

Development Management Plan (Regulation 19) Housing and Economic Land Availability Assessment (HELAA) Appendix 2.2b: Sites Promoted for

Housing Area 2b

January 2018 May 2018

Reigate & Banstead BOROUGH COUNCIL Banstead | Horley | Redhill | Reigate

| 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 |



MSJ03 – Redhill Ambulance Station, Pendleton Road, Redhill

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| Site details | |
|--|--|
| HELAA Reference | MSJ03 |
| Source of site | Call for Sites |
| Site name | Redhill Ambulance Station, Pendleton Road, Reigate |
| Existing use | Ambulance station |
| Housing Potential | |
| Density | 50dph |
| Capacity | 8 |
| Total site area (ha) | 0.18 |
| 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. Loss of community uses would be contrary to policy. Accessibility to local services, facilities and public transport is reasonable. |
| Market | The site would most likely be suited to higher density development, potentially |
| Considerations | incorporating flats and small family houses. |
| Physical Limitations | There are no notable physical limitations associated with the site. |
| Potential Impacts | There are no specific potential impacts associated with development of the site. |
| | ered to be suitable for housing development. |
| | to be suitable for housing development. |
| Availability | he SE Coast Ambulance Service. |
| | perational as an ambulance station and redevelopment would be contingent on service |
| needs. | berational as an ambulance station and redevelopment would be contingent on service |
| | en previously promoted for housing development. |
| | le to confirm intentions. |
| - | b housing development have been identified. |
| Availability of the site | e 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 | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sties within Reigate 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. |
| | prospect that development of the site would be achievable. |
| Summary | and the last suitable for bousing development and sucitability it. |
| | red to be suitable for housing development and availability is uncertain. |
| 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. | |
| The site is therefore not considered to be developable. | |
| Overcoming constraints: availability; strategic policy change | |
| overconning constrain | to availability, strategic policy change |

MSJ04 – City Space Filestores, Chapel Warehouse, Lesbourne Road, Reigate



| Site details | |
|-------------------------------------|---|
| HELAA Reference | MSJ04 |
| Source of site | Extant Prior Approval |
| Site name | City Space Filestores, Lesbourne Road, Reigate |
| Existing use | Former offices |
| Housing Potential | |
| Density | 125dph |
| Capacity | 5 |
| Total site area (ha) | 0.04 |
| Suitability | 0.04 |
| Policy | The site lies within the urban area adjacent to the Lesbourne Road Local Centre. |
| Considerations | The site therefore lies within an area 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 prior approval for office to residential conversion. Accessibility to local services and facilities is excellent. |
| | Accessibility to public transport is excellent. |
| | Whilst the site does not lie within a designated employment area, loss of |
| | employment uses would run contrary to policy. However, the loss has been |
| | established through the prior approval. |
| Market | The site is proposed to deliver higher density units (flats). |
| Considerations | |
| 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 C | CS Property Company. |
| The site benefits from | prior approval for office to residential conversion. |
| No legal constraints to | o development have been identified. |
| There is a reasonable | prospect that the existing prior approval will be implemented. |
| Achievability | |
| Delivery & Timing Considerations | The site is owned by CS Property Company. 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. Development of the site would likely be delivered by a single developer in a single phase. Delivery rates of 30-40 units per annum could be achieved. Development could therefore be completed within 12 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site benefits from prior |
| Viability | approval. |
| Considerations | The residential market in the area is good and would likely support the type and scale of development envisaged. |
| | prospect that development of the site would be achievable. |
| Summary | |
| prospect that develop | to be suitable and available for housing development and there is a reasonable ment of the site would be achievable. considered to be deliverable. |



