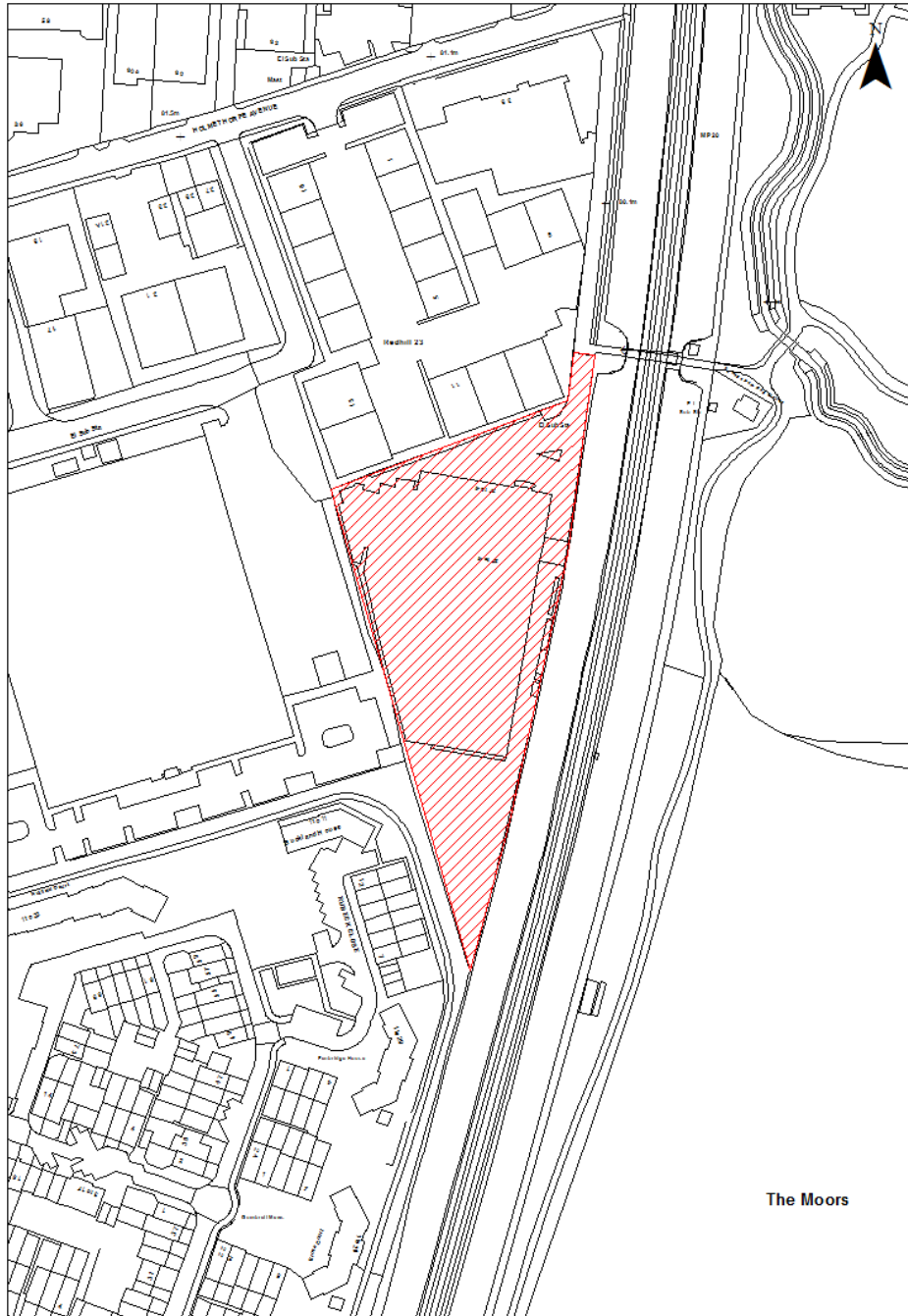
Site details	
HELAA Reference	RE31
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Land between southbound railway and eastbound railway (south of Redhill Station)
Existing use	Vacant land
Housing Potential	
Density	25dph
Capacity	10
Total site area (ha)	0.4
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site would most likely be suited to deliver higher density residential units (flats).
Physical Limitations	The site is relatively limited in depth which may affect the type and nature of development which can be achieved. Access to the site is constrained and would require improvement.
Potential Impacts	Proximity to the railway lines may give rise to residential amenity conflicts. Part of the site has been identified as potentially being at risk of surface water flooding.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from a local/ regional housebuilder who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable.	

RE32 – Furness House, Brighton Road, Redhill



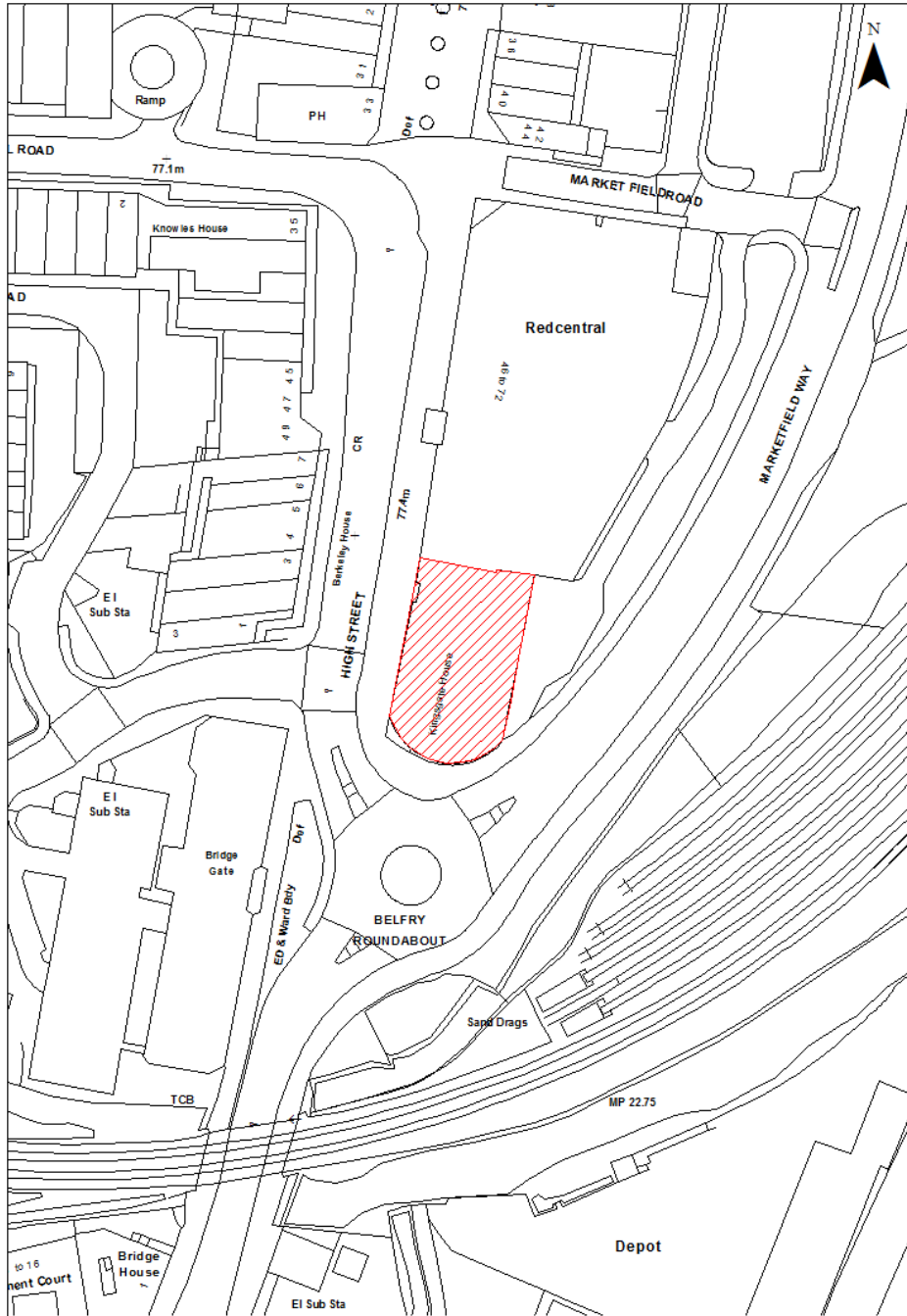
Site details	
HELAA Reference	RE32
Source of site	Extant Prior Approval
Site name	Furness House, Brighton Road, Redhill
Existing use	Offices
Housing Potential	
Density	240dph
Capacity	72
Total site area (ha)	0.3
Suitability	
Policy Considerations	<p>The site is within the urban area, close to Redhill town centre.</p> <p>The site therefore lies within a location prioritised for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>Whilst the site is not within an employment area, loss of employment uses would run contrary to policy. However, this is established with the prior approval.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	Parts of the site lie within Flood Zones 2 and 3.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre.
The site is considered to be suitable for residential development.	
Availability	
<p>The site is currently used as offices – some of which are vacant.</p> <p>The site is owned by Montreux Developers an experienced developer.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the existing prior approval will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Montreux Developers an experienced developer.</p> <p>Montreux Developments have delivered a number of similar proposals and would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 2-3 years from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from prior approval.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development. There is a reasonable prospect that the existing prior approval will be implemented and that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

RE33 – Units 1-4 37 Holmethorpe Avenue, Redhill



Site details	
HELAA Reference	RE33
Source of site	Vacant property
Site name	Units 1-4 37 Holmethorpe Avenue, Redhill
Existing use	Vacant property
Housing Potential	
Density	25dph
Capacity	20
Total site area (ha)	0.8
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is within a designated employment area, loss of employment uses would run contrary to policy.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>The site has excellent access to public transport services.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	<p>Part of the site has been identified as potentially being at risk of surface water flooding.</p> <p>Due to the previous use of the site, the land may be contaminated.</p>
Potential Impacts	<p>The adjoining employment uses could give rise to residential amenity conflict.</p> <p>The adjoining railway could give rise to residential amenity conflict.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently vacant.</p> <p><u>It is understood that a number of the units are vacant.</u></p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from regional house builders who would likely have the capacity to deliver.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not considered to be developable.</p> <p>Overcoming constraints: availability; contamination; strategic policy change</p>	

RE37—3-7th Floors, Kingsgate, 62 High Street, Redhill



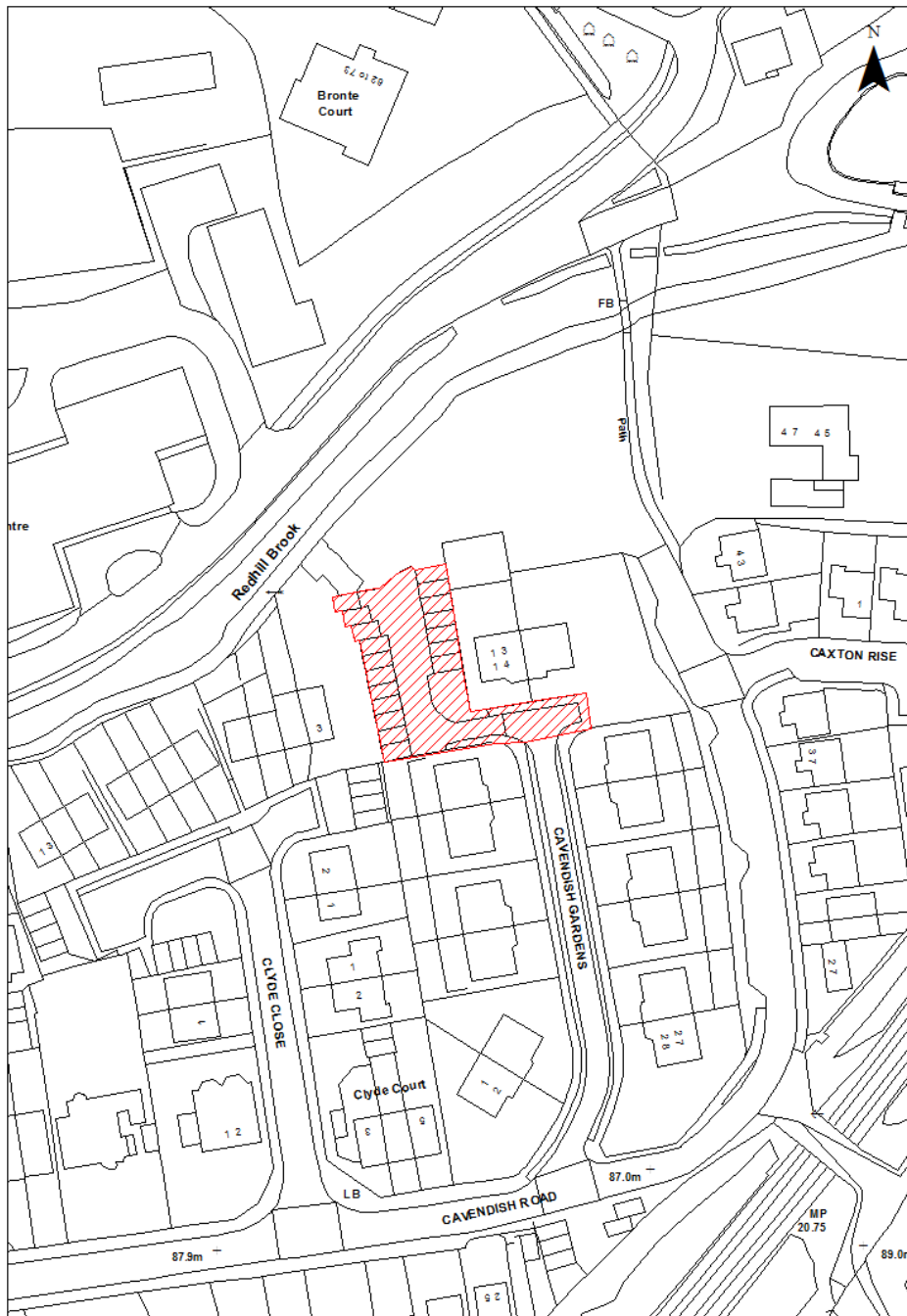
Site details	
HELAA Reference	RE37
Source of site	Vacant Property
Site name	3-7 th floors, Kingsgate, 62 High Street, Redhill
Existing use	Vacant offices
Housing Potential	
Density	240dph
Capacity	24
Total site area (ha)	0.1
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Redhill town centre.</p> <p>The site therefore lies within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is within the secondary shopping area of Redhill.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p> <p>Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. There however may be potential for office to residential conversion under permitted development rights.</p>
Market Considerations	The site would most likely be suited to deliver higher density residential units (flats).
Physical Limitations	The site lies within Flood Zone 2.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently vacant.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract local or regional developers who would have the capacity to develop a scheme such as this.</p> <p>Development would be completed in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Redhill town centre suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not considered to be currently developable.</p> <p>Overcoming constraints: availability; strategic policy change</p>	
Occupied.	

RE44 – Garages Mallard Close, Redhill



Site details	
HELAA Reference	RE44
Source of site	Garages
Site name	Garages Mallard Close, Redhill
Existing use	Garages
Housing Potential	
Density	63dph
Capacity	5
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to delivering small family homes.
Physical Limitations	Small areas of the site have been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract local or regional developers who would likely have the capacity to deliver a scheme such as this. Development would be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. Availability of the site for housing development is however uncertain. The site is not considered to be suitable for housing development. Overcoming constraints: availability	

RE45 – Garages Cavendish Gardens, Redhill



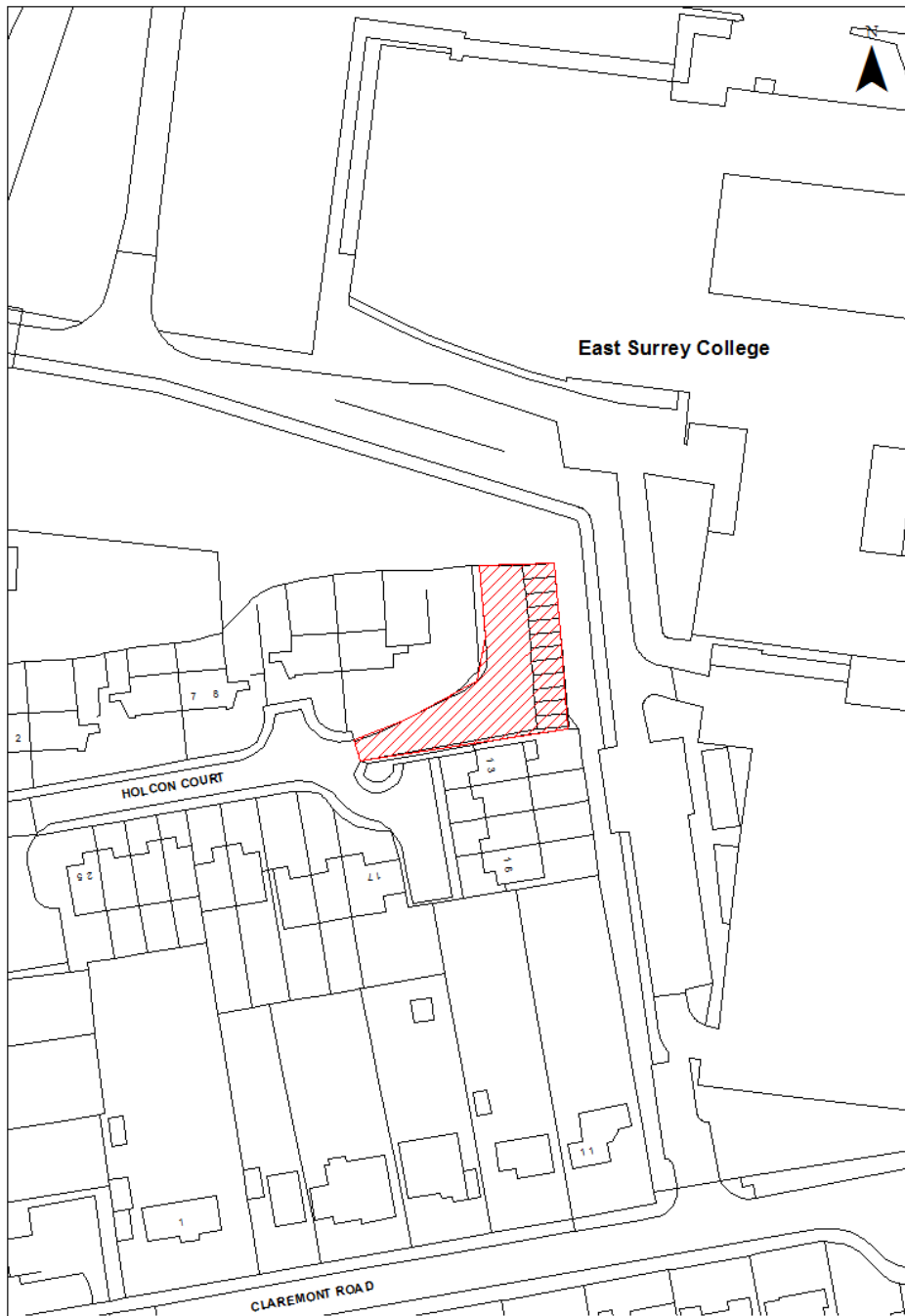
Site details	
HELAA Reference	RE45
Source of site	Garages
Site name	Garages Cavendish Gardens, Redhill
Existing use	Garages
Housing Potential	
Density	714dph
Capacity	5
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport services is good.
Market Considerations	The site would be most suited to delivering houses.
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site such as this would attract interest from local or regional developers who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would be completed in a single phase by a single developer. Delivery rates of 20-30 units could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site has not been considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; access	

RE46 – Garages Fenton Close, Redhill



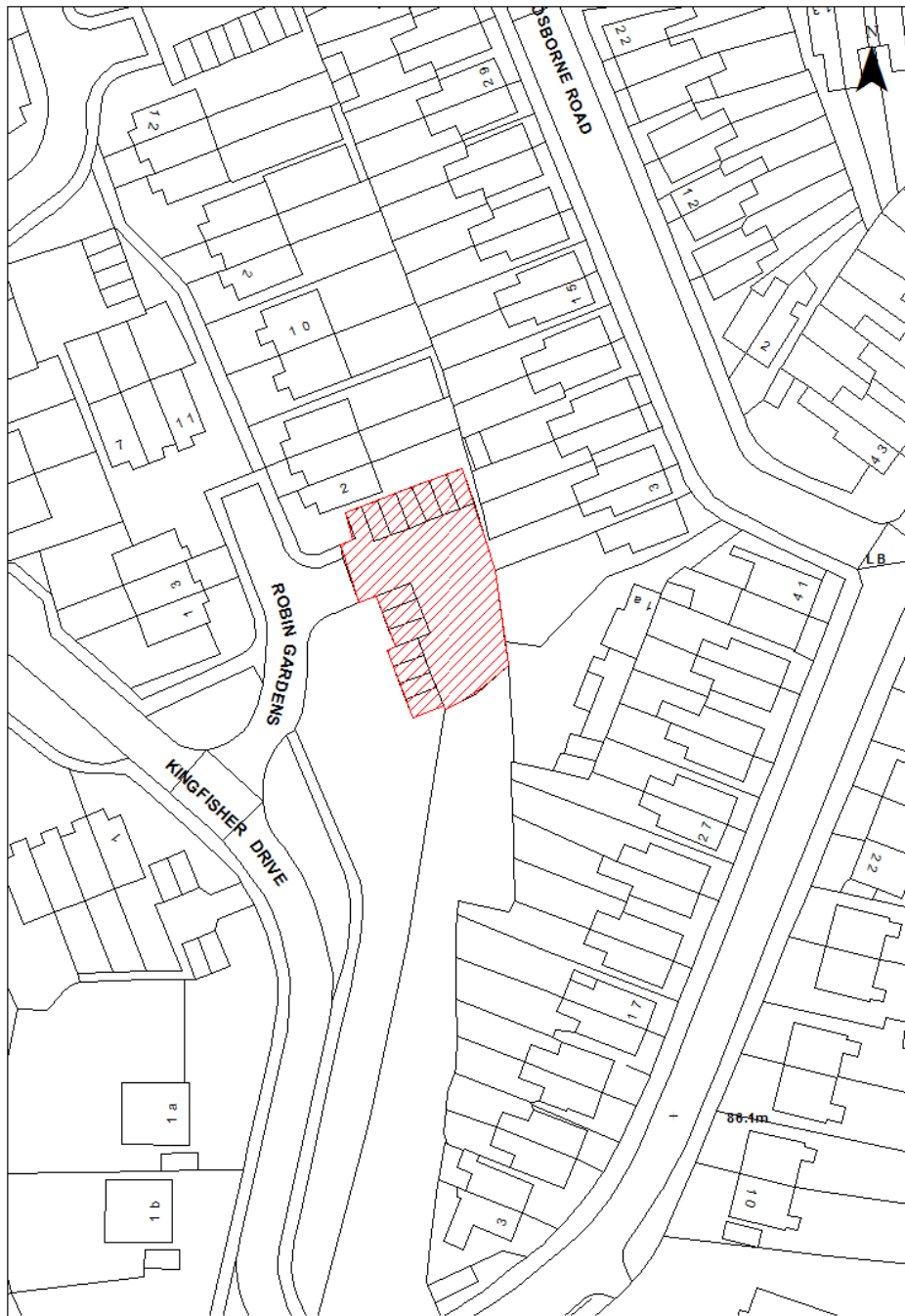
Site details	
HELAA Reference	RE46
Source of site	Garages
Site name	Garages Fenton Close, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	7
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area, within close proximity of Redhill town centre. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site is adjacent to the Redhill Conservation Area. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable to delivering high density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could potentially impact upon the adjoining conservation area.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by one landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would attract local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of the site for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of this site would be achievable. Availability of the site for housing development is however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

RE47 – Garages Holcon Court, Redhill



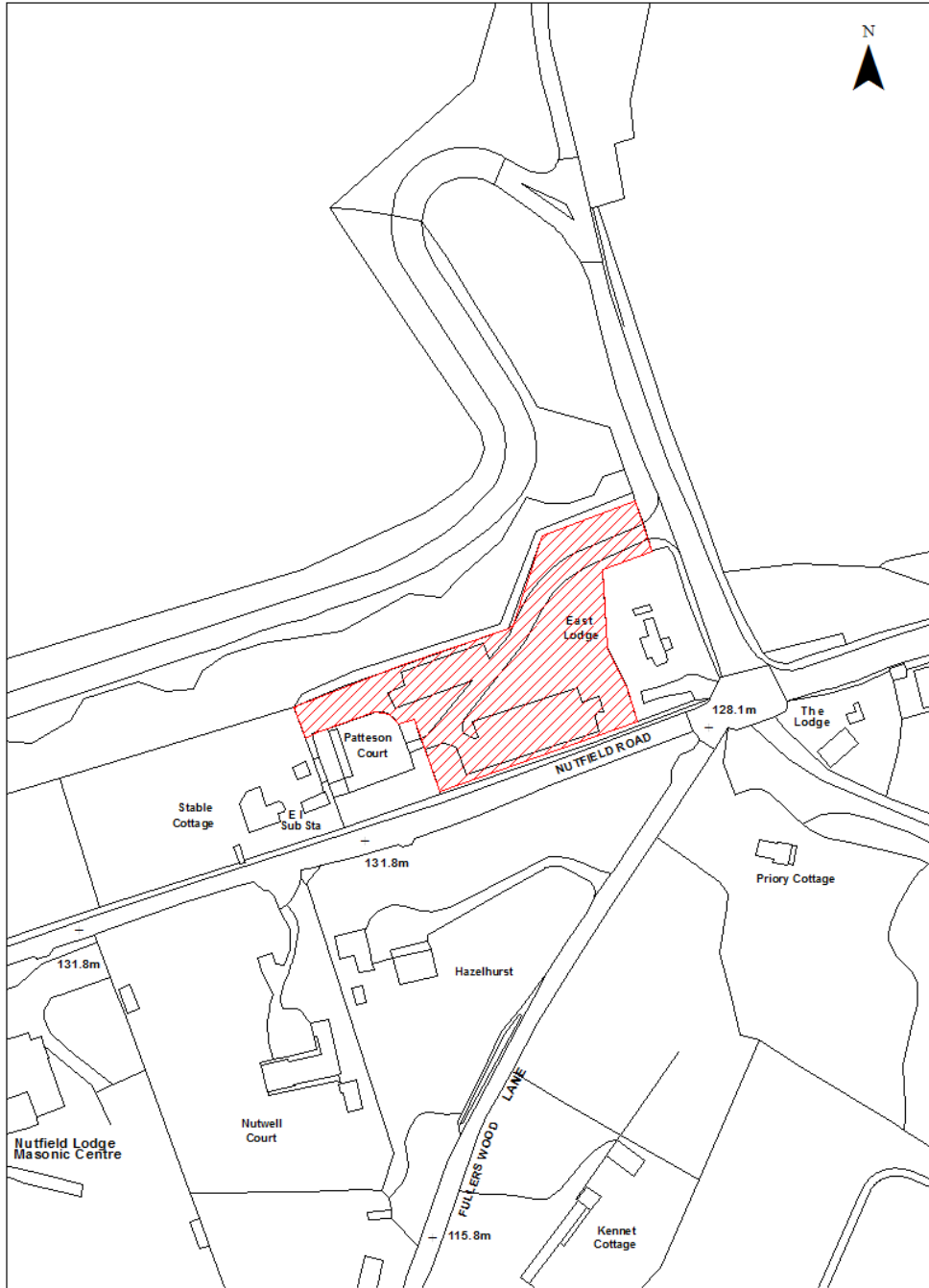
Site details	
HELAA Reference	RE47
Source of site	Garages
Site name	Garages Holcon Court, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	7
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would most likely be suited to deliver higher density units (flats).
Physical Limitations	No physical constraints to development have been identified.
Potential Impacts	No potential impacts to development have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver. A scheme of this nature could be completed within xx months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability fo the site for housing development is uncertain. The site is not considered to be developable. Overcoming constraints: availability	

RE48 – Garages Robin Gardens, Redhill



Site details	
HELAA Reference	RE48
Source of site	Garages
Site name	Garages Robin Gardens, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering a number of small family homes.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. The site would need to be assembled to enable development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local and regional developers who would likely have the capacity to deliver a scheme such as this. Development would be delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area is considered to be sufficient to support the scale and type of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; assembly	

RE50 – Patteson Court, Nutfield Road, Redhill



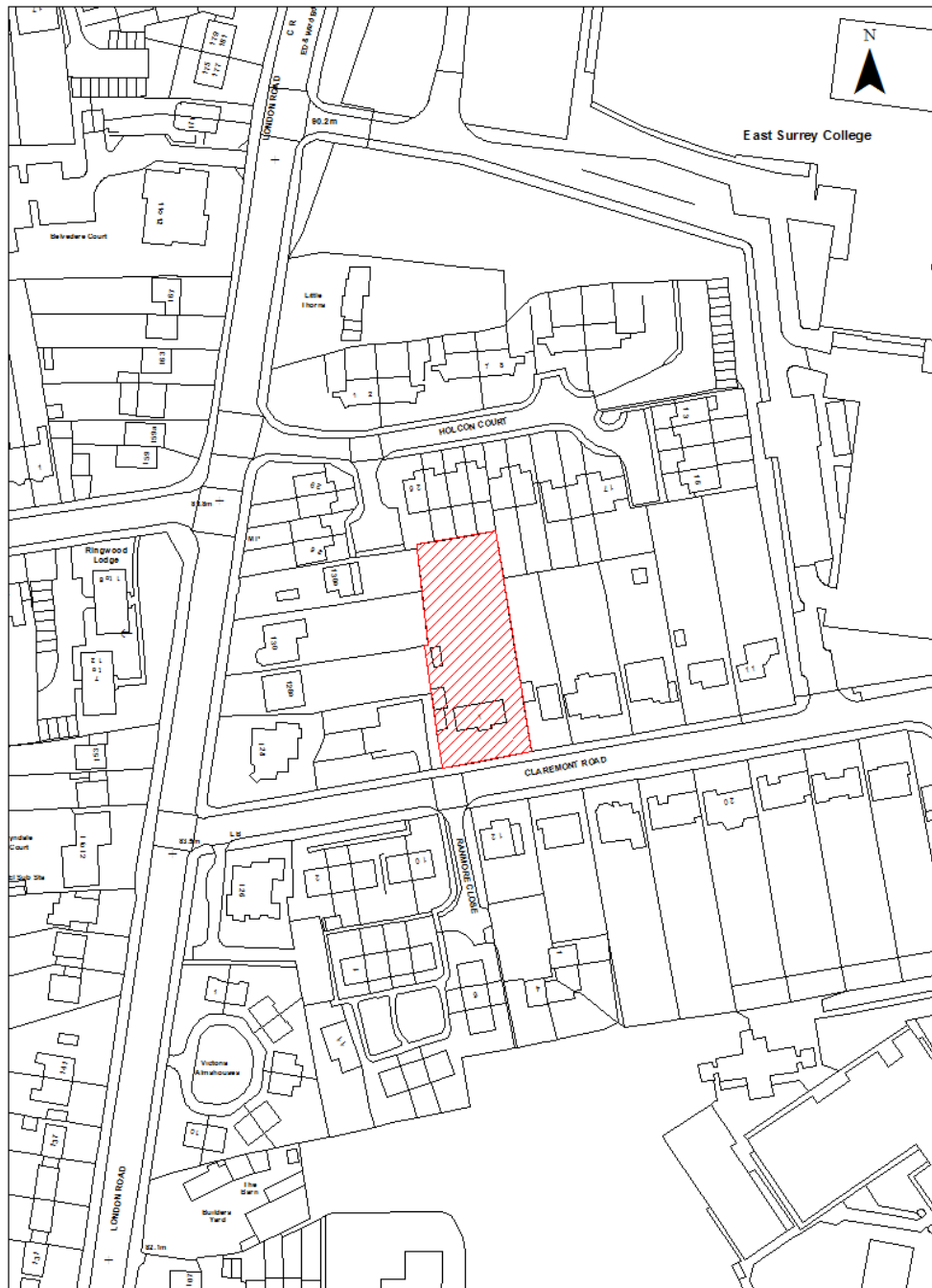
Site details	
HELAA Reference	RE50
Source of site	Call for Sites
Site name	Patteson Court, Nutfield Road, Redhill
Existing use	Grounds of office block (RE28)
Density	20dph
Capacity	8
Total site area (ha)	0.4
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The adjoining office block, which has planning permission-^s, is locally listed.</p> <p>The site is adjacent to a Site of Nature Conservation Importance.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would be most suited to deliver family homes.
Physical Limitations	<p>Development could impact upon the adjoining Site of Nature Conservation Importance.</p> <p>Due to the adjoining land uses the site may potentially be contaminated.</p>
Potential Impacts	Development could impact upon the adjacent locally listed building.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>The landowner has actively promoted the site for housing development through the Regulation 19 Consultation-</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>Development would be completed in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be completed on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>Costs for land reclamation may impact upon financial viability.</p> <p>The residential market in the area is good and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
There is a reasonable prospect that the site would be made available for housing development and that development would be achievable, however, the site is not considered to be suitable for housing	

development.

The site is therefore not considered to be currently developable.

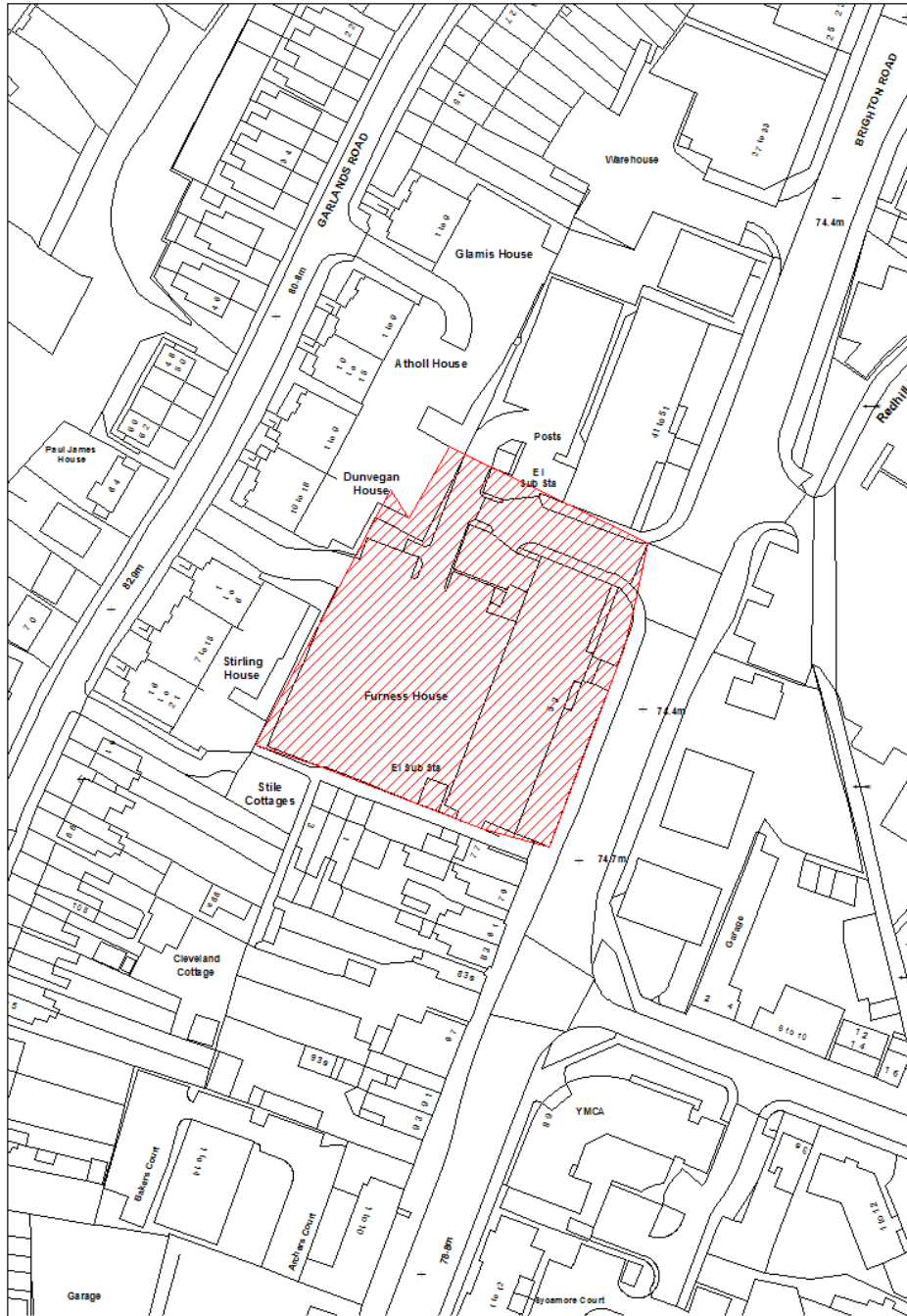
Overcoming constraints: strategic policy change

RE51 – 1 Claremont Road, Redhill



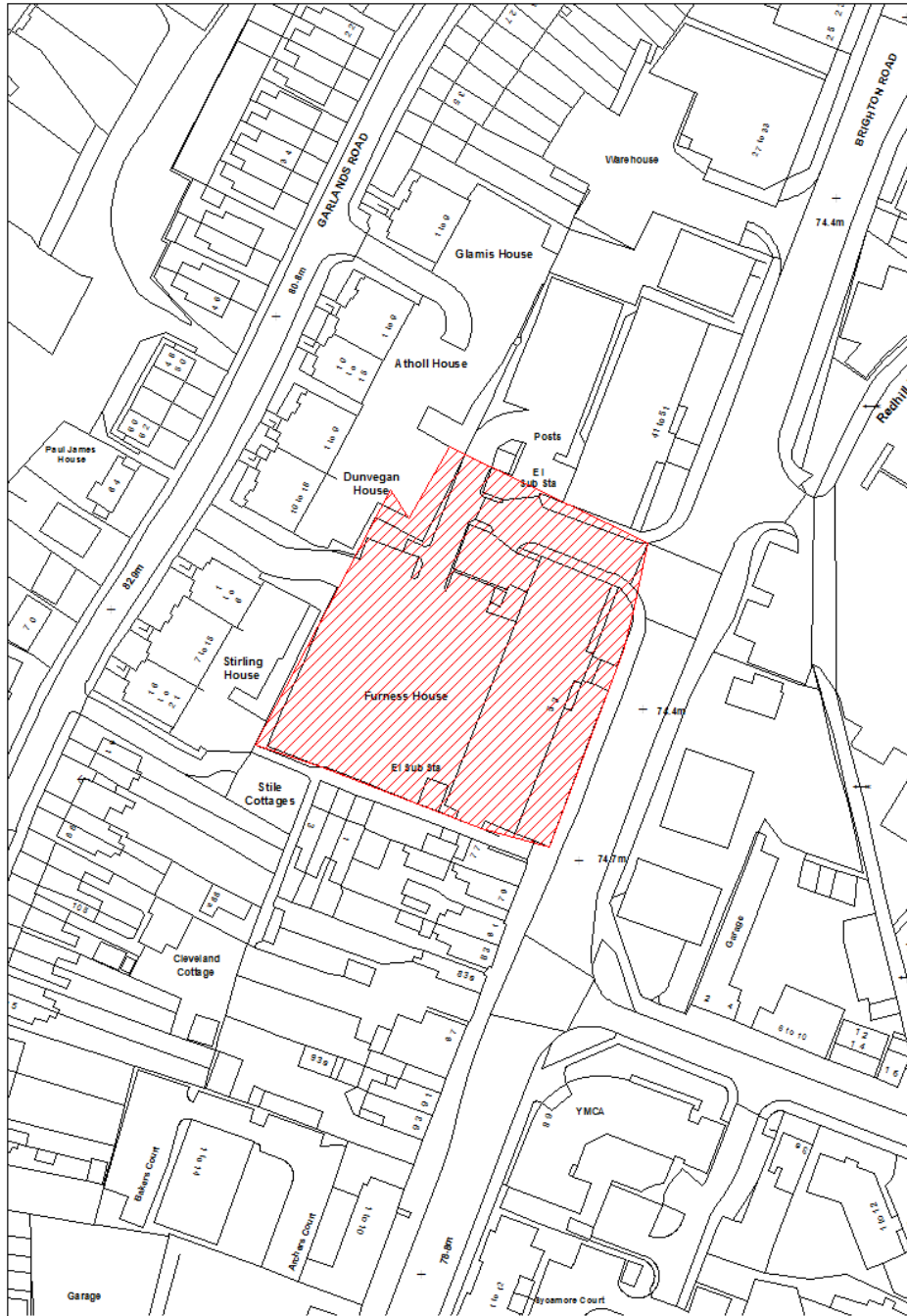
Site details	
HELAA Reference	RE51
Source of site	Extant Planning Permission
Site name	1 Claremount Gardens, Redhill
Existing use	Residential dwelling and grounds
Density	25dph
Capacity	5
Total site area (ha)	0.2
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 5 units. Accessibility to local services and facilities is good. Accessibility to public transport is excellent.
Market Considerations	The site is proposed to deliver 5 dwellings.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Anwick Homes a regional developer. A section 73 application has recently been submitted and is awaiting consideration. <u>has been approved.</u> <u>A number of pre-commencement conditions have been discharged.</u> No legal constraints to development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Anwick Homes a regional developer who would likely have the capacity to deliver a scheme of this nature. A site of this scale/ type would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 units could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is strong and would likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be deliverable.	

RE52 – Oakdene House, Oakdene Road, Redhill



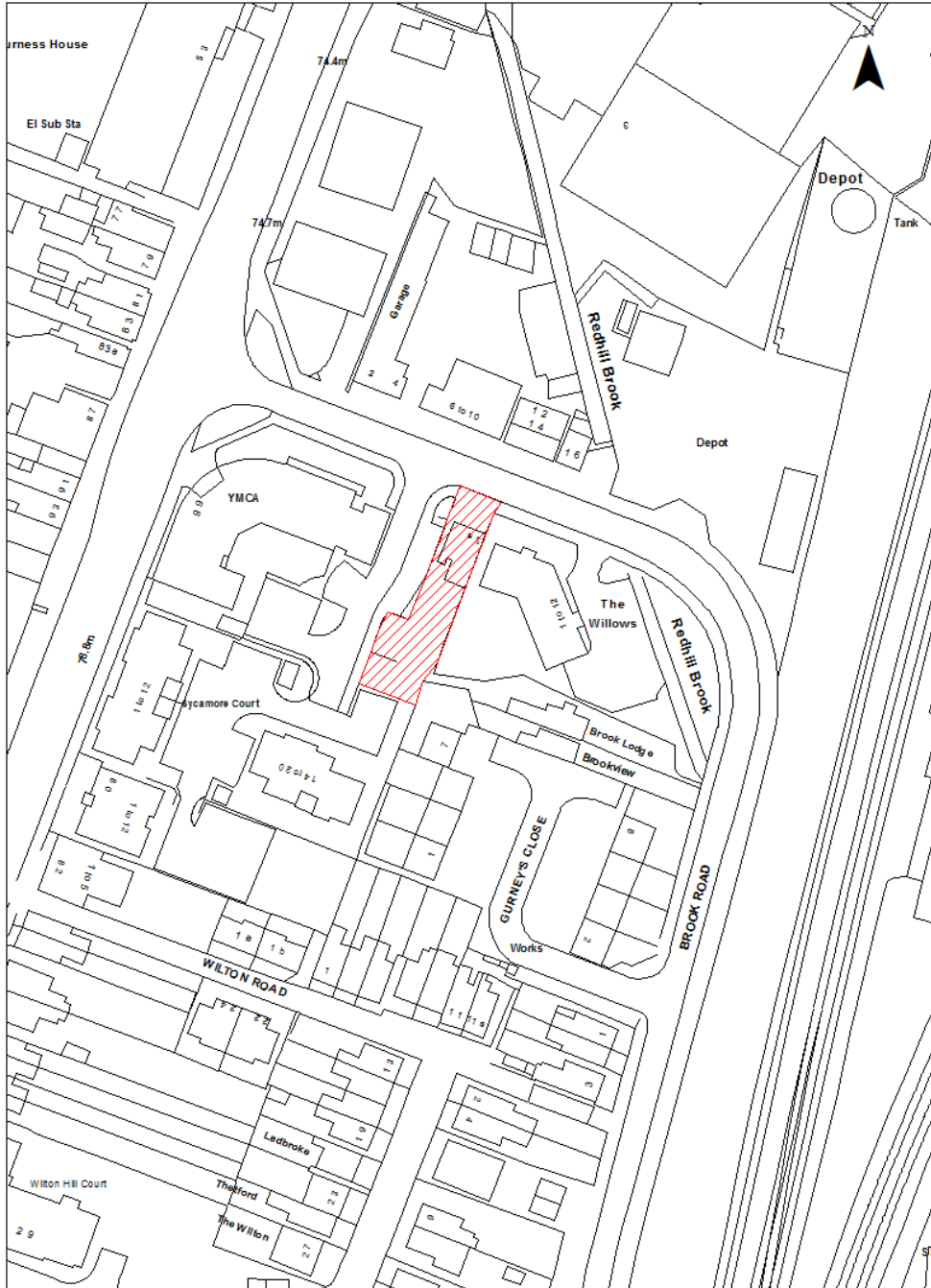
Site details	
HELAA Reference	RE52
Source of site	Extant Planning Permission
Site name	Oakdene House, Oakdene Road, Redhill
Existing use	Dwelling and grounds
Density	
Density	125dph
Capacity	
Capacity	5
Total site area (ha)	
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 5 units. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	The site slopes quite considerably.
Potential Impacts	Proximity to the railway line may give rise to residential amenity constraints.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Fairclough and Company Chartered Surveyors. The site benefits from planning permission for 5 units. No legal constraints to development have been identified.	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	The site is owned by local chartered surveyors. There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract local or regional developers who would have the capacity to deliver a scheme such as this. Development would likely be completed in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area, particularly for flats, is very strong and would likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be deliverable.	

RE53 – 49 Ladbroke Road, Redhill



Site details	
HELAA Reference	RE53
Source of site	Extant Planning Permission
Site name	49 Ladbroke Road, Redhill
Existing use	Residential Dwelling
Density	200dph
Capacity	6
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area within close proximity to Redhill town centre. The site therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 6 units. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. The site benefits from planning permission for 6 units. A subsequent S73 application has recently been submitted and approved. <u>A pre-commencement condition has been discharged.</u>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme of this nature. A scheme such as this would be delivered in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is good and would likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be deliverable.	