MSJ05 – Bourne House, Lesbourne Road, Reigate



| Site details | |
|--|---|
| HELAA Reference | MSJ05 |
| Source of site | Extant Prior Approval |
| Site name | Bourne House, Lesbourne Road, Reigate |
| Existing use | Vacant offices |
| Housing Potential | |
| Density | 433dph |
| Capacity | 13 |
| Total site area (ha) | 0.03 |
| Suitability | 0.05 |
| · · · | The site is within the urban area, adjacent to Deigate town centre and Lecheurne |
| Policy Considerations | The site is within the urban area, adjacent to Reigate town centre and Lesbourne |
| Considerations | Road Local Centre, 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 has prior approval for 13 units. |
| | Accessibility to local services, facilities and public transport is excellent. |
| Market | The site is proposed to deliver higher density units (flats). |
| Considerations | The site is proposed to deliver higher defisity drifts (flats). |
| Physical Limitations | There are no significant physical limitations associated with the site |
| | There are no significant physical limitations associated with the site. |
| Potential Impacts | There are no specific potential impacts associated with the site. |
| Availability | to be suitable for housing development. |
| The site is owned by N | Jordia Estatos I td |
| | |
| The site benefits from prior approval for 13 units. A planning application has recently been submitted for exterior alterations to complement the prior | |
| | ntly awaiting decision. |
| The site is vacant. | ntiy awaiting decision. |
| | o development have been identified. |
| - | prospect that the current prior approval will be implemented. |
| Achievability | prospect that the current phor approval will be implemented. |
| Delivery & Timing | The site is owned by a local developer who intends to build out the consent |
| Considerations | themselves. They have completed schemes previously in the borough and are |
| Considerations | considered to have the capacity to complete the scheme. |
| | A scheme of this size would likely be delivered in a single phase with a delivery rate of |
| | 20-30 units per annum. |
| | Development could therefore be completed with 12-13 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site benefits from prior |
| Viability | approval. |
| Considerations | The residential market in the area for flats is very strong and 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 | |
| | to be suitable and available for housing development and there is a reasonable |
| | ment would be achievable. |
| The site is therefore of | considered to be deliverable. |
| | |



MSJ06 – Garages Arbutus Road, Redhill

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| Site details | | | |
|---|---|--|--|
| HELAA Reference | MSJ06 | | |
| Source of site | Extant Planning Permission | | |
| Site name | Garages Arbutus Road, Redhill | | |
| Existing use | Garages | | |
| Housing Potential | | | |
| Density | 70dph | | |
| Capacity | 14 | | |
| Total site area (ha) | 0.2 | | |
| Suitability | | | |
| Policy | The site is within the urban area and therefore within a location contemplated for | | |
| Considerations | 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 | The site is proposed to deliver lower density units (houses). | | |
| Considerations | | | |
| Physical Limitations | No physical limitations have been identified. | | |
| Potential Impacts | No potential impacts have been identified. | | |
| The site is considered | I to be suitable for housing development. | | |
| Availability | | | |
| The site is owned by F | - | | |
| | The site benefits from planning permission for 14 units. | | |
| A number of the pre-commencement conditions have been discharged. | | | |
| A S73 application has been recently submitted and approved. | | | |
| | o development have been identified. | | |
| | prospect that the existing planning permission will be implemented. | | |
| Achievability | | | |
| Delivery & Timing | The site is owned by Raven Housing Trust. | | |
| Considerations | It is understood that the site is to be developed by Westridge Construction, an | | |
| | experienced developer who will likely have the capacity to develop a scheme such as | | |
| | this. | | |
| | Development will 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 of commencement. | | |
| Market & Economic | No specific viability work has been undertaken as the site benefits from planning | | |
| Viability | permission. | | |
| Considerations | The residential market in the area is considered to be sufficient to support the type | | |
| Thoro is a reasonable | and scale of development envisaged. | | |
| | prospect that development of the site would be achievable. | | |
| Summary | 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. | | | |
| | | | |



MSJ13 – Garages, Howard Road, Reigate

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| Site details | | |
|---|--|--|
| HELAA Reference | MSJ13 | |
| Source of site | Garages | |
| Site name | Garages, Howard Road, Reigate | |
| Existing use | Garages | |
| Housing Potential | | |
| Density | 6dhp | |
| Capacity | 6 | |
| Total site area (ha) | 1.0 | |
| Suitability | | |
| Policy Considerations | The site lies within the urban area, adjacent to Redhill town centre and Lesbourne Road local centre, 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 is adjacent to the Reigate town centre conservation area. Accessibility to local services, facilities and public transport is excellent. | |
| Market | The site would be most suitable to delivering small family homes. | |
| Considerations | | |
| Physical Limitations | Access to the site is constrained and would need to be improved. | |
| Potential Impacts | Development could impact upon the adjoining conservation area. | |
| The site is not conside | ered to be suitable for housing development. | |
| Availability | | |
| The site is currently used as garages. The site is owned by Sixmile Developments. The landowners have previously submitted a planning permission for housing 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 uncertain. | |
| Achievability | | |
| Delivery & Timing Considerations | The site is owned by Sixmile Developers, an experienced local developer, who would likely have the capacity to develop a scheme of this size. 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 | No specific viability work has been undertaken as the site is not considered to be | |
| Viability Considerations | suitable for housing development and availability is uncertain. Generic assessment of sites within Reigate for housing development suggests that development would be economically viable. The residential market in the area would 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 housing development is uncertain. The site is therefore not currently considered to be suitable for housing development. Overcoming constraints: availability; access | | |