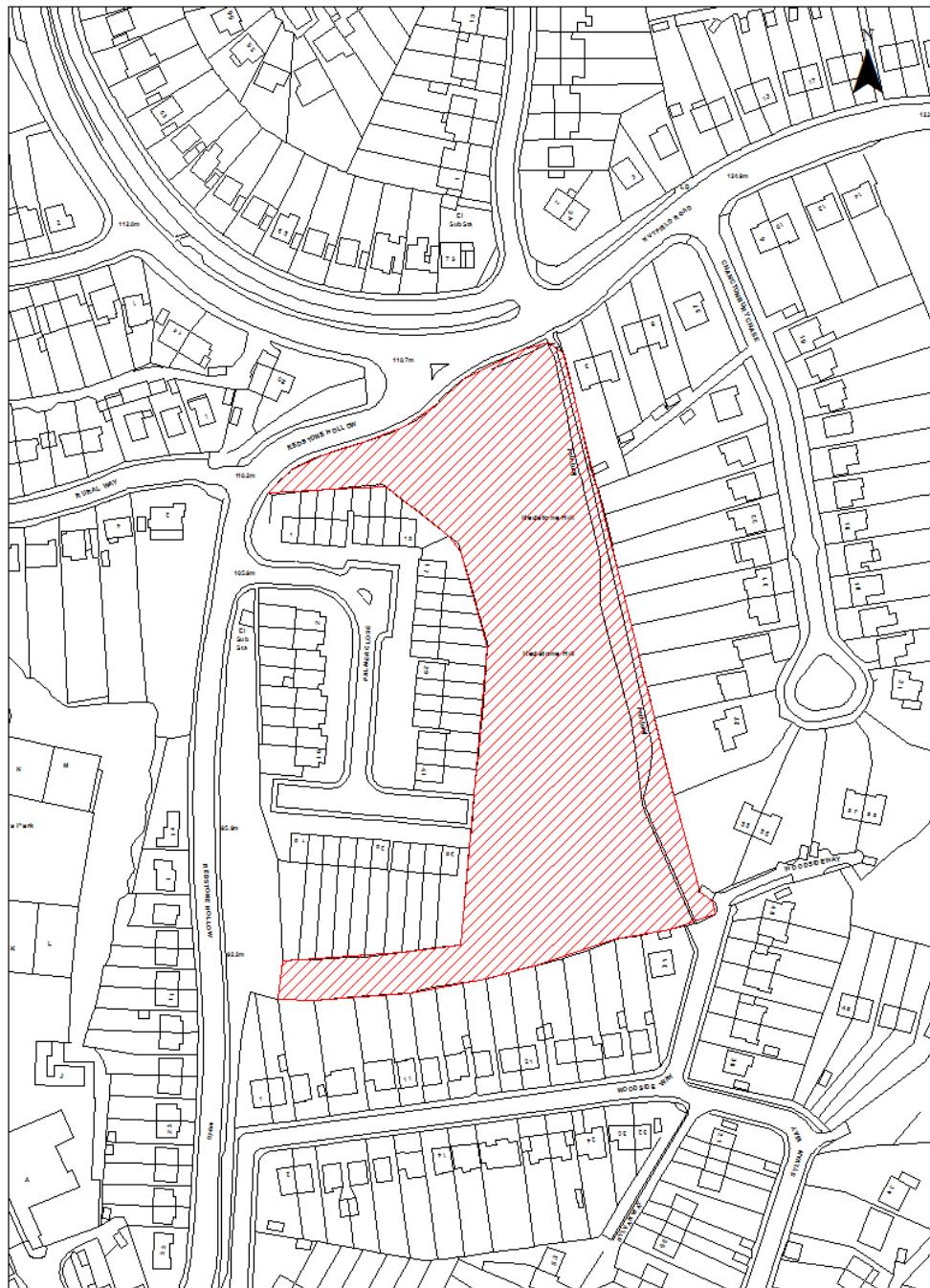
RE54 – 3A Brook Road, Redhill



Site details	
HELAA Reference	<u>RE54</u>
Source of site	<u>Refused permission</u>
Site name	<u>3A Brook Road, Redhill</u>
Existing use	<u>Retail unit and flat</u>
Housing Potential	
Density	<u>Proposed: 300dph</u>
Capacity	<u>Proposed: 6 (gross) 5 (net)</u>
Total site area (ha)	<u>0.02ha</u>
Suitability	
Policy Considerations	<u>The site is within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>Loss of retail uses is contrary to policy, however, during the course of the previous planning application, the loss of retail uses was considered to be acceptable.</u> <u>Access to local services and facilities is good.</u> <u>Access to public transport is excellent.</u>
Market Considerations	<u>The site would be most suitable to providing higher density units (flats).</u>
Physical Limitations	<u>The site lies within Flood Zone 2 .</u>
Potential Impacts	<u>The development could lead to the loss of retail uses – during the course of the planning application, loss of retail use was found to be acceptable.</u> <u>The previous planning permission was refused as:</u> <ul style="list-style-type: none"> • <u>The applicant had not supplied sufficient data to assess the application with respect to flood risk. In the absence of sufficient information, data and assessment in the form of a Flood Risk Assessment, the proposal fails to demonstrate that issues relating to flooding could be resolved by design or condition;</u> • <u>The proposed development, due to its overall size and bulk in relation to its plot width, front and rear projection and proximity to the neighbouring properties, would result in a cramped and overdevelopment of the site which would be compounded by their limited extent of amenity provision. Development was felt thereby to be harmful to the character of the area; and</u> • <u>The proposed development due to its siting and scale would have a poor relationship with neighbouring ground floor flats at The Willows as a result of its dominant and overbearing presence and would result in an unacceptable loss of outlook harmful to the amenity of these properties.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>The site has not been formally promoted for housing development, however, planning permission has been recently been refused for redevelopment.</u> <u>The recent planning permission was made by Chatwin Construction Ltd.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The recent planning permission was made by Chatwin Construction Ltd.</u> <u>A scheme such as this would likely attract interest from local or regional developers who would most likely have the capacity to deliver a scheme such as this.</u>

	<p><u>A scheme of this nature would most likely be completed within a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic assessment of urban sites suggests that development will be viable.</u></p> <p><u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u></p>
<p><u>There is a reasonable prospect that development of the site will be achievable.</u></p>	
<p>Summary</p>	
<p><u>The site is considered to be suitable for housing development.</u></p> <p><u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u></p> <p><u>The site is therefore considered to be deliverable.</u></p>	

RE55 – Land adjoining Redstone Hollow, Redhill



Site details	
HELAA Reference	<u>RE55</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Land adjoining Redstone Hollow, Redhill</u>
Existing use	<u>Woodland</u>
Housing Potential	
Density	<u>Proposed: 9-15dph</u>
Capacity	<u>Proposed: 3-5</u>
Total site area (ha)	<u>1.27ha (total) 0.33 (developable)</u>
Suitability	
Policy Considerations	<p><u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for development in the Regulation 19 Development Management Plan.</u></p> <p><u>There is a public right of way through the site. The site is used for informal recreation.</u></p> <p><u>Accessibility to local services and facilities is good.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site would be most suited to delivering family homes.</u>
Physical Limitations	<p><u>The site is densely wooded.</u></p> <p><u>There are a number of protected trees on the site; however, these are outside of the developable area.</u></p> <p><u>There is an area of ancient woodland in the south of the site - this is however outside of the developable area.</u></p> <p><u>Access to the site is constrained – the site would need to be accessed via the A23.</u></p>
Potential Impacts	<p><u>Development may impact upon traffic flow on the A23.</u></p> <p><u>Development may lead to the loss of recreational provision.</u></p>
<u>The site is considered to be potentially suitable for housing development.</u>	
Availability	
<p><u>The site is owned by a single landowner.</u></p> <p><u>The landowner has actively promoted the site for housing development.</u></p> <p><u>The landowner has indicated that the site could be made available for housing development within 1-2 years.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>The landowner has confirmed that they are not interested in developing the site themselves.</u></p> <p><u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A site of this nature would most likely be delivered in a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u></p> <p><u>Development would therefore most likely be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic testing of urban schemes suggests that development would be viable.</u></p> <p><u>The residential market in the area is considered to be good and would most likely support the type and scale of development envisaged.</u></p>

There is a reasonable prospect that development of the site would be achievable.

Summary

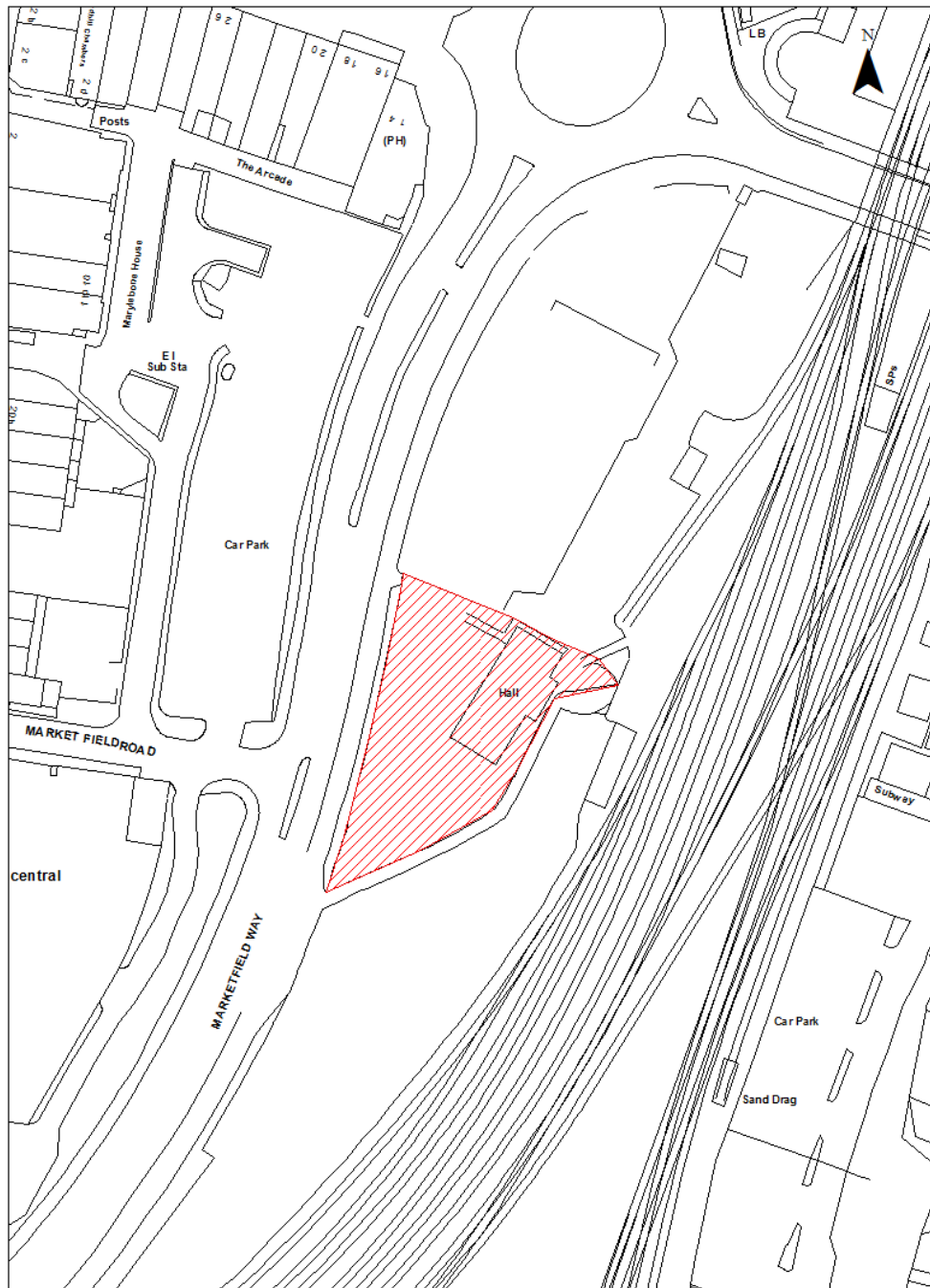
The site is considered to be potentially suitable for housing development.

There is a reasonable prospect that the site will be made available for development and that development of the site will be achievable.

The site is not currently developable.

Overcoming constraints: access

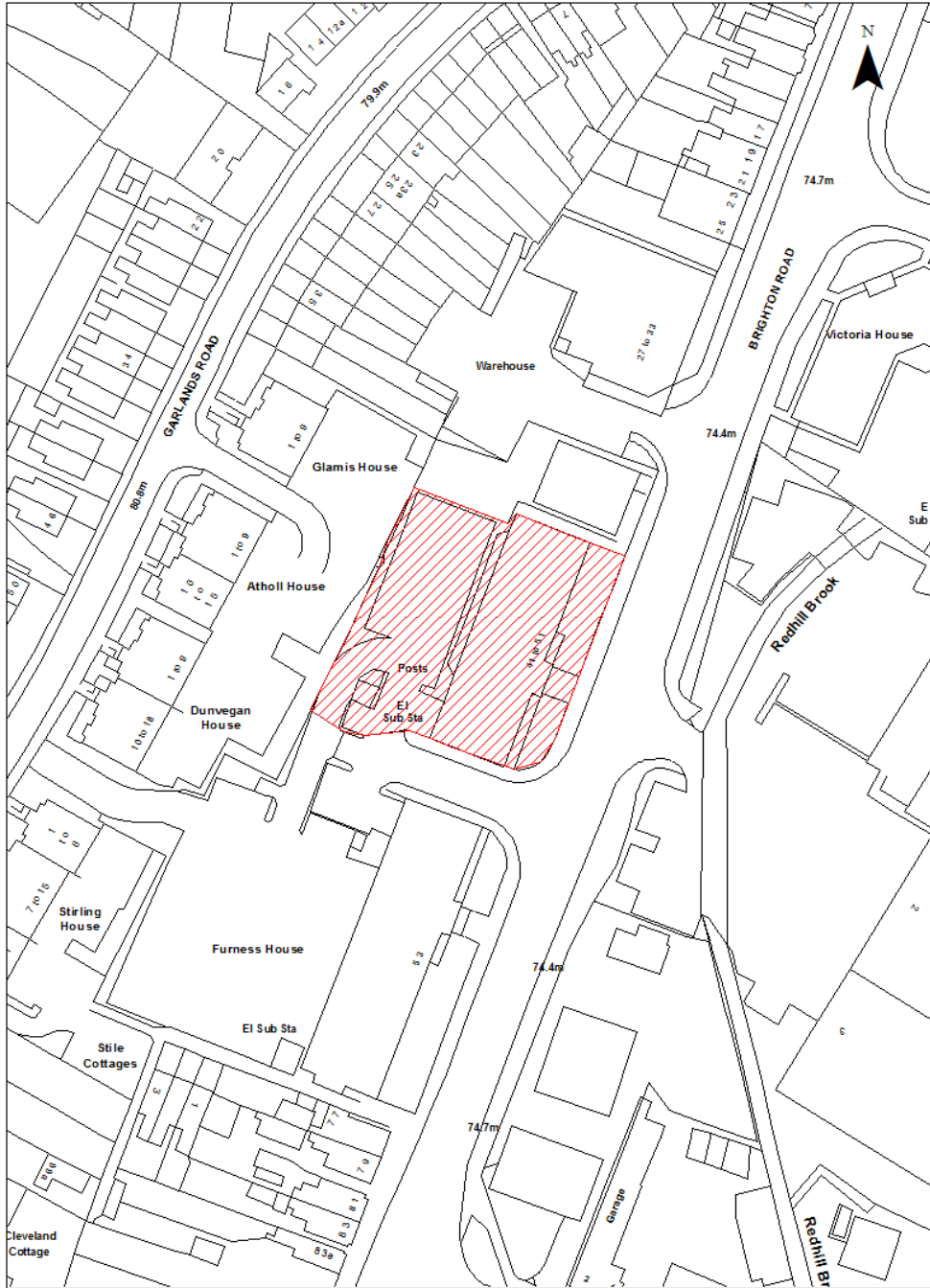
RE56 – Redhill Youth Association Hall, Redhill



Site details	
HELAA Reference	<u>RE56</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation Recommended Site</u>
Site name	<u>Redhill Youth Association Hall, Redhill</u>
Existing use	<u>Community hall</u>
Housing Potential	
Density	<u>Proposed: 263dph</u>
Capacity	<u>Proposed: 50</u>
Total site area (ha)	<u>0.19ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location prioritised for development within policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development in the Regulation 19 Development Management Plan.</u> <u>The site benefits from planning permission for 50 flats and a community facility.</u> <u>The site lies within an Air Quality Management Area.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site benefits from planning permission for 50 flats and a community facility.</u>
Physical Limitations	<u>The site is partially within Flood Zone 2. A Sequential Test was submitted with the planning application and the Environment Agency raised no objection subject to conditions.</u>
Potential Impacts	<u>Redevelopment of the site will lead to the loss of the existing community facility; however, a new community facility is due to be delivered as part of the planning application.</u> <u>The site lies within an Air Quality Management Area – the application was accompanied with an Air Quality Assessment. The Council’s Environmental Health team raised no objection to the scheme subject to the ventilation approach set out in the applicant’s Air Quality Assessment report.</u> <u>There are a number of trees on the site – the Council’s Tree Officer was consulted during the course of the planning application and subject to conditions raised no objection.</u>
<u>The site is considered to be suitable for development.</u>	
Availability	
<u>The site is owned by Solum Regeneration (Redhill) Ltd.</u> <u>The site was suggested during the Regulation 19 Development Management Plan consultation.</u> <u>The site has not been formally promoted for housing development; however, planning permission has recently been approved for redevelopment.</u> <u>Solumn Regeneration owns the neighbouring station site which they have promoted for redevelopment.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The site is owned by Solum Regeneration (Redhill) Ltd.</u> <u>Solumn Regeneration are experienced developers. It is considered that they would have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 2-3 years.</u>
Market & Economic Viability	<u>No specific viability work has been undertaken.</u> <u>The planning application has been submitted with an open book viability appraisal</u>

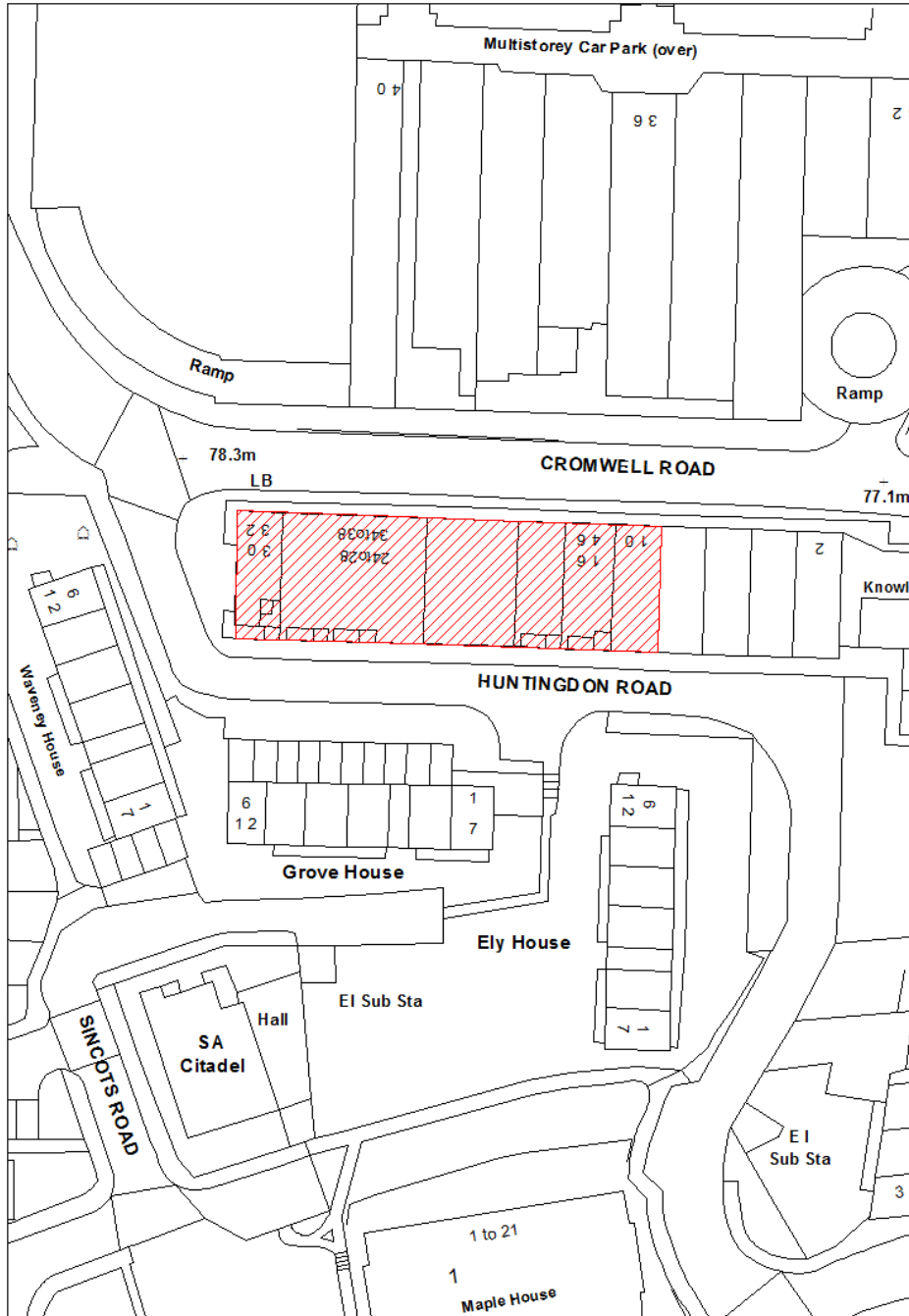
Considerations	<u>which was scrutinised by the Council and Aspinall Verdi. This demonstrated that the scheme could not provide full affordable housing requirements.</u> <u>The residential market in the area is good and would likely support the type and scale of development envisaged.</u>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<u>The site benefits from planning permission for 50 flats and a community centre.</u> <u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u> The site is therefore considered to be deliverable.	

RE57 – Forum House, Brighton Road, Redhill



Site details	
HELAA Reference	<u>RE57</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Forum House, Brighton Road, Redhill</u>
Existing use	<u>Offices</u>
Housing Potential	
Density	<u>173dph</u>
Capacity	<u>45</u>
Total site area (ha)	<u>0.26ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location prioritised for development through policy CS4 of the Core Strategy.</u> <u>The site is currently used for offices. Loss of this use would be contrary to proposed policy EMP4, however, there may be potential for conversion through permitted development rights.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site would be most suited to delivering higher density units.</u>
Physical Limitations	<u>Parts of the site lie within Flood Zone 2 and 3.</u> <u>Parts of the site have been identified as being at risk from surface water flooding.</u>
Potential Impacts	<u>Development could potentially lead to the loss of employment premises.</u>
<u>The site is considered to be potentially suitable for housing development.</u>	
Availability	
<u>The site is owned by Reigate & Banstead Borough Council.</u> <u>The Council has confirmed that they do not wish to promote the site for housing development.</u> <u>A planning permission has recently been submitted for the fit out of the ground floor unit to enable the fit out of the unit as a national probation services contact centre.</u> <u>No legal constraints to development have been identified.</u>	
<u>The site is not considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A scheme of this nature would likely attract interest from regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this scale/ type would likely be delivered in a single phase.</u> <u>Delivery rates of 30-40 dwellings per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 2 years.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic appraisals of urban schemes suggest that development of the site would be achievable.</u> <u>The residential market in the area would most likely support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, the site is not considered to be available for development.</u> <u>The site is not currently developable.</u> <u>Overcoming constraints: availability; strategic policy change</u>	

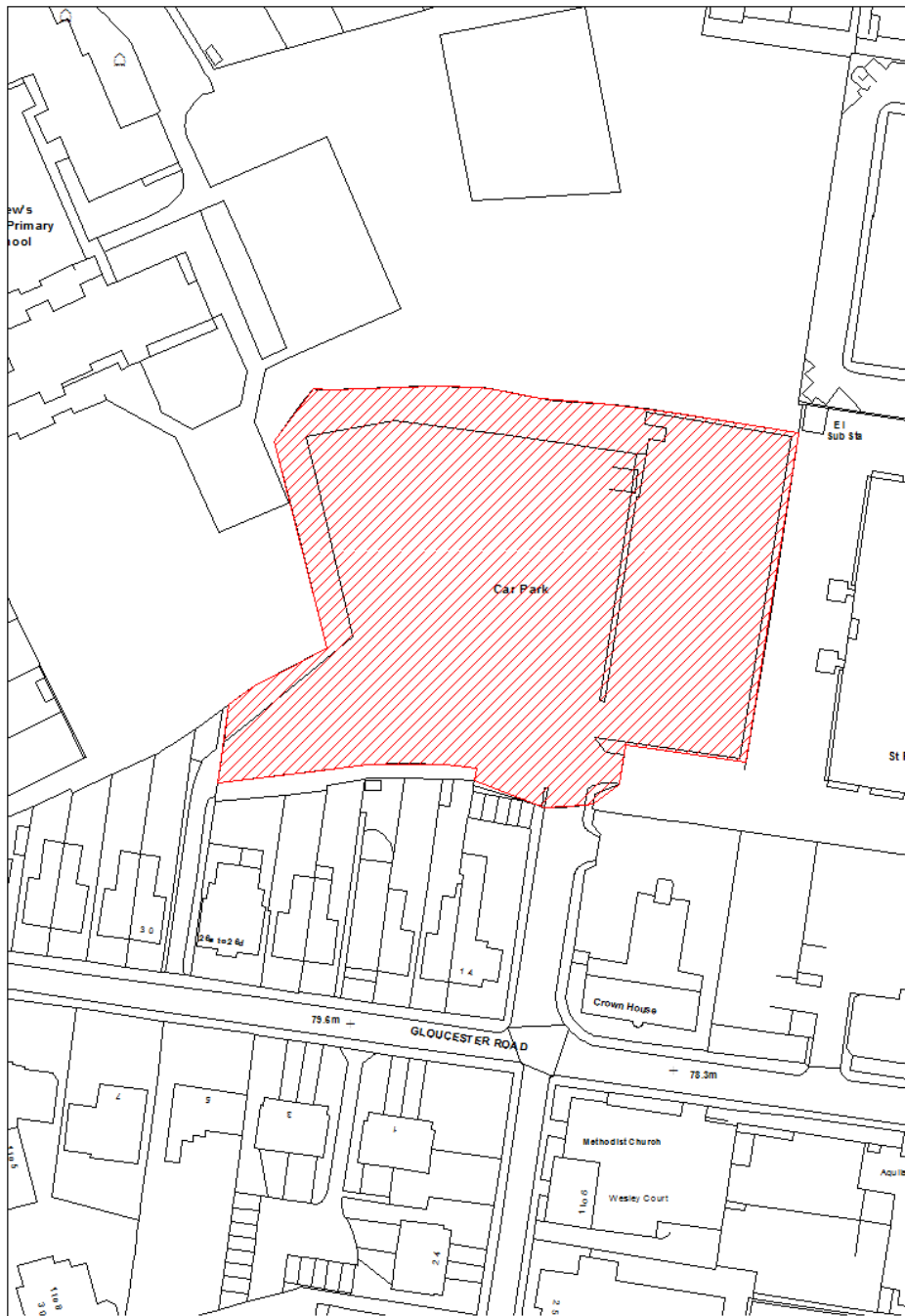
RW01 – Land at Cromwell Road/ Sincotts Road, Redhill



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Site details	
HELAA Reference	RW01
Source of site	RBBC Property
Site name	Land at Cromwell Road/ Sincotts Road, Redhill
Existing use	Mixed use retail (mostly vacant)with vacant residential above
Housing Potential	
Density	400dph
Capacity	32
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area within Redhill town centre, and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development. The site is within the primary shopping area of Redhill town centre. The site is within the secondary frontage of Redhill town centre. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would most likely be suited to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and other commercial/ leisure facilities.
Physical Limitations	Part of the site is identified as being affected by surface water flooding risk. The site is relatively limited in depth which may affect the type and nature of development which can be achieved.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The landowners have actively promoted the site for mixed-use development. The majority of the retail units are vacant and all of the residential units are vacant. The landowner has indicated that development is anticipated within two years. No legal constraints to housing development have been identified.	
There is a reasonable prospect that the site would be made available for residential development within the next 5 years.	
Achievability	
Delivery & Timing Considerations	The landowner has indicated that they intend to develop the site themselves. The Council has recently completed a number of similar schemes and it is felt that they would have the capacity to deliver a scheme of this type/ scale. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 2 years of commencement.
Market & Economic Viability Considerations	Specific viability work suggests that development is viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development. The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable The site is therefore considered to be deliverable.	

RW02 – Land at Gloucester Road, Redhill



Site details	
HELAA Reference	RW02
Source of site	RBBC Property
Site name	Land at Gloucester Road, Redhill
Existing use	Public surface car park
Housing Potential	
Density	79dph
Capacity	60
Total site area (ha)	0.76
Suitability	
Policy Considerations	<p>The site lies within the urban area, adjacent to Redhill town centre. The site therefore lies within a priority location for housing development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p><u>The site is currently used as a surface car park. Proposed policy TAP1 requires planning permissions that will lead to the loss of existing car parking spaces to demonstrate that there is no need for these parking spaces. The proposed site allocation requires an assessment of local demand for parking.</u></p> <p>Accessibility to local services and facilities is excellent. The site also has excellent access to public transport services.</p>
Market Considerations	Given the location of the location and characteristics of the site, it would be most suitable for delivering higher density flats, potentially as part of a mixed use scheme.
Physical Limitations	The northern part of the site falls within Flood Zones 3a and 3b.
Potential Impacts	<p>Development could contribute to the regeneration of Redhill town centre. Redevelopment of the site could have an impact on the availability of parking for town centre users however capacity is expected to increase as a result of other proposals in the town centre.</p> <p>Given the location of the site, residential amenity and overlooking issues would need to be carefully considered.</p>
The site is considered to be suitable for development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council. The landowners have promoted the site for housing development. No legal constraints to development have been identified. Availability of the site would be dependent upon alternative car parking provision/ demonstration that car parking provision is surplus to requirements.</p>	
There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves. A site of this size/ characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer. A scheme of this nature would be delivered in a single phase and delivery rates of 30-40 units per annum could be achieved. Development could therefore be competed within 2 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development is unviable. A reduction in affordable housing contribution may therefore be required to make the development viable. The residential market in the area would most likely be capable of supporting the</p>

type and scale of development envisaged.

There is a reasonable prospect that development of the site would be achievable.

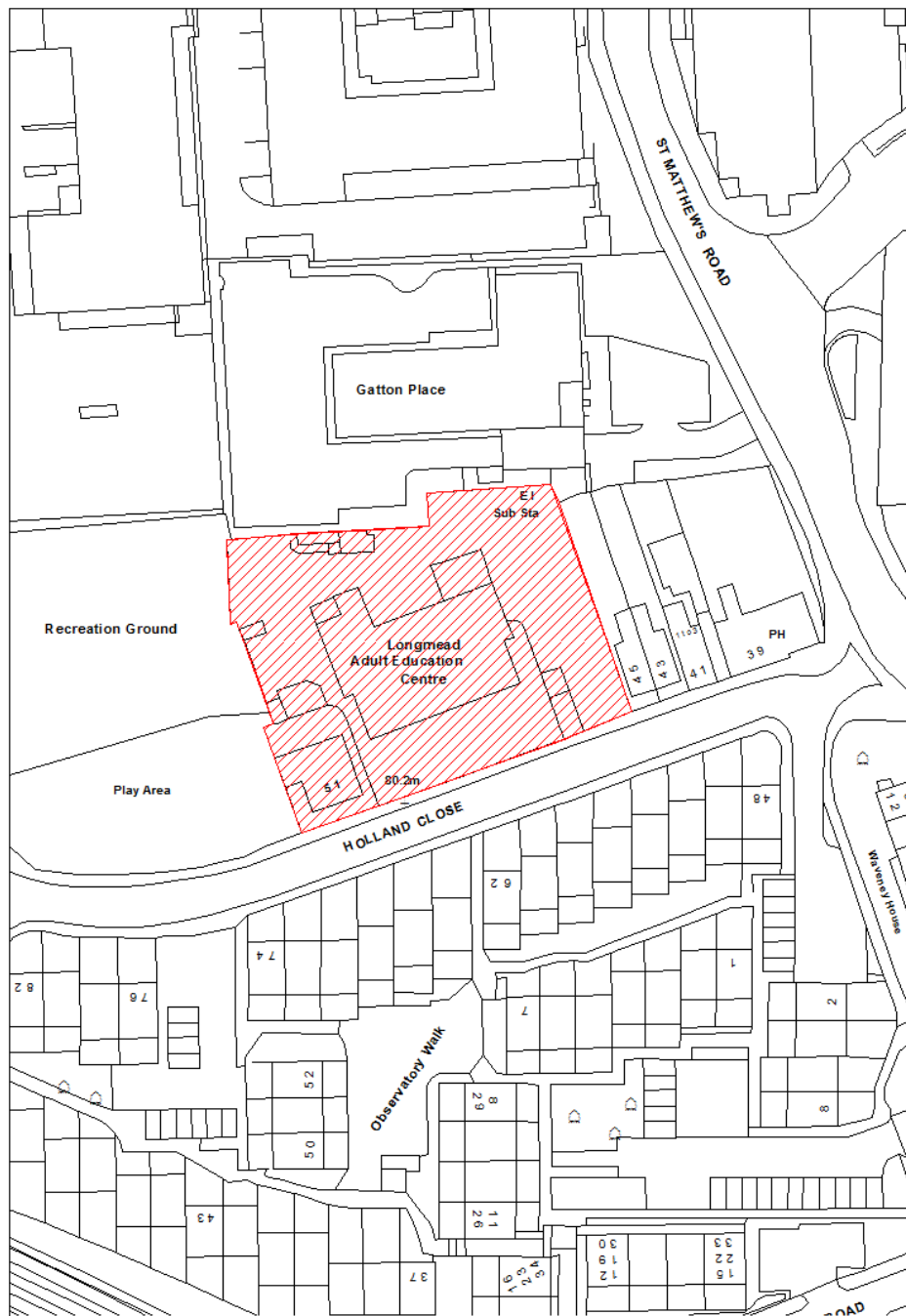
Summary

The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.

The site is considered to be suitable for development and there is a reasonable prospect that the site will be made available for development within the plan period and that development would be achievable.

The site is therefore considered to be developable.

RW03 – Former Longmead Adult Education Centre, Redhill

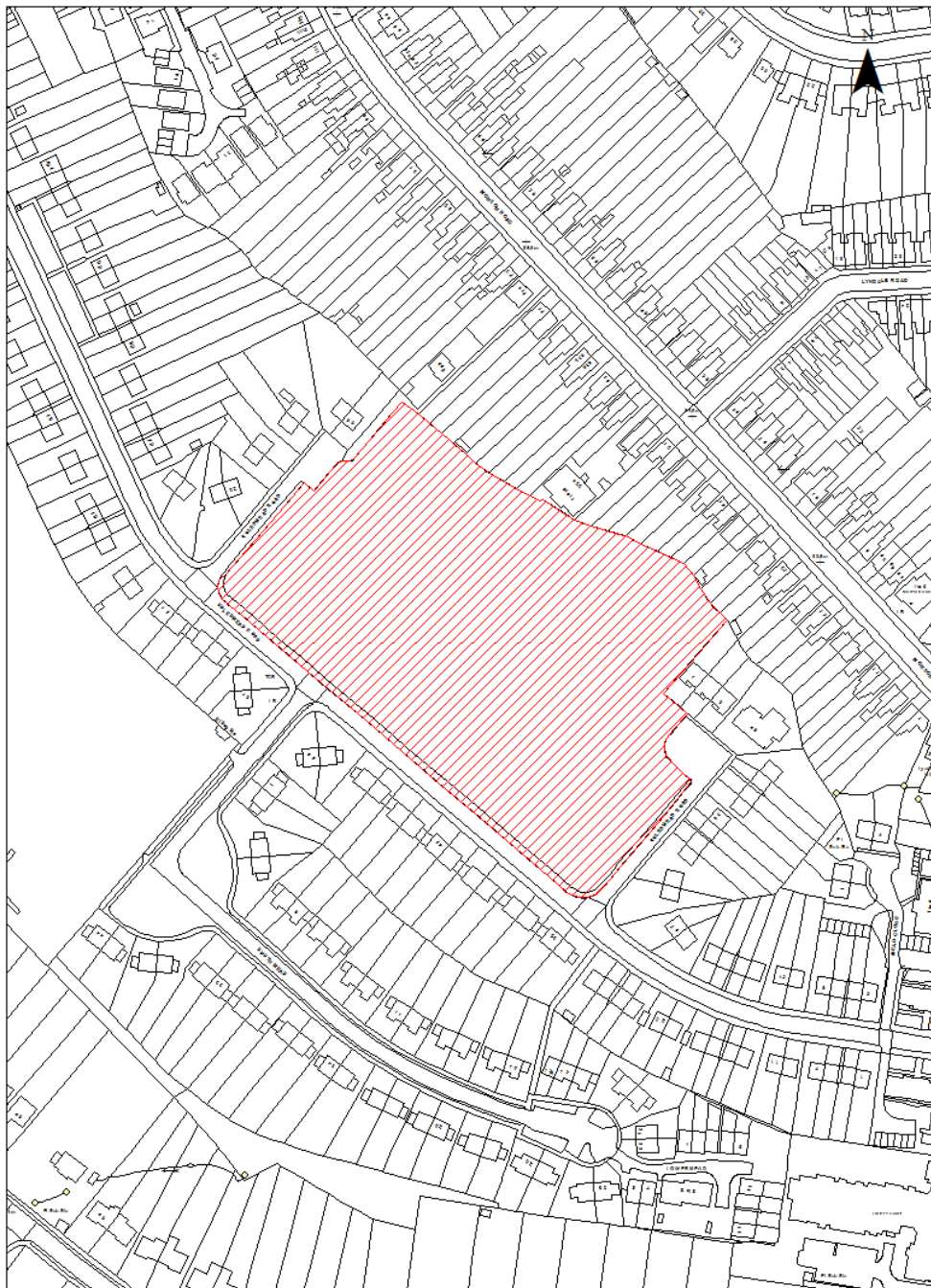


Site details	
HELAA Reference	RW03
Source of site	Call for Sites
Site name	Former Longmead Adult Education Centre, Holland Close, Redhill
Existing use	Vacant former adult services centre
Housing Potential	
Density	120dph
Capacity	20
Total site area (ha)	0.22 (gross) / 0.16 (outside Flood Zone 3)
Suitability	
Policy Considerations	<p>The site lies within the urban area, adjacent to Redhill town centre and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p><u>The site was formally used as an adult services centre. Loss of community uses is contrary to proposed policy INF2 which resists proposals for the loss of community facilities. The site has however been empty for a number of years and the</u></p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The existing building is locally listed – retention may be encouraged.</p> <p>Accessibility to local services and facilities is excellent and the site also has excellent access to public transport services.</p>
Market Considerations	Given the location and characteristics of the site, it would be most suitable for delivering high density units (flats).
Physical Limitations	The northern part of the site falls within Flood Zones 3a and 3b which reduces development potential.
Potential Impacts	Development could contribute to the regeneration of Redhill town centre.
The site is considered to be suitable for residential development.	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The site has been actively promoted for housing development.</p> <p>There are no existing users or services operating from the site.</p> <p><u>Surrey County Council has indicated that the site could be made available for development within 5 years.</u></p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local, regional and national house builders all of whom would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum. Hence, a scheme could be delivered within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development is viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale fo development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The site is considered to be suitable for housing development. There is a reasonable prospect that the site</p>	

would be made available for housing development within the plan period and that development would be achievable.

The site is therefore considered to be developable.

RW04 – Land at Colesmead Road, Redhill



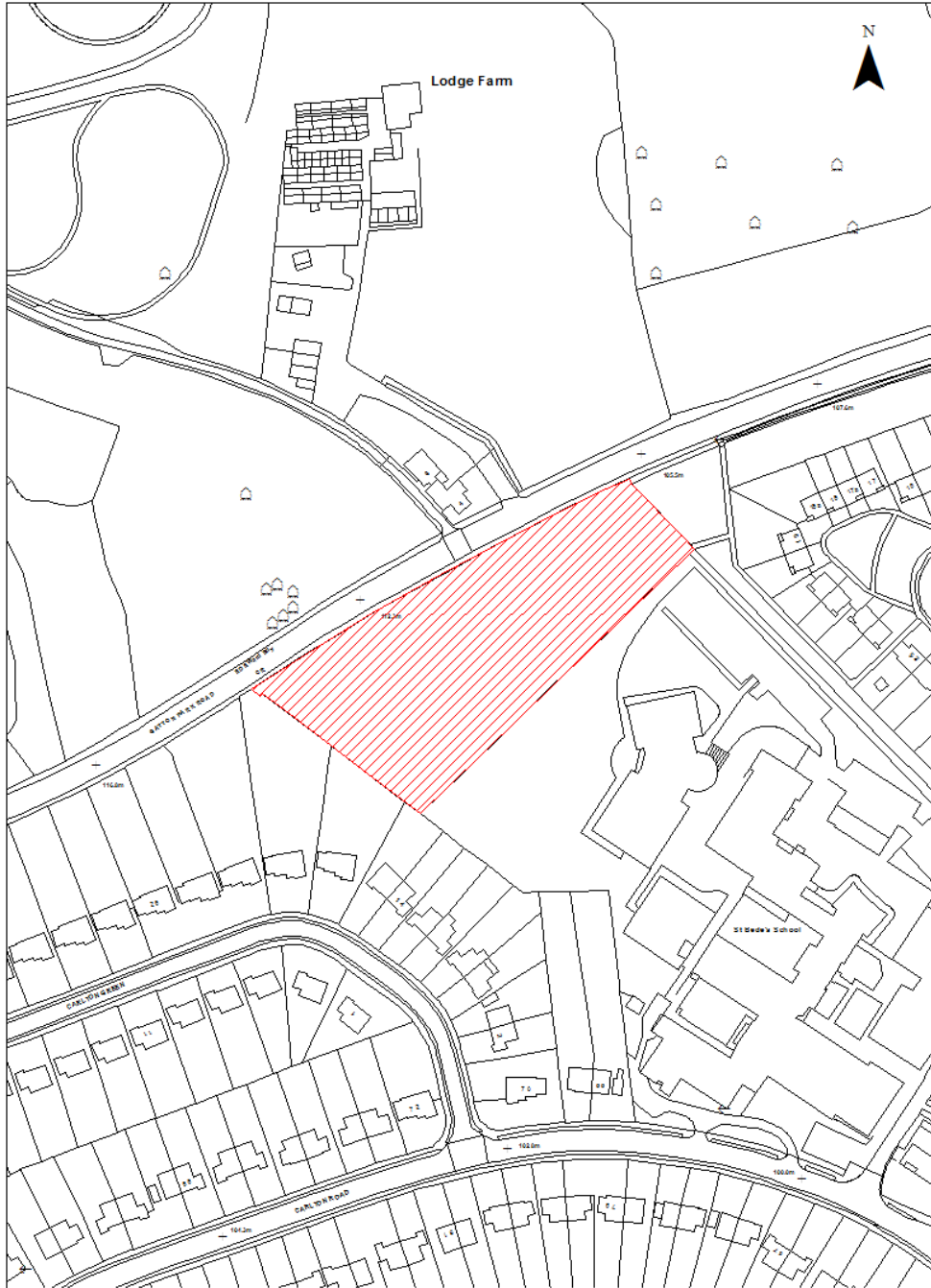
Site details	
HELAA Reference	RW04
Source of site	RBBC Property
Site name	Land at Colesmead Road, Redhill
Existing use	Recreation ground with equipped play
Housing Potential	
Density	30dph
Capacity	60
Total site area (ha)	2.0
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore in a location contemplated for housing development in the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is designated as Urban Open Land <u>in the 2005 Borough Local Plan.</u> †The Urban Open Land Assessment concluded that the site had high overall value. <u>The site has therefore been identified as Urban Open Space in the Regulation 19 Development Management Plan. and should be retained.</u></p> <p>The Open Space, Sport & Recreation Assessment recommended the retention of amenity greenspace and children's play facilities.</p> <p>Accessibility local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	A wide band of land running south-east/ north-west through the site is identified as being at risk from surface water flooding.
Potential Impacts	Development would result in the loss of publicly accessible open space and recreation facilities.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme such as this would be delivered in a single phase and could achieve delivery rates of 30-40 units per annum; hence the scheme could be completed within 2-3 years from commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. However, the site is not considered to be suitable for housing development.

The site is therefore not currently developable.

Overcoming constraints: Alternative open space provision; strategic policy change

RW05 – Land south of Gatton Park Road, Redhill



Site details	
HELAA Reference	RW05
Source of site	RBBC Property
Site name	Land south of Gatton Park Road, Redhill
Existing use	Allotments
Housing Potential	
Density	30dph
Capacity	20
Total site area (ha)	0.66
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p> <p>The site is designated as Urban Open Land in the 2005 Borough Local Plan. —The Urban Open Space Assessment concluded that the site had high overall priority for protection. The site has therefore been identified as -and should be retained as Urban Open Space in the Regulation 19 Development Management Plan.</p> <p>The Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards family homes, thus potentially meeting a range of market requirements.
Physical Limitations	Access from Gatton Park Road would need to be carefully considered so as not to generate highway safety issues.
Potential Impacts	Development would result in the loss of publicly accessible opportunities for food growing.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found. As this cannot be confirmed at this stage, the site cannot be considered to be available.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is not considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract local or regional developers who would likely have the capacity to deliver a scheme of this type.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable or available for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the</p>

	type and scale of development proposed.
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There is a reasonable prospect that development of the site would be achievable.

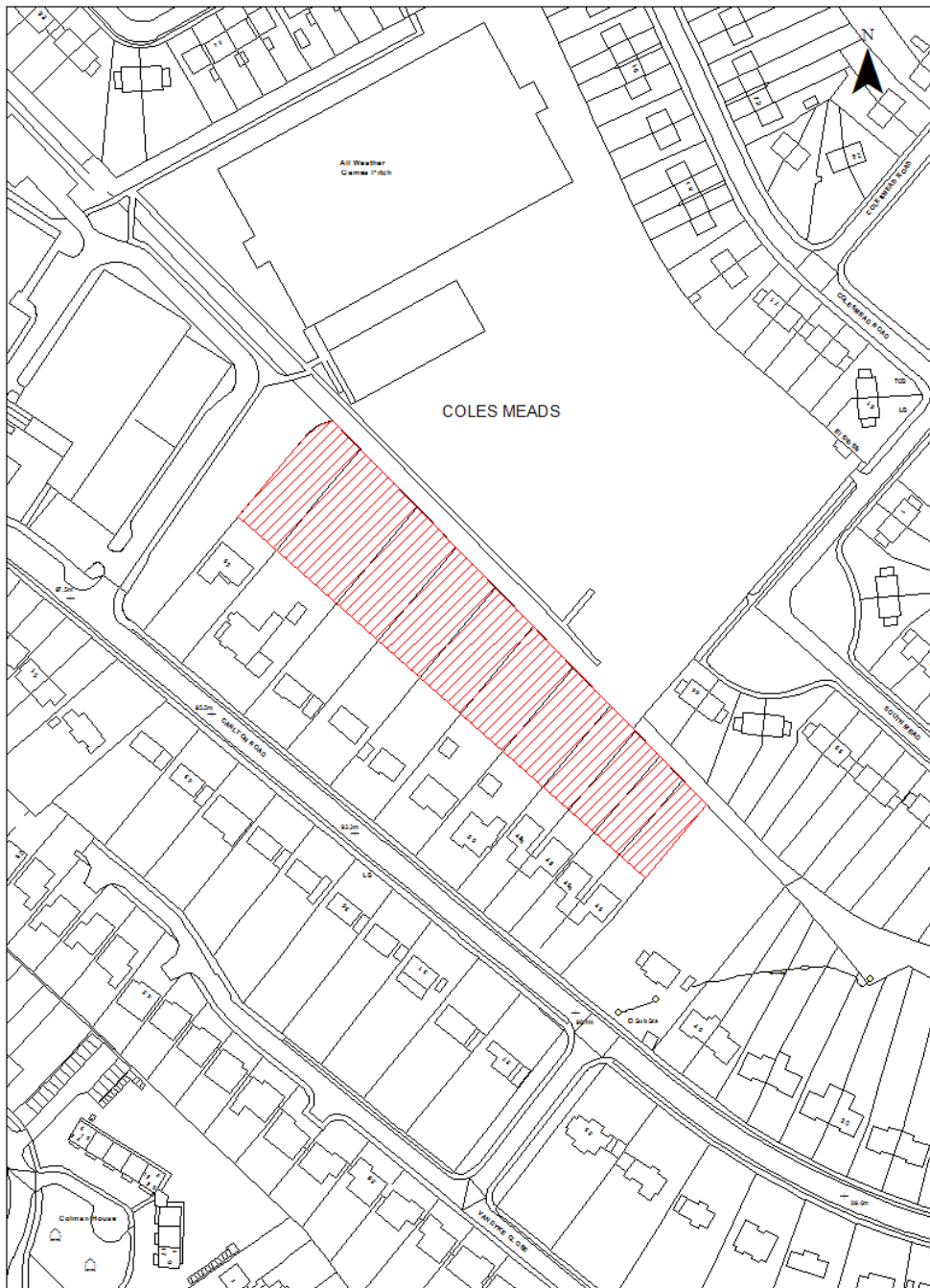
Summary

Whilst there is a reasonable prospect that development of the site would be achievable; the site is not considered to be suitable for housing development.

The site is therefore not considered to be developable.

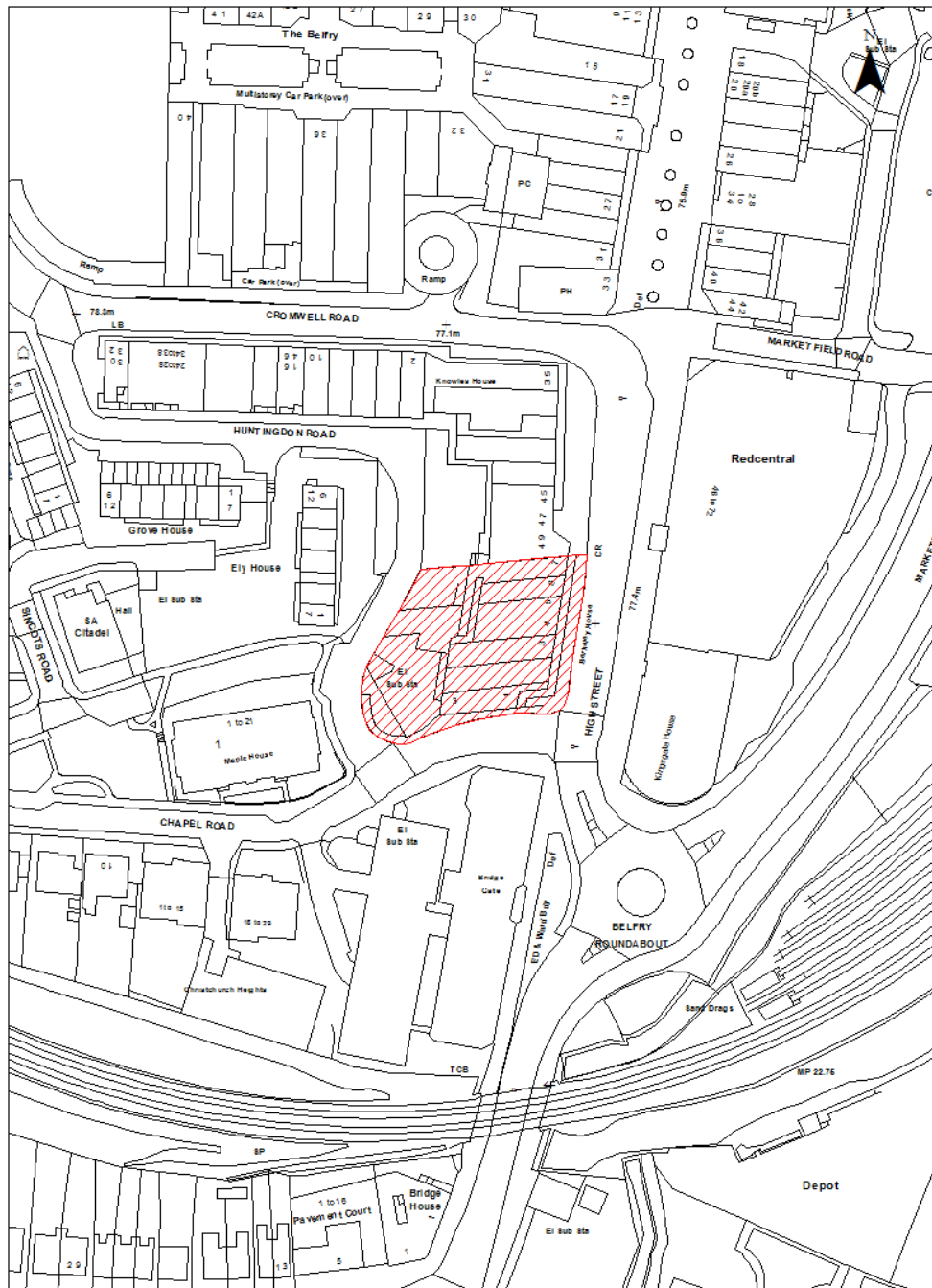
Overcoming constraints: alternative allotment provision; strategic policy change; availability

RW08 – Land R/O 42-46 Carlton Road, Redhill



Site details	
HELAA Reference	RW08
Source of site	RBBC Development Management
Site name	Land R/O 42-62 Carlton Road, Redhill
Existing use	Residential gardens
Housing Potential	
Density	25dph
Capacity	20
Total site area (ha)	0.78
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	There is currently no direct access to the site – this would need to be created between properties or potentially by use of a donor property.
Potential Impacts	There are no notable potential impacts associated with development of the site.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by ten separate private landowners. The landowners have previously promoted the site for housing development. The site would need to be assembled for development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme of this nature. Development would be completed in a single phase by a single developer. Development of this nature could achieve development rates of 30-40 units per annum. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; assembly	

RW17 – Berkley House, High Street, Redhill



Site details	
HELAA Reference	RW17
Source of site	Call for Sites
Site name	Berkeley House, High Street, Redhill
Existing use	Mixed use retail and offices
Housing Potential	
Density	250
Capacity	25
Total site area (ha)	0.13
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Redhill town centre, and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is within the secondary retail frontage of Redhill town centre. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.</p> <p>Whilst the site does not form part of a designated employment area, loss of employment uses would run contrary to proposed policy. However, there may be potential for office to residential conversion through permitted development rights.</p>
Market Considerations	The site would most likely be suited to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and other commercial floorspace.
Physical Limitations	The site is relatively limited in depth which may limit the form and nature of development which can be achieved on the site.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre.
<p>The site is not considered to be suitable for housing development.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The freehold of the site is owned by Peer Real Estate, part of the Peer Group Plc. The landowner of the site has previously promoted the site for development. The offices were previously vacant; however, they have recently been occupied. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.</p>	
<p>Availability of the site for development is therefore uncertain.</p>	
Achievability	
Delivery & Timing Considerations	<p>The freehold of the site is owned by Peer Real Estate, Peer Real Estate have recently completed the redevelopment of a similar scheme on the opposite side of the road. It is therefore considered that they would have the capacity to develop a scheme of this size/ characteristics.</p> <p>A site of this scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of town centre sites for housing development within Redhill suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the scale and type of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	

Summary

~~The site is not considered to be suitable for housing development and availability is uncertain.~~

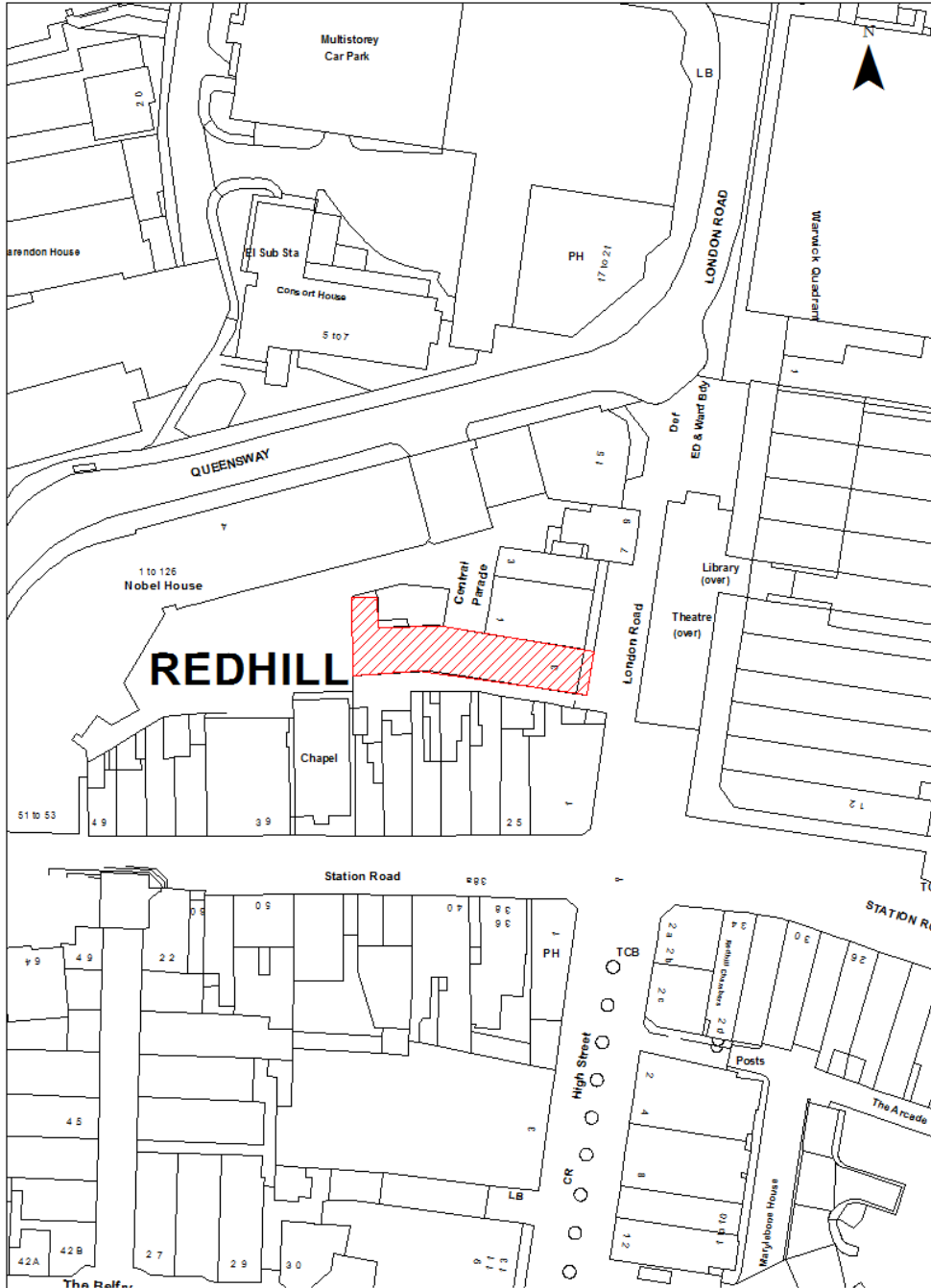
The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable.

Availability of the site is however uncertain.

The site is therefore not currently considered to be developable.

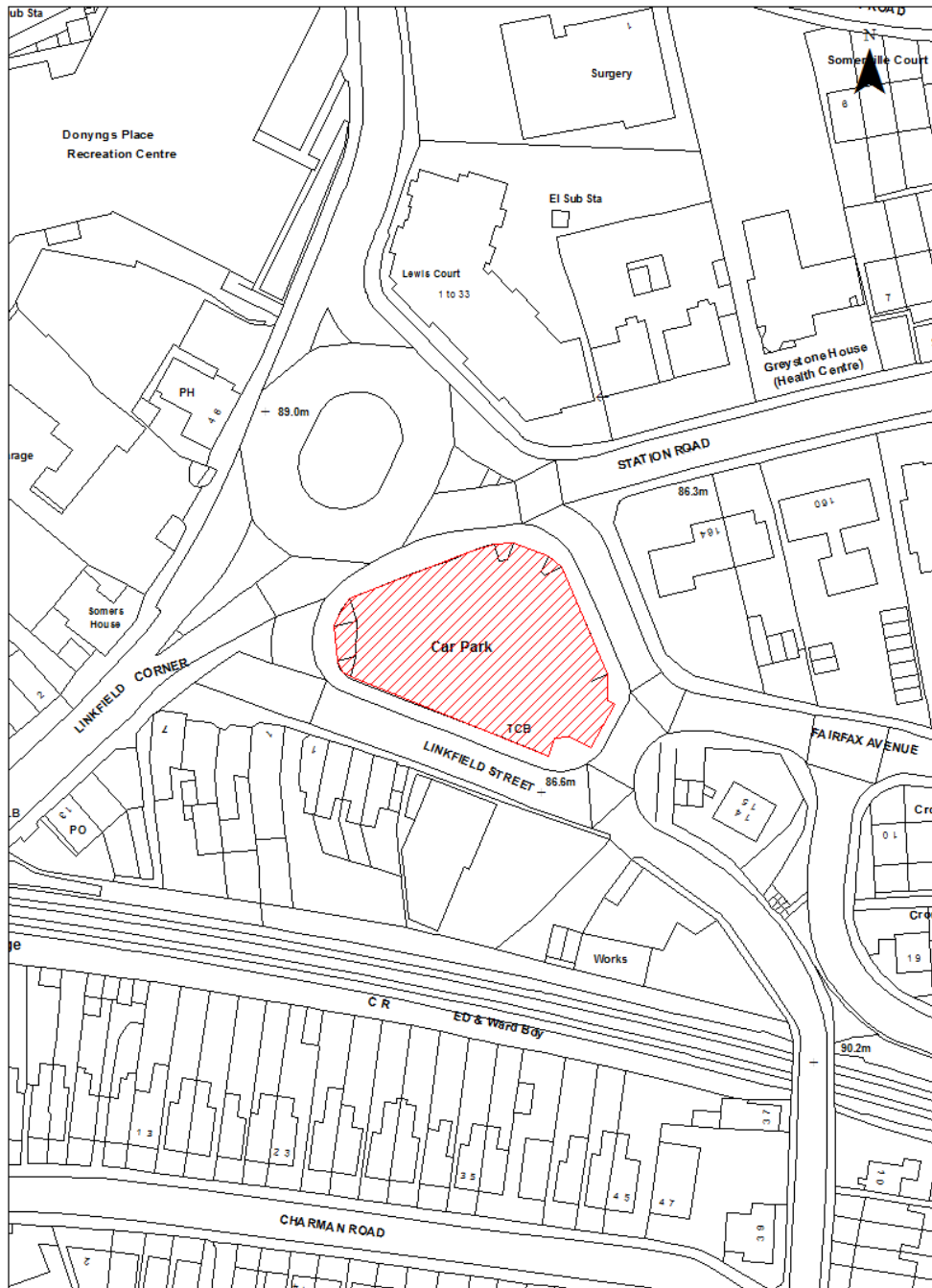
Overcoming constraints: strategic policy change; availability

RW18 – R/O West Central, London Road, Redhill



Site details	
HELAA Reference	RW18
Source of site	Regulation 18 Development Management Plan Consultation
Site name	R/O West Central, London Road, Redhill
Existing use	Amenity space
Housing Potential	
Density	600dph
Capacity	6
Total site area (ha)	0.01
Suitability	
Policy Considerations	The site lies within the urban area, within Redhill town centre, and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site is within the primary shopping area of Redhill town centre. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would most likely be suited to deliver higher density residential units (flats).
Physical Limitations	The site is relatively limited in depth which may limit the form and nature of development which can be achieved on the site. The site has been identified as potentially at risk of surface water flooding.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Redhill and Reigate Community Church. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver a scheme of this size/ type. Development of this nature could achieve delivery rates of 20-30 units per annum hence development could be completed within twelve months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of Redhill town centre sites for housing development suggests that development would likely be economically viable. The residential market in the area would most likely be capable of supporting the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site for housing development is however uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability	

RW19 – Linkfield Lane Car Park, Redhill



Site details	
HELAA Reference	RW19
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Linkfield Lane Car Park, Redhill
Existing use	Public car park
Housing Potential	
Density	80dph
Capacity	15
Total site area (ha)	0.19
Suitability	
Policy Considerations	<p>The site lies within the urban area and is therefore within a priority location for housing through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>The site currently provides carparking for the town centre. No evidence provided that the parking spaces are surplus to requirements and therefore would be contrary to policy TAP1 1d.</u></p> <p>The site adjoins a local centre. Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	No physical limitations to development have been identified.
Potential Impacts	<p>Development could contribute to the regeneration of Redhill town centre.</p> <p><u>Redevelopment of the site could have an impact on the availability of parking for town centre users; however capacity is expected to increase as a result of other proposals in the town centre.</u></p>
<p><u>The site is considered to be potentially suitable for housing development. The site is not currently considered to be suitable for housing development.</u></p>	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p><u>The landowner has confirmed that they would like to promote the site for housing development. It has not been possible to confirm landowner intentions.</u></p> <p>The site is currently used as a surface car park.</p> <p>No legal constraints to development have been identified.</p>	
<p><u>Availability of the site for housing development is therefore uncertain. There is a reasonable prospect that the site will be made available for housing development.</u></p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>The landowner would have the capacity to develop the site.</p> <p>A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Redhill for housing development suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>

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There is a reasonable prospect that development of the site would be achievable.

Summary

~~The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain.~~

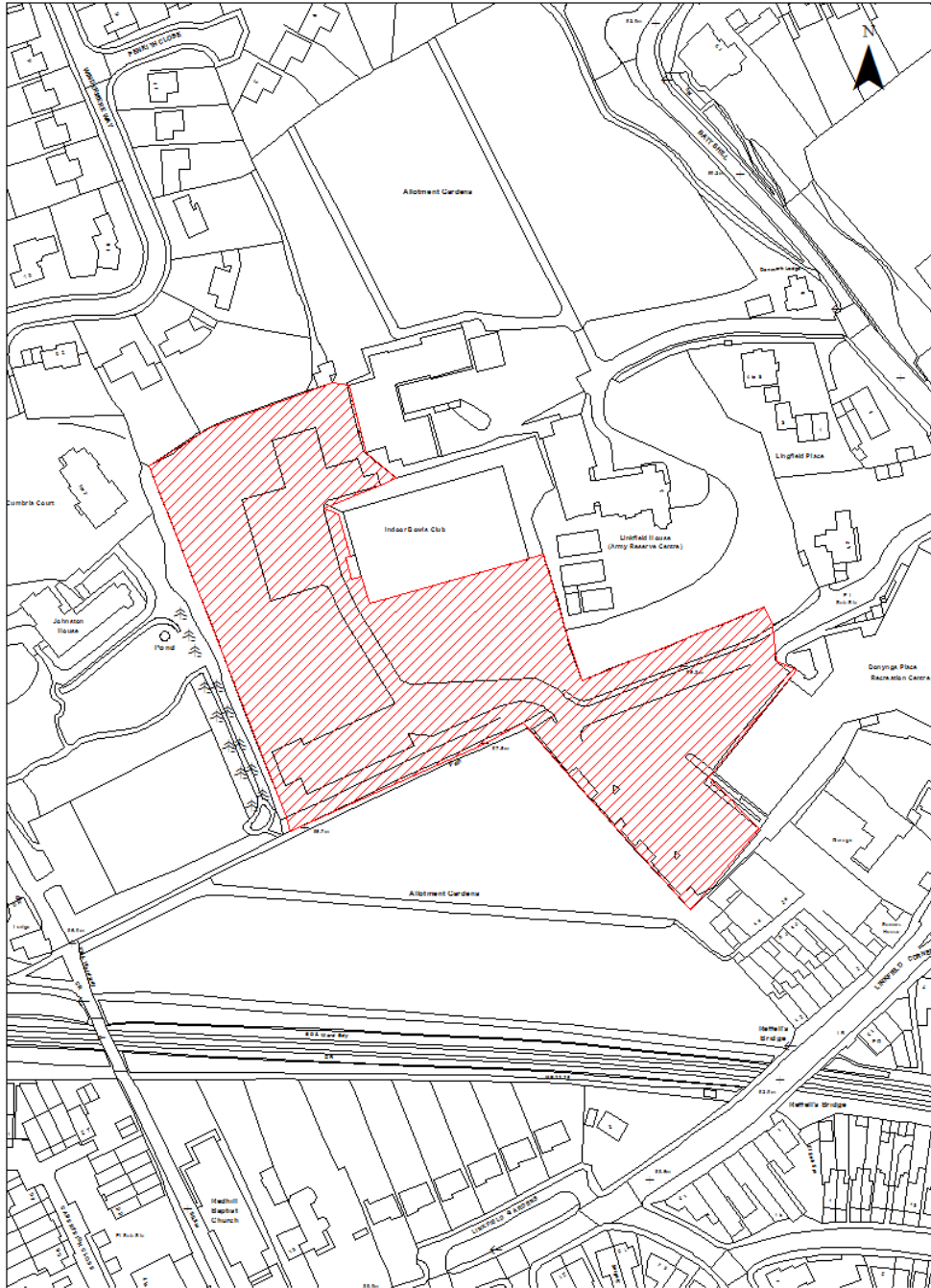
~~The site is not currently considered to be suitable for housing development.~~

~~There is a reasonable prospect that the site will be made available for development and that development of the site would be achievable.~~

The site is therefore not currently considered to be suitable for housing development.

Overcoming constraints: ~~availability~~; alternative car park provision/ car park provision being surplus to requirements

RW21 – Donyngs Car Park and Indoor Bowls Centre Car Park



Site details	
HELAA Reference	RW21
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Donyngs Car Park and Indoor Bowls Centre Car Park
Existing use	Car parking
Housing Potential	
Density	60dph
Capacity	102
Total site area (ha)	1.7
Suitability	
Policy Considerations	<p>The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>The site currently provides parking for the leisure centre and bowls centre. No evidence has been provided that the parking spaces are surplus to requirements and therefore the loss would be contrary to proposed policy TAP1 1d.</u></p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	<p>The site would be most suited to mixed-use development including parking provision. A range of dwelling types and tenures could be delivered on a site such as this. Development could therefore meet a range of market requirements.</p>
Physical Limitations	No physical limitations to development have been identified.
Potential Impacts	<p>Development could contribute to the regeneration of Redhill town centre. Redevelopment of the site could have an impact on the viability of Donyngs Leisure Centre and Donyngs Indoor Bowls Centre.</p> <p>Redevelopment of the site could also have an impact on the availability of parking for town centre users however capacity is expected to increase as a result of other proposals in the town centre.</p>
<p>The site is considered to be potentially suitable for housing development.</p> <p>The site is not currently considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>It has not been possible to ascertain landowner intentions. <u>The landowner has confirmed that they would like to promote the site for housing development.</u></p> <p>The site is currently used as a surface car park.</p> <p>No legal constraints to development have been identified.</p>	
<p>Availability of the site for housing development is therefore uncertain. There is a reasonable prospect that the site will be made available for housing development.</p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from regional or national housebuilders who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. A scheme such as this could achieve delivery rates of 30-40 units per annum. Development could therefore be completed within 3-4 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically achievable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>

There is a reasonable prospect that development of the site would be achieved.

Summary

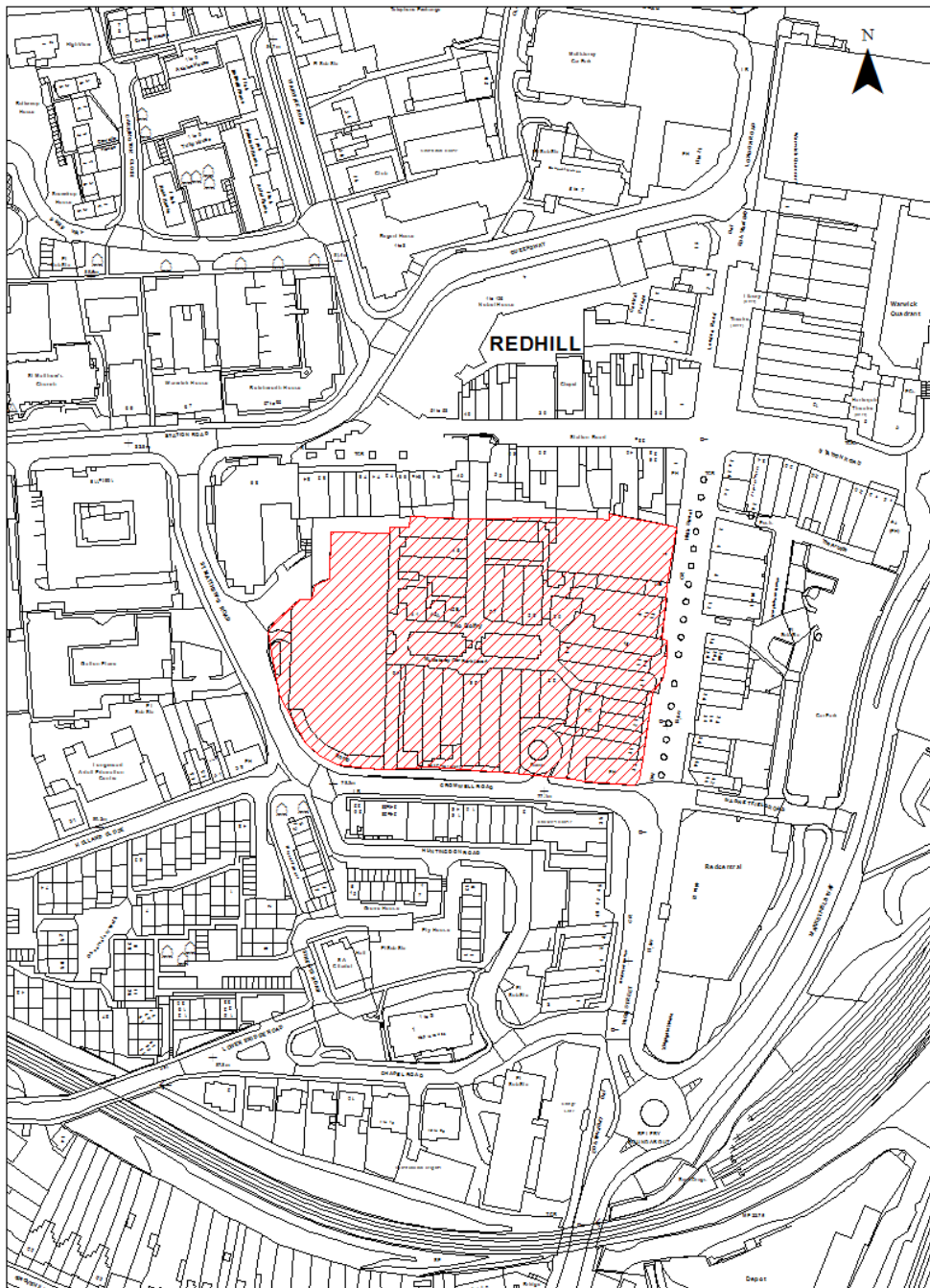
~~The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain.~~

The site is not currently considered to be suitable for housing development. There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.

The site is therefore not currently developable.

Overcoming constraints: ~~availability;~~ alternative car park provision/ car parking provision being surplus to requirements

RW22 – Belfry Shopping Centre Car Park, Redhill



Site details	
HELAA Reference	RW22
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Belfry Shopping Centre Car Park, Redhill
Existing use	Car park
Housing Potential	
Density	100dph
Capacity	220
Total site area (ha)	2.2ha
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Redhill town centre, and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The shopping centre falls within the primary shopping area.</p> <p><u>The site currently provides parking for the town centre. No evidence has been provided that the parking spaces are surplus to requirements and therefore the loss would be contrary to proposed policy TAP1 1d.</u></p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	Given the location and characteristics of the site, it would be most suitable for delivering high density units (flats).
Physical Limitations	<p>The site lies within Flood Zone 2.</p> <p>The site has been identified as being at risk from surface water flooding.</p> <p>The shopping centre is operational. Questions are therefore raised as to the achievability of developing an additional storey whilst retaining an operational shopping centre.</p>
Potential Impacts	<p>Development could contribute to the regeneration of Redhill town centre.</p> <p>Redevelopment of the site could have an impact on the availability of parking for town centre users; however, capacity is expected to increase as a result of other proposals within the town centre.</p>
<p>The site is considered to be potentially suitable for housing development.</p> <p>The site is not currently considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a single landowner.</p> <p><u>The landowner has confirmed that they do not wish to promote the site for housing development. The carpark forms the roof of the Belfry, it is integral to the operation (and value) of the shopping centre. It has not been possible to ascertain landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
<p>Availability of the site for housing development is uncertain.</p> <p>The site is not considered to be suitable for housing development.</p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point. A scheme of this nature would require a specialist developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 6-7 years from commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Redhill town centre for housing development suggests that development of the site would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>

There is a reasonable prospect that development of the site would be achievable.

Summary

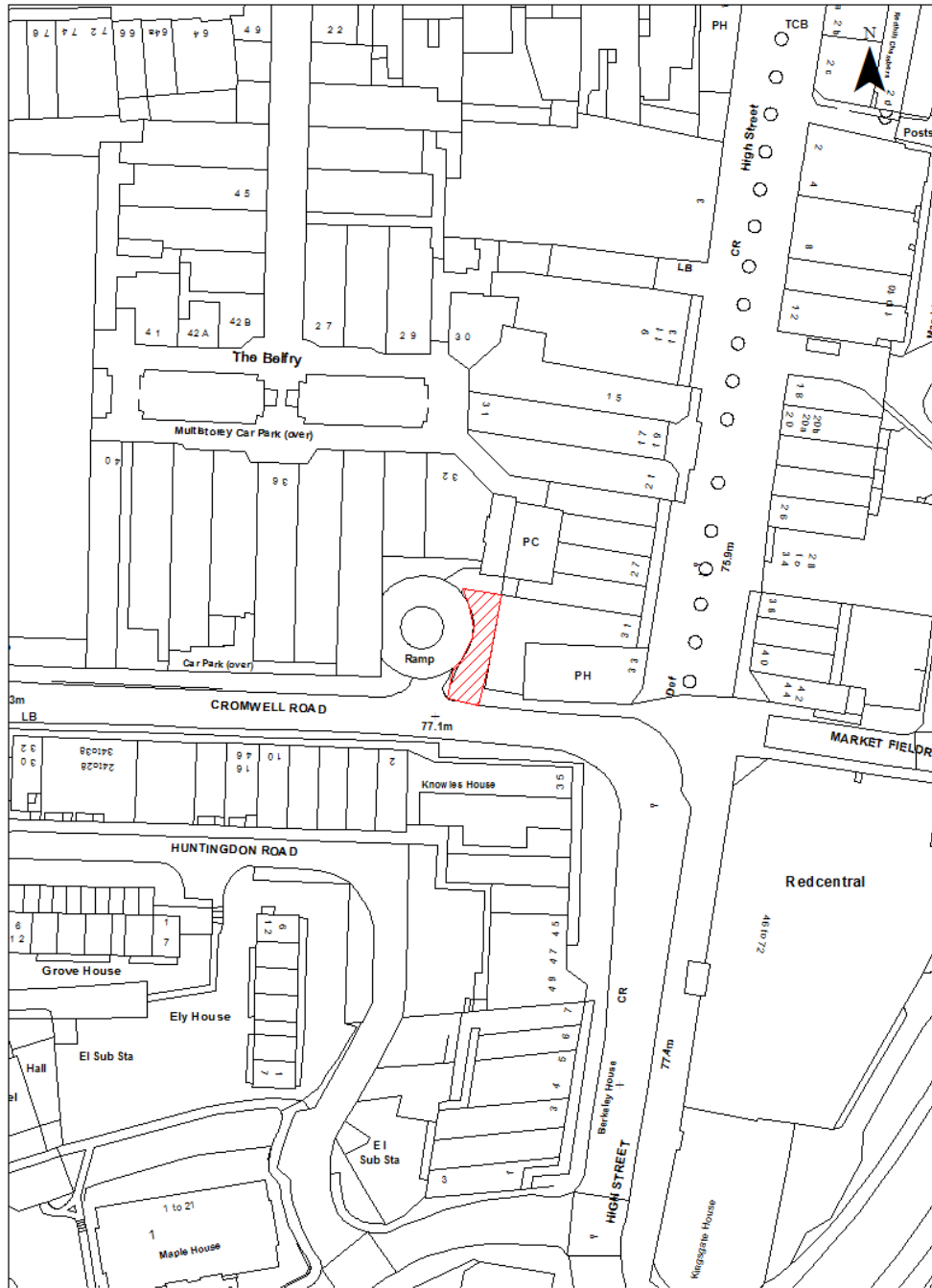
~~The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain.~~

~~The site is not currently considered to be suitable for housing development and the landowner has confirmed that the site is not currently available for housing development.~~

~~**The site is not therefore currently considered to be developable.**~~

~~**Overcoming constraints:** ~~availability;~~ site characteristics; ~~alternative car park provision/~~ car park provision being surplus to requirements~~

RW25 – Second Floor, Tower House, Cromwell Road, Redhill



Site details	
HELAA Reference	RW25
Source of site	Vacant property
Site name	Offices, Second Floor, Tower House, Cromwell Road, Redhill
Existing use	Vacant property – offices
Housing Potential	
Density	500dph
Capacity	5
Total site area (ha)	0.01
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Redhill town centre, and therefore lies within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within the primary shopping area for Redhill town centre. Accessibility to local services, facilities and public transport is excellent.</p> <p>Whilst the site is not in a designated employment area, loss of employment uses would run contrary to proposed policy EMP4. However, there may be potential for office to residential conversion through permitted development rights.</p>
Market Considerations	Given the location and characteristics of the site, it would be most suitable for delivering high density units (flats).
Physical Limitations	<p>The site lies within Flood Zone 2.</p> <p>The site has been identified as being at risk of surface water flooding.</p>
Potential Impacts	No potential impacts have been identified.
<p>The site is not considered to be suitable for residential development.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by a single landowner.</p> <p><u>The site is currently subject to an occupational lease.</u></p> <p>The site is currently vacant.</p> <p><u>The landowner has confirmed that the site is not available for housing development.</u></p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<p>Availability of the site for housing development is uncertain.</p> <p>The site is not available for housing development.</p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within a single phase.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken <u>undertaken as the site is not available for housing development.</u> as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Redhill town centre for housing development suggests that the site would be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development proposed.</p>

There is a reasonable prospect that development of the site would be achievable.

Summary

~~The site is not considered to be suitable for housing development and availability is uncertain.~~

The site is considered to be potentially suitable for housing development and there is a reasonable prospect that redevelopment of the site would be achievable. However, the site is not available for housing development.

The site is therefore not considered to be developable.

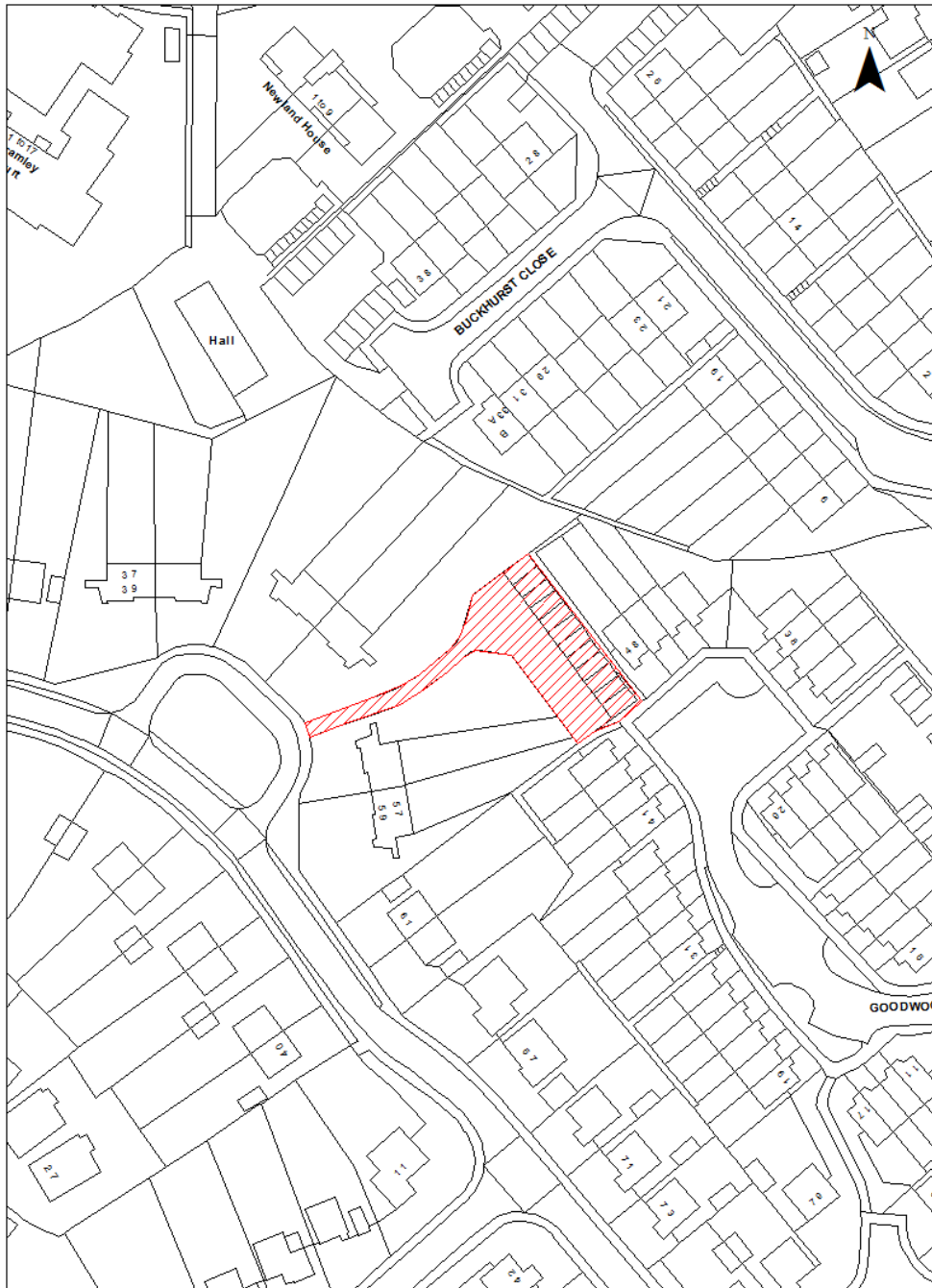
Overcoming constraints: ~~availability;~~ strategic policy change

RW27 – Garages Ringwood Avenue, Redhill



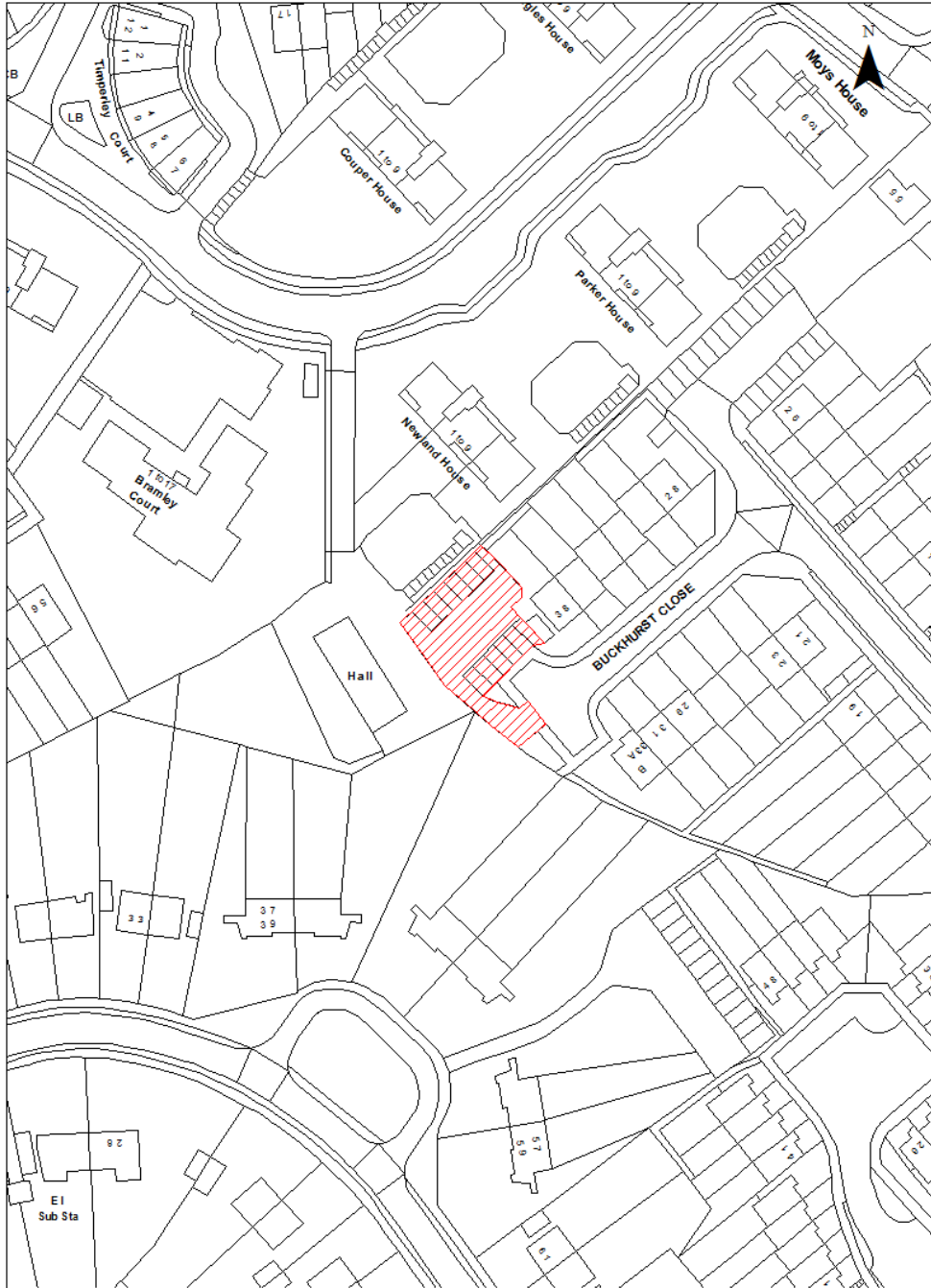
Site details	
HELAA Reference	RW27
Source of site	Garages
Site name	Garages Ringwood Avenue, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site has been identified as potentially being at risk of surface water flooding. The characteristics of the site would reduce development potential.
Potential Impacts	Development could give rise to residential amenity constraints.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to confirm landowner intentions.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. Development of the site would be achieved in a single phase by a single developer. Deliver rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site therefore not currently considered to be developable. Overcoming constraints: availability; site characteristics; residential amenity constraints	

RW28 – Garages Brooklands Way, Redhill



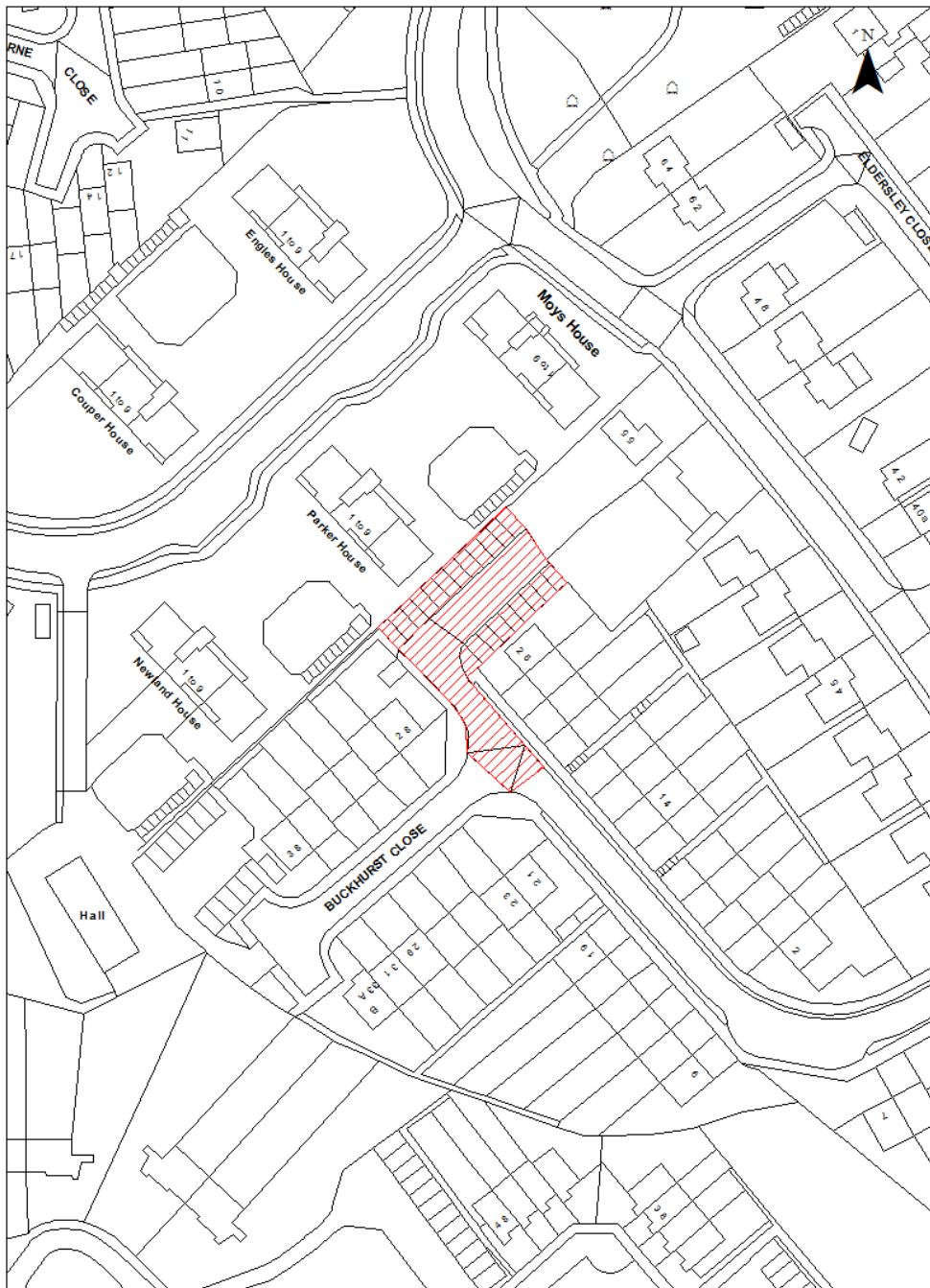
Site details	
HELAA Reference	RW28
Source of site	Garages
Site name	Garages Brooklands Way, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats)
Physical Limitations	Access to the site is constrained and would require improvement. The site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to develop a site such as this. Development of the site would be achieved in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability of the site for housing development is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; access	

RW29 – Garages R/O 38 Buckhurst Close, Redhill



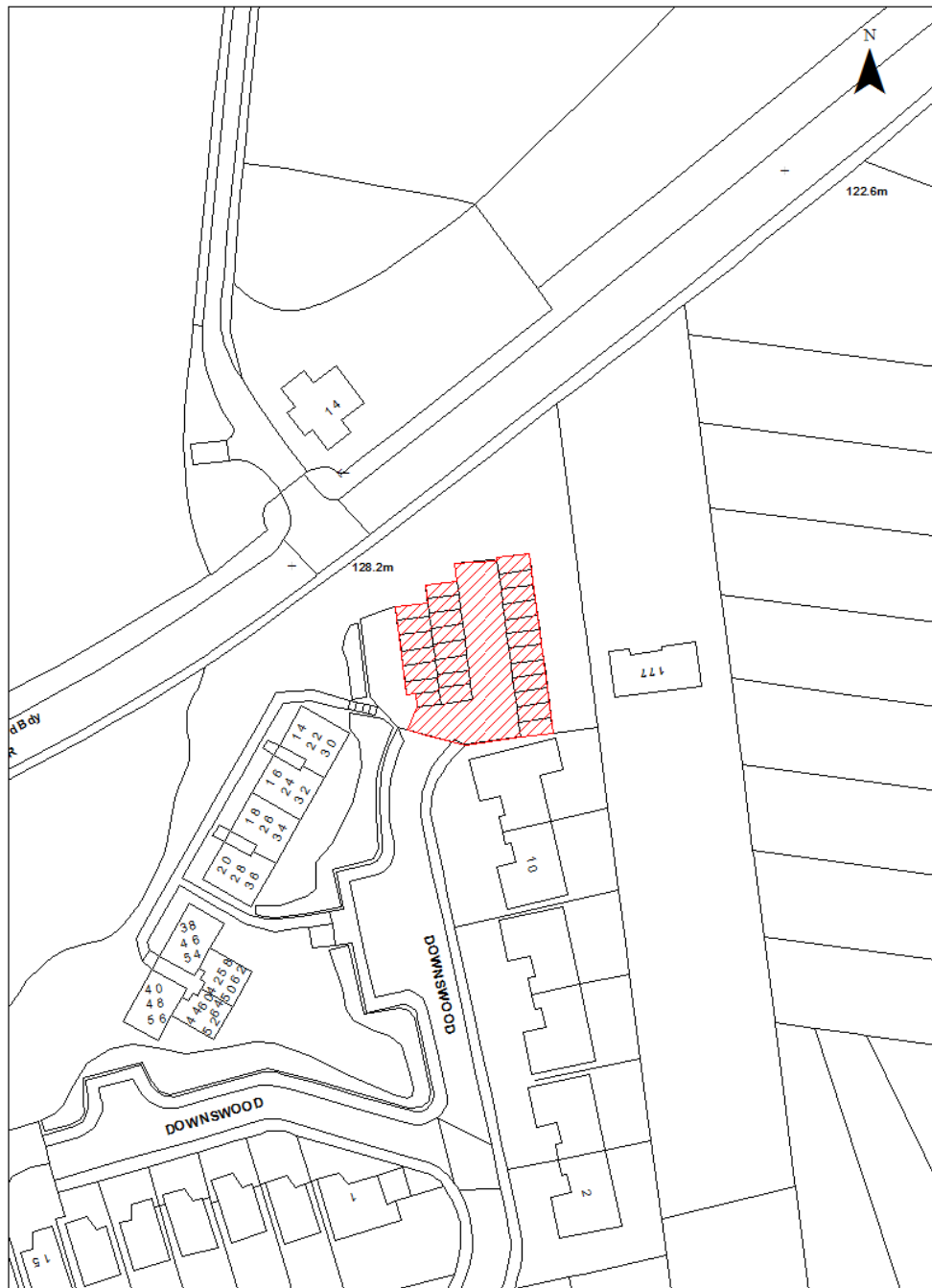
Site details	
HELAA Reference	RW29
Source of site	Garages
Site name	Garages R/O 38 Buckhurst Close, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site has been identified as being at risk from surface water flood risk.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled for housing development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site is uncertain.</p> <p>The site is therefore not considered to be developable.</p> <p>Overcoming constraints: availability; assembly</p>	

RW30 – Garages R/O 26 Buckhurst Close, Redhill



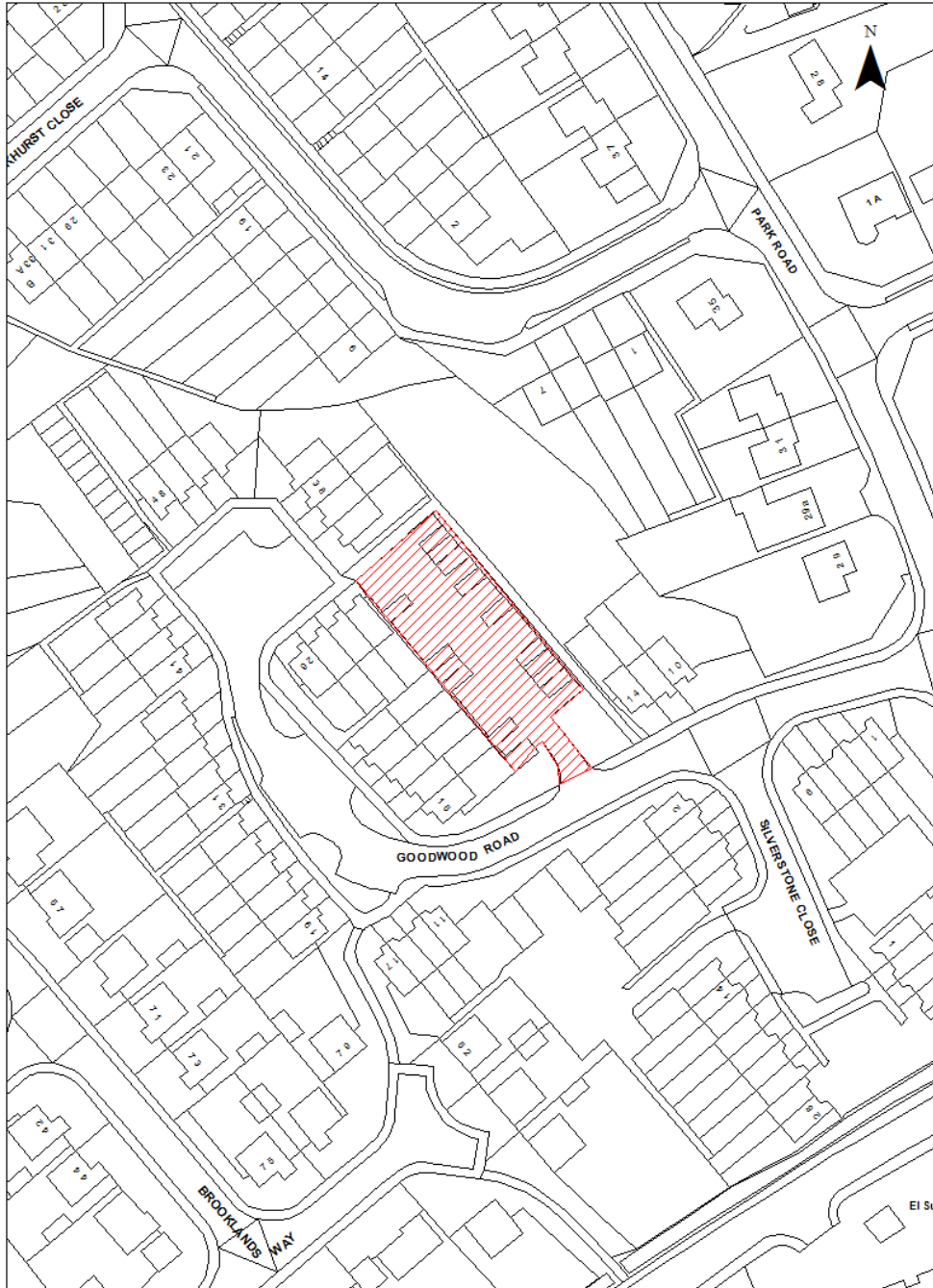
Site details	
HELAA Reference	RW30
Source of site	Garages
Site name	Garages R/O 26 Buckhurst Close, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	The south of the site sleeps considerably.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site would need to be assembled in order to enable development.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional housebuilders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability is uncertain.</p> <p>The site is therefore not considered to be developable.</p> <p>Overcoming constraints: access</p>	

RW31 – Garages Downswood, Reigate



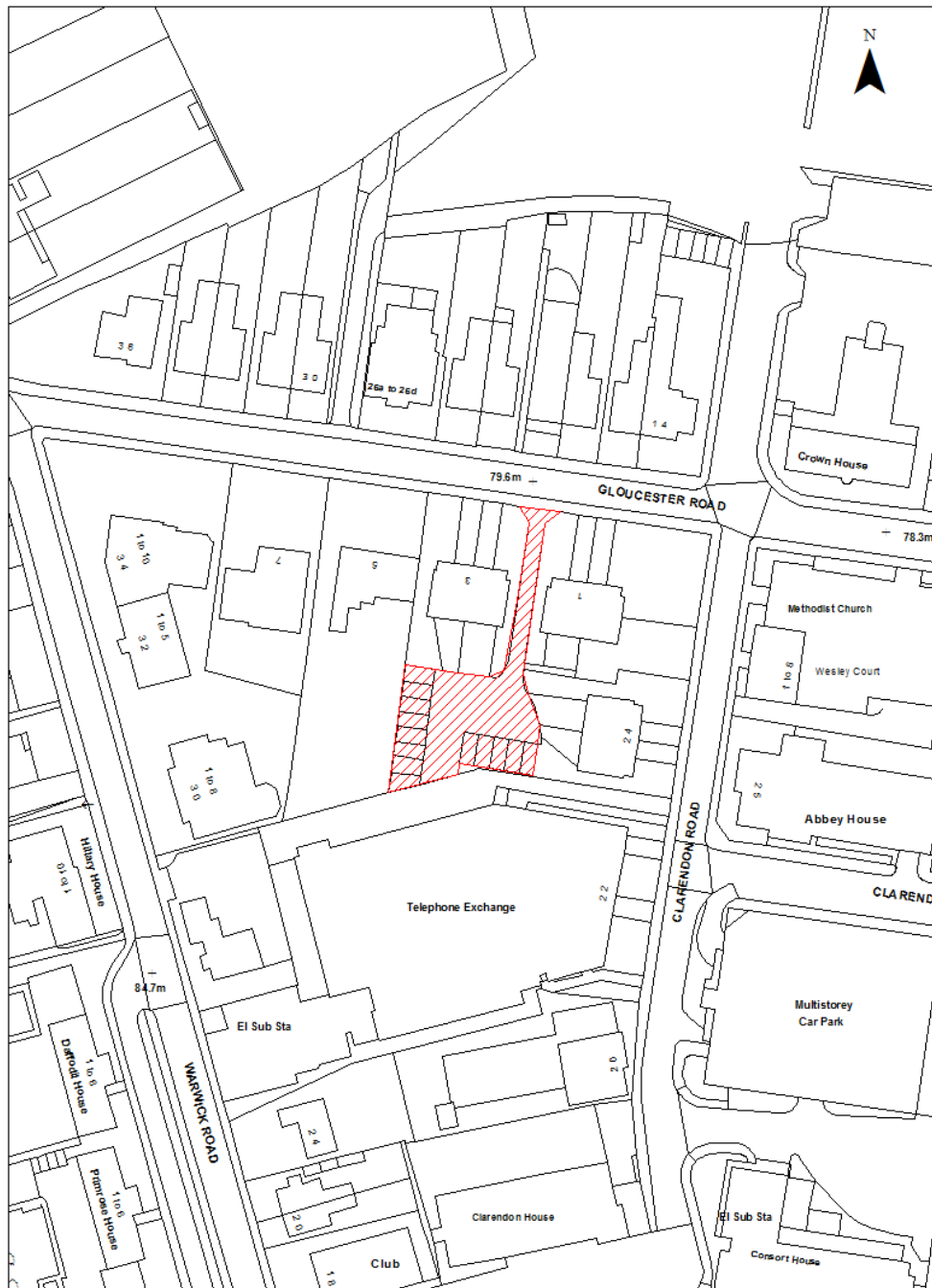
Site details	
HELAA Reference	RW31
Source of site	Garages
Site name	Garages Downswood, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	1.0
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	There is a group TPO on the eastern boundary. A small part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. Development would be completed by a single developer in a single phase. Development could achieve delivery rates of 20-30 units per annum. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst the site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, availability of the site is uncertain. The site is not considered to be developable. Overcoming constraints: availability	

RW32 – Garages Goodwood Road, Redhill



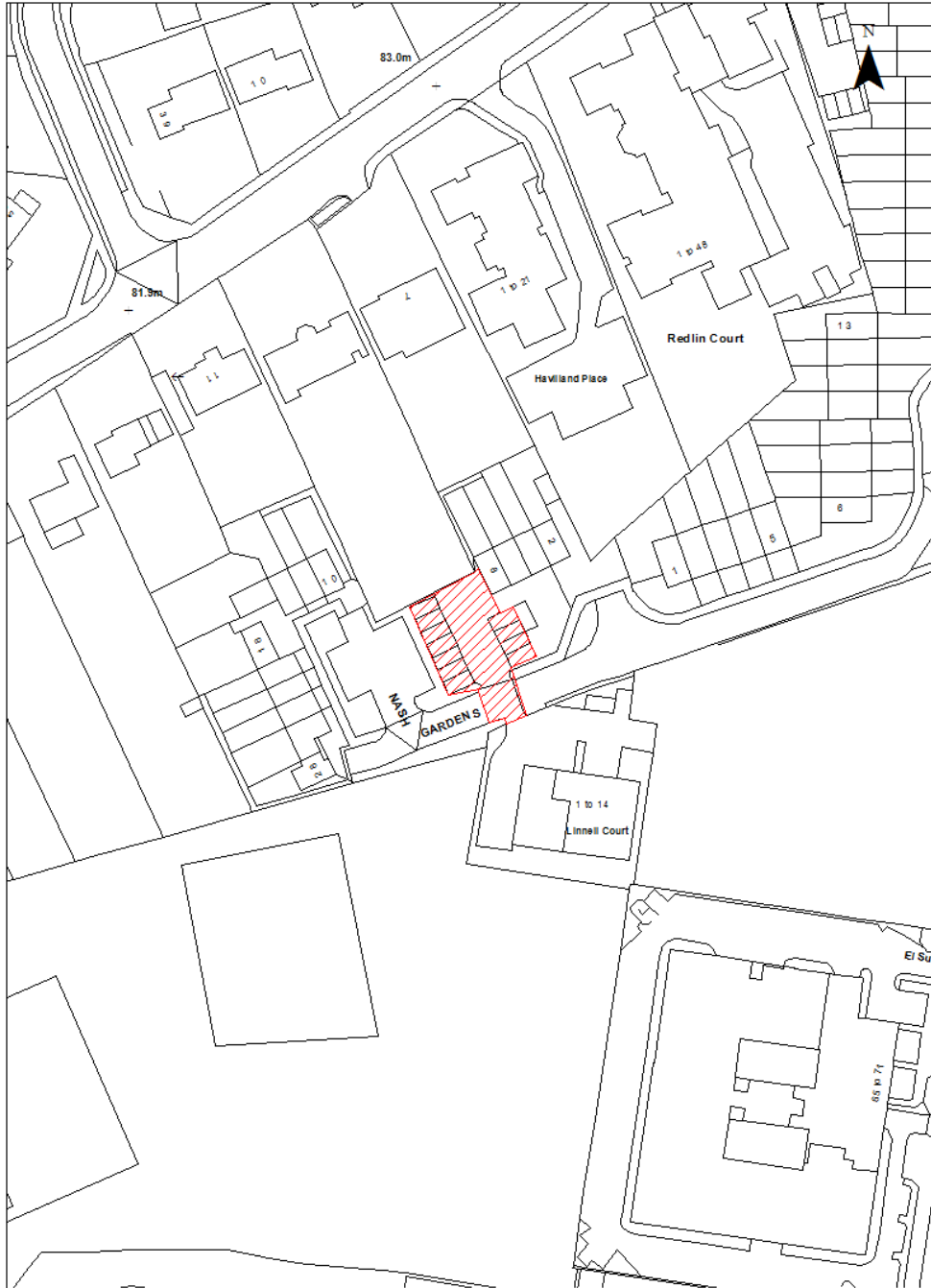
Site details	
HELAA Reference	RW32
Source of site	Garages
Site name	Garages Goodwood Road, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	1.0
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development and there is a reasonable prospect that the development of the site would be achievable, however, availability of the site is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; assembly	

RW33 – Garages R/O 1-3 Gloucester Road, Redhill



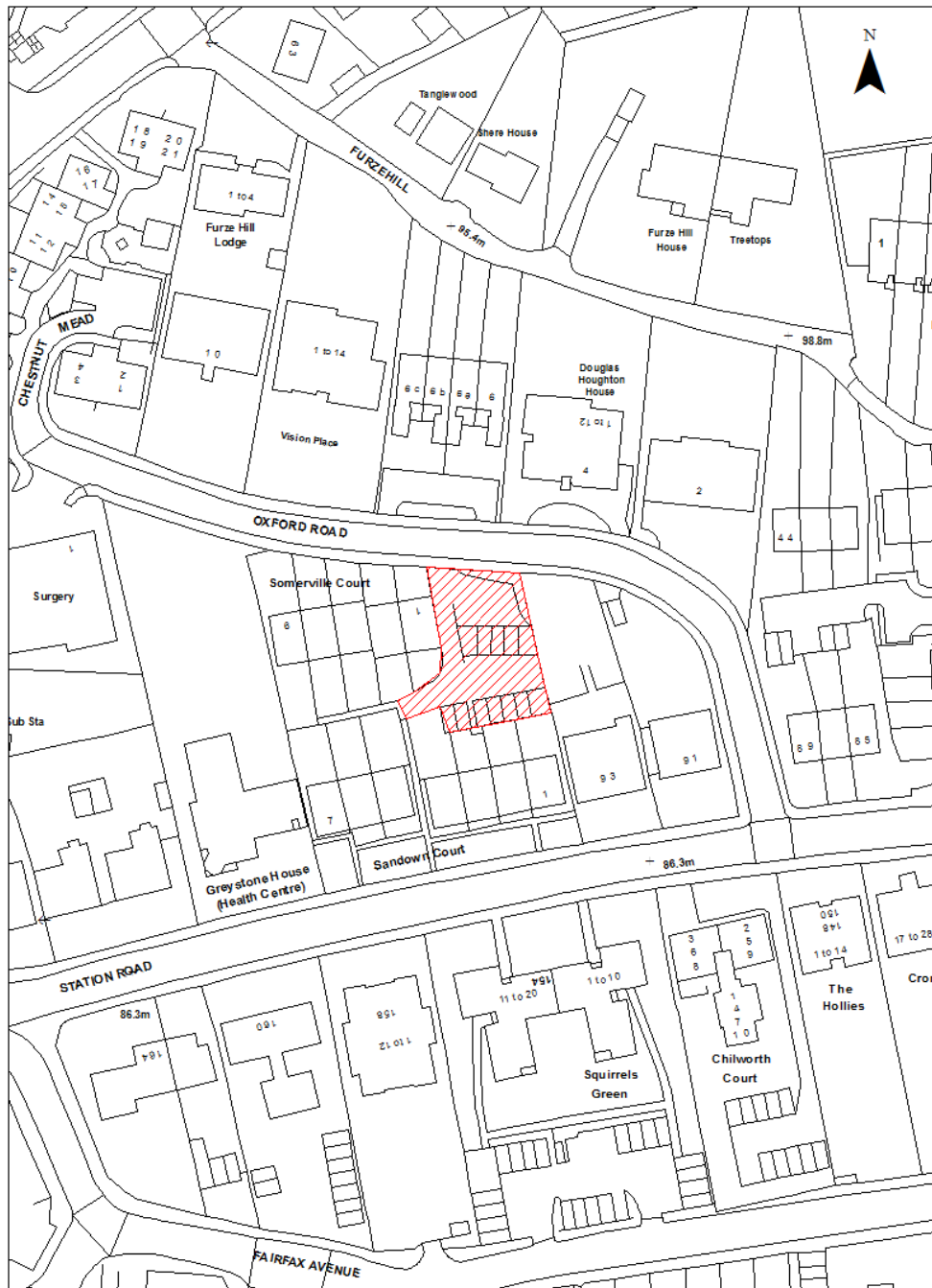
Site details	
HELAA Reference	RW33
Source of site	Garages
Site name	Garages R/O 1-3 Gloucester Road, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area within close proximity of Redhill town centre. The site therefore lies within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain. Generic assessment of site for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; assembly	

RW34 – Garages Nash Gardens, Redhill



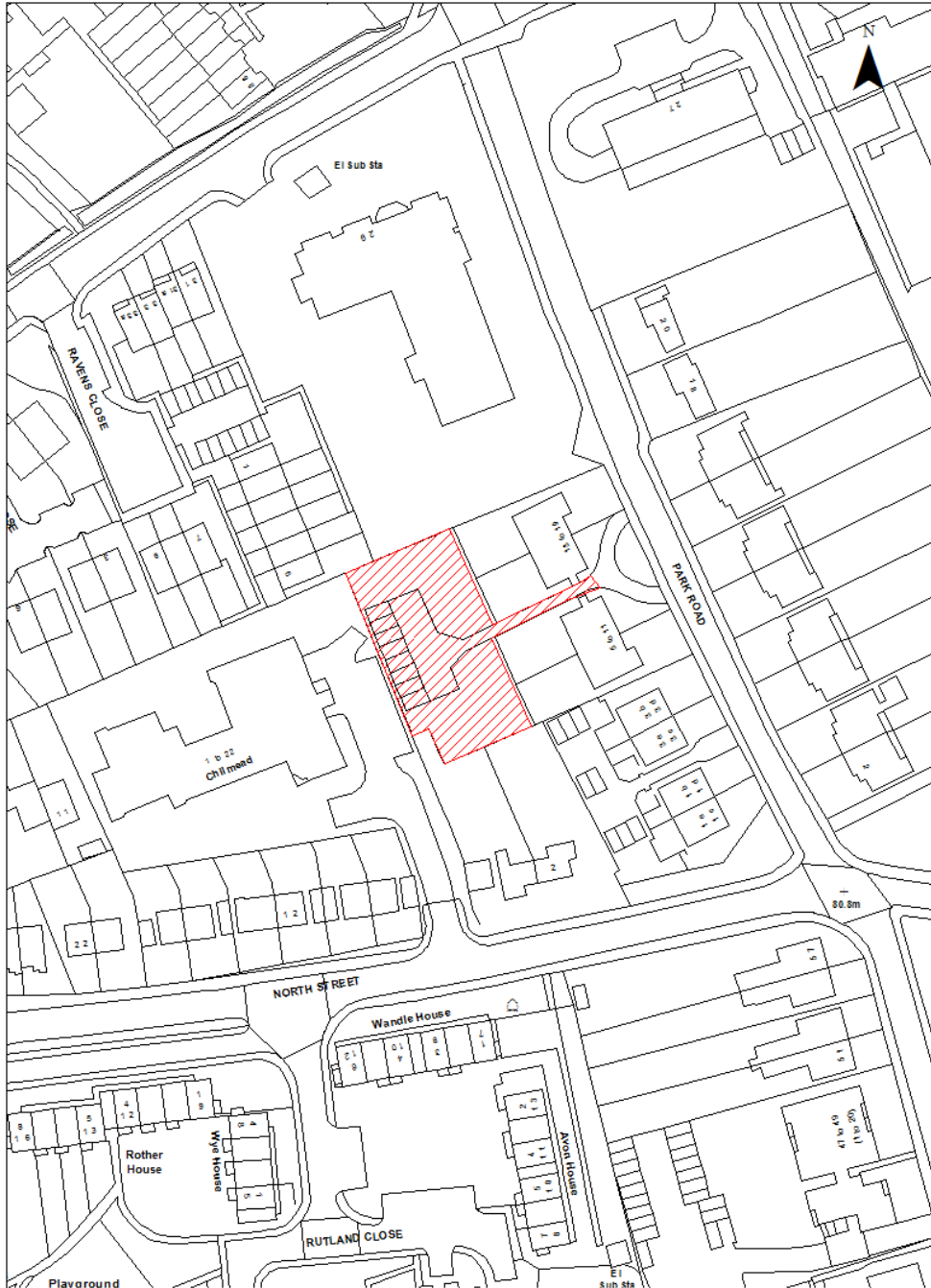
Site details	
HELAA Reference	RW34
Source of site	Garages
Site name	Garages Nash Gardens, Redhill
Existing use	Garages
Housing Potential	
Density	150dph
Capacity	6
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good. The site lies adjacent to Redhill town centre.
Market Considerations	The site would be most suitable for delivering higher density units (flats).
Physical Limitations	A small part of the site has been identified as being potentially at risk of surface flood water risk.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver. A scheme of this nature would be delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of the site for housing development in Redhill suggests that housing development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

RW35 – Garages Adjacent to Somerville Court, Oxford Road, Redhill



Site details	
HELAA Reference	RW35
Source of site	Garages
Site name	Garages adjacent to Somerville Court, Oxford Road, Redhill
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement in order to enable development.
Potential Impacts	Development would give rise to residential amenity constraints.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled for housing development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly; access; residential amenity constraints	

RW36 – Garages R/O 5-19 Park Road, Redhill



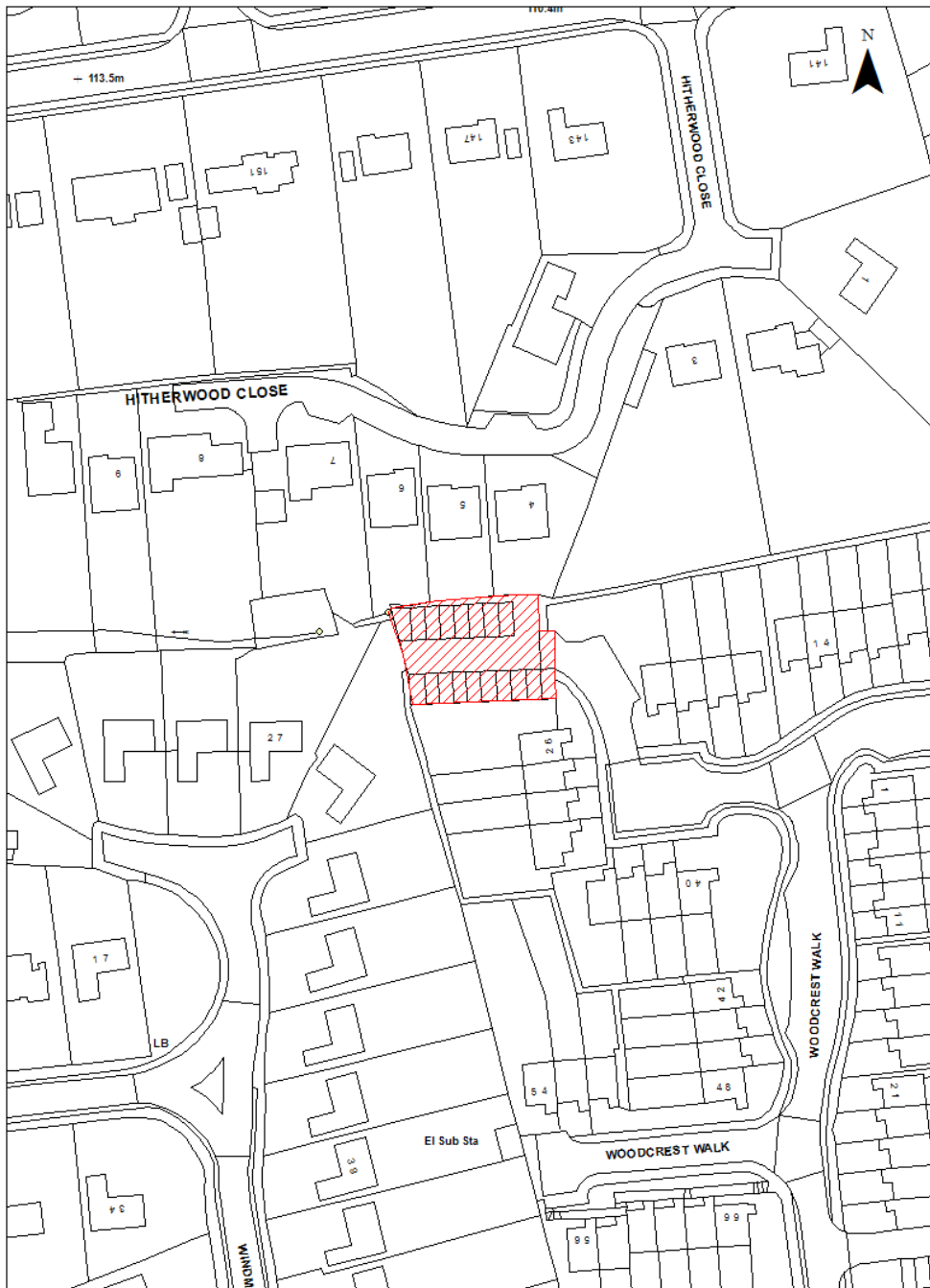
Site details	
HELAA Reference	RW36
Source of site	Garages
Site name	Garages R/O 5-19 Park Road, Redhill
Existing use	Garages
Housing Potential	
Density	60dph
Capacity	6
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	No physical limitations to development have been identified.
Potential Impacts	No potential impacts to development have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled in order to enable development. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Redhill suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

RW37 – Garages Raven Close, Redhill



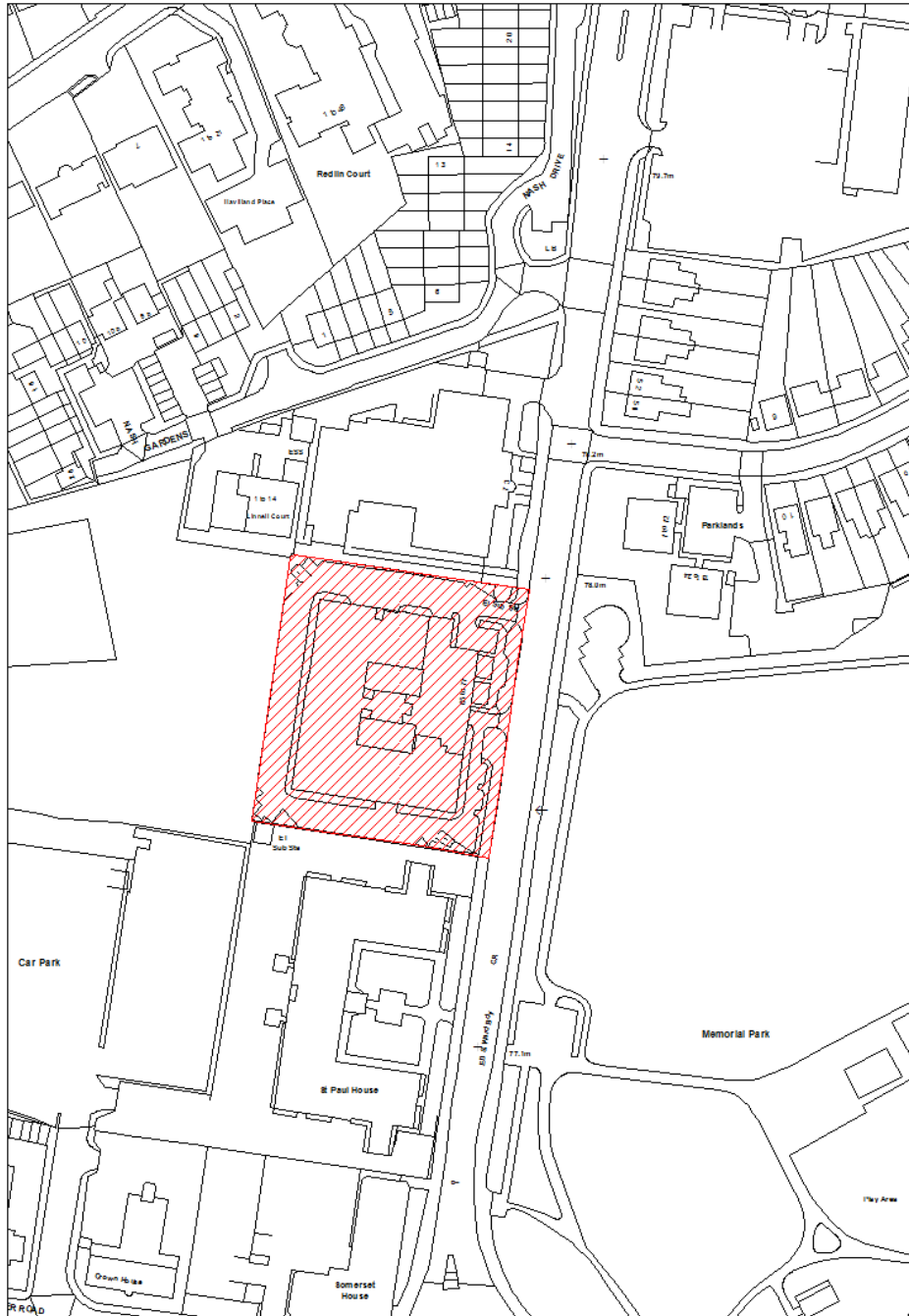
Site details	
HELAA Reference	RW37
Source of site	Garages
Site name	Garages Ravens Close, Redhill
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore within an priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable of delivering small family homes.
Physical Limitations	No physical constraints to development have been identified.
Potential Impacts	No potential impacts to development have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners and would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Development rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites within Redhill for housing development suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: Availability	

RW38 – Garages Woodcrest Walk, Reigate



Site details	
HELAA Reference	RW38
Source of site	Garages
Site name	Garages Woodcrest Walk, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site has been identified as being t risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The sit would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A site such as this would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Site specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites within Redhill for housing development suggests that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

RW39 – Grosvenor House, London Road, Redhill



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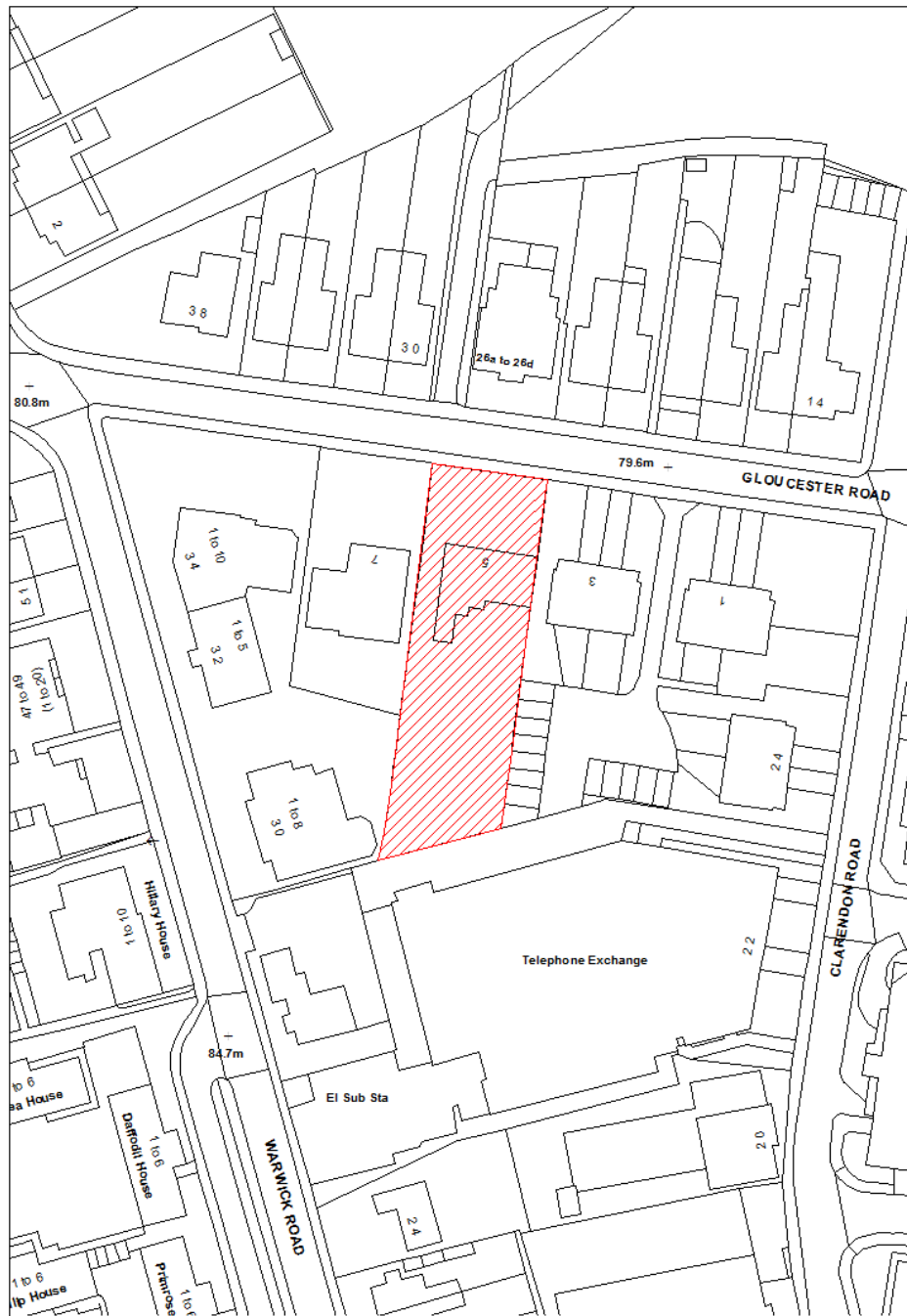
Site details	
HELAA Reference	RW39
Source of site	Extant Prior Approval
Site name	Grosvenor House, London Road, Redhill
Existing use	Offices
Housing Potential	
Density	222dph
Capacity	100
Total site area (ha)	0.45
Suitability	
Policy Considerations	The site lies within Redhill town centre and therefore lies within an area identified through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from prior approval for office to residential conversion. Accessibility to local services, facilities and public transport is excellent. Loss of employment land runs contrary to policy, however, this loss has been established through the prior approval.
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	The site is identified as being potentially at risk of surface water flooding. <u>During the course of the planning application, it was considered that potential surface water flooding can be adequately mitigated.</u>
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Orbit Investments (Properties) Ltd. The site benefits from prior approval for office to residential development. The offices are currently vacant. No legal constraints to development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Orbit Investments (Properties) Ltd. They are experienced property investors. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 30-40 units could be delivered; hence, development could be completed within 2-3 years of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	

RW40 – 2 & 3 Hitherwood Close, Redhill



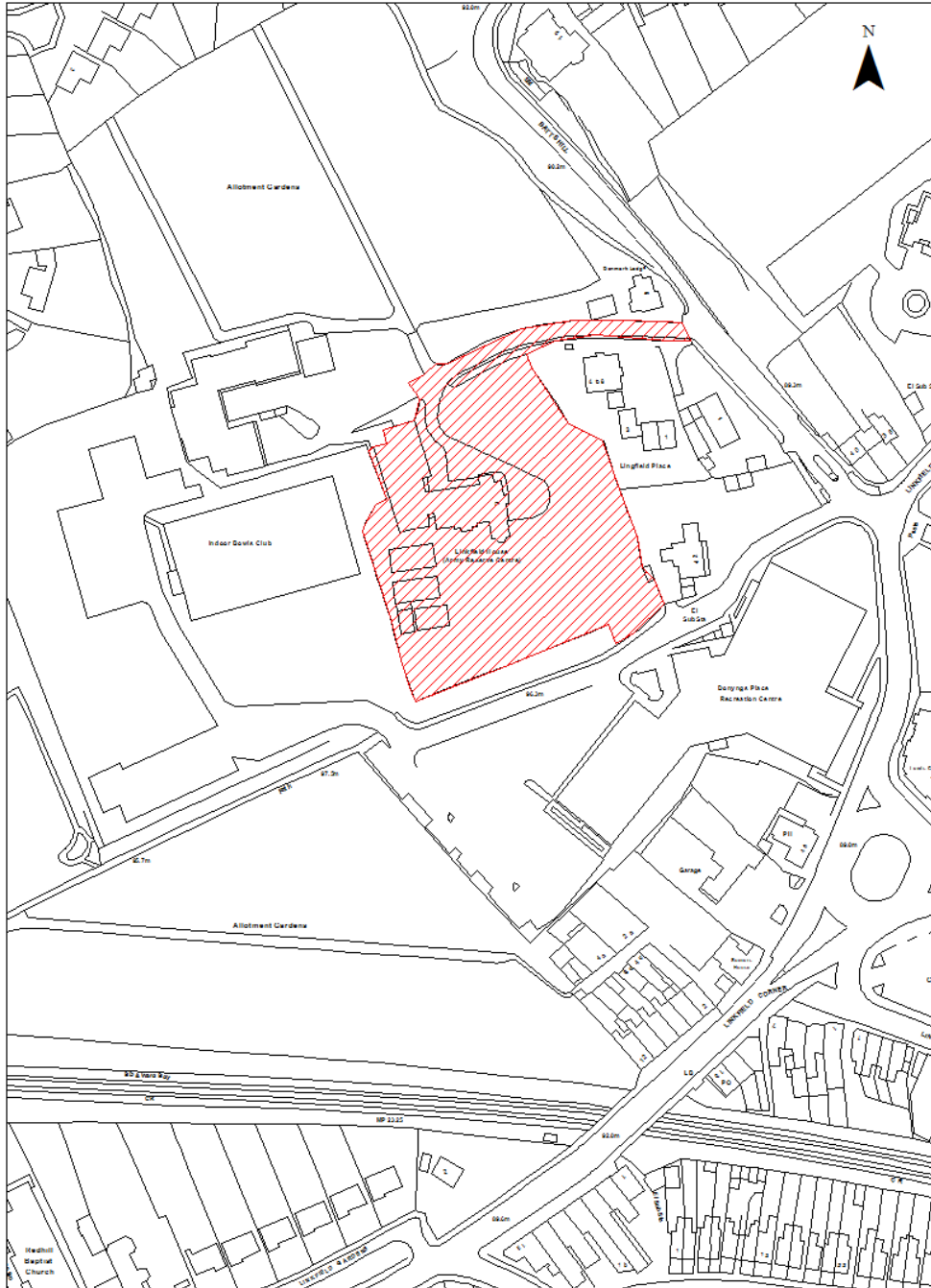
Site details	
HELAA Reference	RW40
Source of site	Extant Planning Permission
Site name	2 & 3 Hitherwood Close, Redhill
Existing use	Residential dwellings and grounds
Housing Potential	
Density	18dph
Capacity	5
Total site area (ha)	0.28
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 5 dwellings. Accessibility to local services and facilities is good. Accessibility to local facilities is excellent.
Market Considerations	The site is proposed to deliver 5 family homes.
Physical Limitations	Part of the site has been identified as potentially being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Denton Homes a development company. A number of the pre-commencement conditions have been discharged. No legal constraints to housing development have been identified.	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	The site is owned by Denton Homes a local development company who would likely have the capacity to deliver a scheme such as this. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is strong and would most likely support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	
Planning permission has been implemented.	

RW41 – Prospect Housing Association, 5 Gloucester Road, Redhill



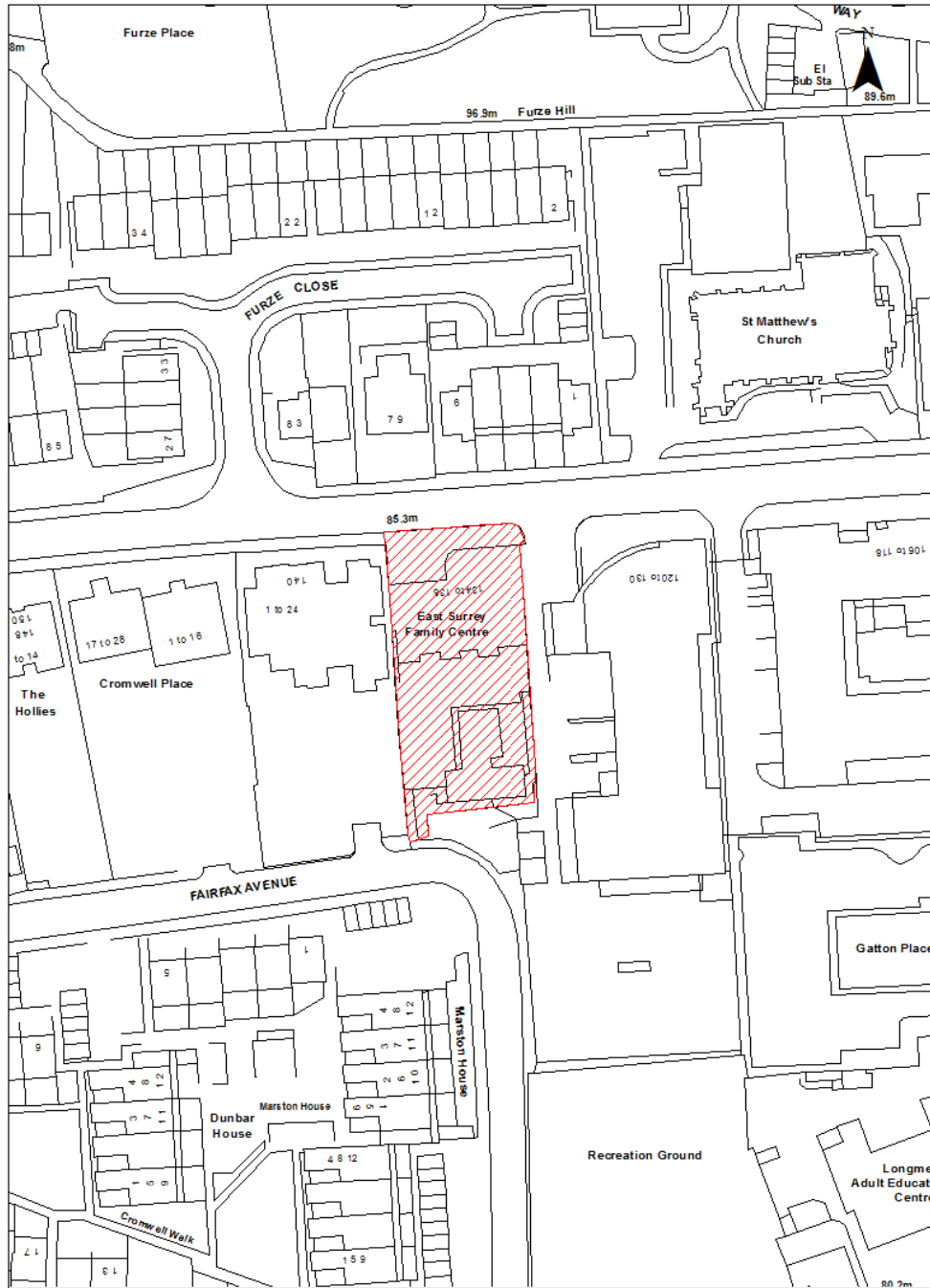
Site details	
HELAA Reference	RW41
Source of site	Extant Planning Permission
Site name	Prospect Housing Association, 5 Gloucester Road, Redhill
Existing use	Young person shared accommodation – C2 use
Housing Potential	
Density	23dph
Capacity	9
Total site area (ha)	0.4
Suitability	
Policy Considerations	The site lies within the urban area adjacent to Redhill town centre. The site therefore lies within a location prioritised for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 9 dwellings. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site is proposed to deliver supported accommodation for younger people. (C3 use)
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Prospect Housing Association. Prospect Housing Association <u>have</u> submitted their application as the existing provision is no longer fit for purpose and cannot be upgraded. The site benefits from planning permission <u>for 9 units.</u> <u>A non material amendment has been submitted and is awaiting decision.</u> No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for housing development.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract local or regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	

RW42 – Territorial Army Centre, Redhill



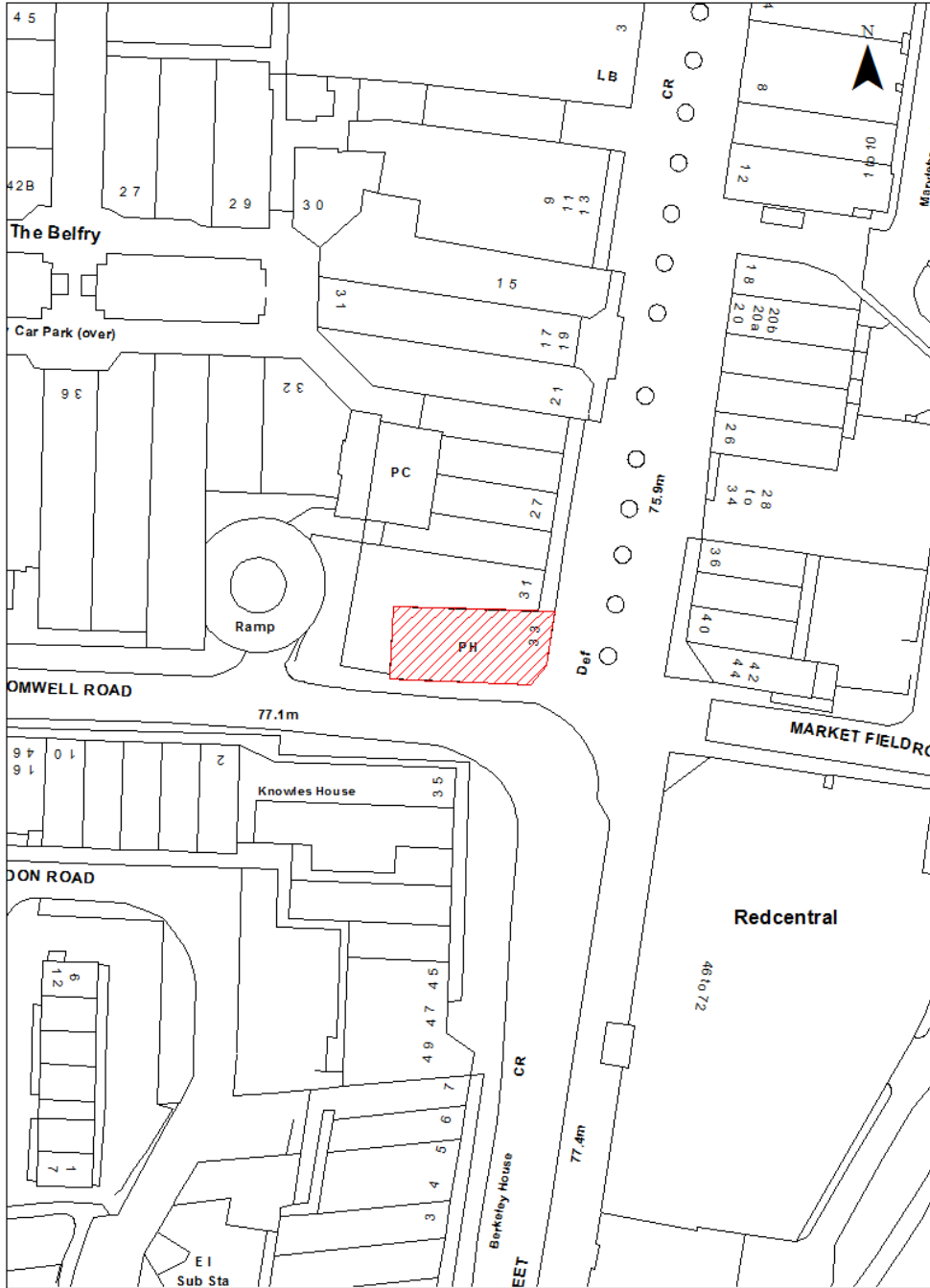
Site details	
HELAA Reference	<u>RW42</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Territorial Army Centre, Redhill</u>
Existing use	<u>Territorial army centre</u>
Housing Potential	
Density	<u>Proposed: 33-66dph</u>
Capacity	<u>Proposed: 40-80</u>
Total site area (ha)	<u>1.21</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site has not been proposed for development in the Regulation 19 Development Management Plan.</u> <u>One of the buildings on the site is locally listed.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site would be able to deliver a range of dwelling types and sizes.</u>
Physical Limitations	<u>Access to the site is quite constrained.</u>
Potential Impacts	<u>Development of the site could potentially impact the setting of the listed building.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by the Ministry of Defence.</u> <u>The site was recommended for redevelopment through the Regulation 19 Development Management Plan consultation.</u> <u>It has not been possible to confirm landowner intentions.</u> <u>No legal constraints to development have been identified.</u>	
<u>Availability of the site for housing development is uncertain.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of this nature would likely attract interest from regional or national developers who would likely have the capacity to deliver such a scheme.</u> <u>A scheme of this nature would likely be completed in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessments of urban redevelopment suggest that development would be viable.</u> <u>The residential market in the area would likely support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site is uncertain.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints: availability</u>	

RW43 – Redhill Family Centre, Station Road, Redhill



Site details	
HELAA Reference	<u>RW43</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Redhill Family Centre, Station Road, Redhill</u>
Existing use	<u>Family centre</u>
Housing Potential	
Density	<u>Proposed: 133dph</u>
Capacity	<u>Proposed: 20</u>
Total site area (ha)	<u>0.15ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site is used for community uses, loss of community uses would be contrary to proposed policy INF2.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site would be most suited to delivering higher density units.</u>
Physical Limitations	<u>A small part of the site is identified as being at risk from surface water flooding.</u>
Potential Impacts	<u>Development would lead to the loss of a community facility.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by Surrey County Council.</u> <u>The site has not been formally promoted for housing development.</u> <u>The site was identified as a potential development site in the Regulation 19 Development Management Plan consultation.</u> <u>Surrey County Council has confirmed that they have no immediate plans for the delivery of the site for housing development.</u> <u>No legal constraints to development have been identified.</u>	
<u>The site is not considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A scheme of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic testing of urban sites suggests that development would be achievable.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site is not considered to be suitable or available for housing development.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints: strategic policy change; availability</u>	

RW44 – Tower Public House, Redhill



Site details	
HELAA Reference	<u>RW44</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Tower Public House, Redhill</u>
Existing use	<u>Former public house</u>
Housing Potential	
Density	<u>Proposed: 150dph</u>
Capacity	<u>Proposed: 3</u>
Total site area (ha)	<u>0.02</u>
Suitability	
Policy Considerations	<p><u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u></p> <p><u>The site was formally used as a public house; the loss of this facility would not run contrary to policy.</u></p> <p><u>Accessibility to local services and facilities is excellent.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site is proposed to deliver retail/ commercial uses on the ground floor and residential on the upper floors.</u>
Physical Limitations	<p><u>The site lies within Flood Zone 2.</u></p> <p><u>The site has been identified as being at risk from surface water flooding.</u></p>
Potential Impacts	<u>No potential impacts have been identified.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is owned by The Belfry Shopping Centre.</u></p> <p><u>The landowners have actively promoted the site for redevelopment to include retail/ commercial on the ground floor and residential development on the upper floors.</u></p> <p><u>The landowner has indicated that they are currently exploring options for the site.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A site of these characteristics would likely attract local/ regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A specialist contractor may be required to complete the residential/ commercial element of the scheme.</u></p> <p><u>A scheme of this scale/ type would likely be completed in a single phase, however, the retail/ commercial uses may be completed separately to the residential.</u></p> <p><u>A scheme of this nature could be completed within 12 months.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic viability of urban residential schemes suggests that development would be achievable; however, the provision of the retail/ commercial uses may impact upon viability.</u></p> <p><u>The residential market in the area is good and would likely support the type and scale of development envisaged.</u></p>
<u>There is a reasonable prospect that development of the site will be achievable.</u>	
Summary	
<u>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site will be achievable.</u>	

The site is therefore considered to be deliverable.