MSJ14 – Garages Harrison Close, Reigate



| Site details | |
|--|---|
| HELAA Reference | MSJ14 |
| Source of site | Garages |
| Site name | Garages Harrison Close, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 125dph |
| Capacity | 5 |
| Total site area (ha) | 0.04 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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 | The site would be most suitable to delivering higher density units (flats). |
| Considerations | |
| 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 us | |
| | number of landowners. |
| | o be assembled in order to enable development. |
| | le to confirm landowner intentions. |
| | o development have been identified. |
| - | e 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 likely 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 on a site such as this. Development could therefore be completed within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate 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 envisaged. |
| There is a reasonable | prospect that development of the site would be achievable. |
| Summary | |
| | 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; assembly | |
| | |



MSJ15 – Garages Talbot Close, Reigate



| Site details | |
|--|---|
| HELAA Reference | MSJ15 |
| Source of site | Garages |
| Site name | Garages Talbot Close, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 100dph |
| Capacity | 6 |
| Total site area (ha) | 0.06 |
| Suitability | |
| Policy | The site is within the urban area and therefore within a location contemplated for |
| , Considerations | housing 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 | The site would be most likely suited to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | Part of the site has been identified as being at risk from surface water flooding. |
| 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 us | |
| | number of landowners. |
| | o be assembled in order to enable development. |
| It has not been possible to confirm landowner intentions. | |
| - | o development have been identified. |
| • | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | 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. |
| | Development of the site 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. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate 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 | |
| | 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. | |
| The site is therefore r | not considered to be developable. |
| Overcoming constraints: availability; assembly | |



MSJ16 – Garages Cranston Close, Reigate



| Site details | |
|---|--|
| HELAA Reference | MSJ16 |
| Source of site | Garages |
| Site name | Garages Cranston Close, Reigate |
| 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, within close proximity to Reigate town centre, and therefore lies within an area considered 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 | The site would most likely be suited to delivering higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations to development have been identified. |
| Potential Impacts | No potential impacts have been identified. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| development. It has not been possib | number of landowners and would need to be assembled in order to enable le to confirm landowner intentions. development have been identified. |
| - | 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 housebuilders. A site 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 | Specific viability work has not been undertaken as availability of the site for housing |
| Viability Considerations | development is uncertain. Generic assessment of sites within Reigate for housing development suggests that development of the site 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 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; assembly | |



MSJ17 – Garages Cockshot Road, Reigate



| Site details | |
|--|--|
| HELAA Reference | MSJ17 |
| Source of site | Garages |
| Site name | Garages Cockshot Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 100dph |
| Capacity | 6 |
| Total site area (ha) | 0.06 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a priority location for housing |
| Considerations | 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 | The site would most likely be suited to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | Access to the site is constrained and would require improvement. |
| Potential Impacts | Parts of the site have been identified as being at risk from surface water flooding. |
| | ered to be suitable for housing development. |
| Availability | |
| The site is currently us | |
| | number of landowners. |
| | o be assembled to enable housing development. |
| - | le to confirm landowner intentions. |
| - | o development have been identified. |
| • | e for housing development is uncertain. |
| Achievability | There is not because to be any one official and so investigation to the site of this solution. |
| Delivery & Timing Considerations | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to develop a scheme such as this. |
| | Development would be completed within a single phase by a single developer. |
| | Delivery rates of 20-30 units per annum could be achieved. |
| | Development of the site could be completed within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that |
| Considerations | 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 constrain | nts: availability; access; land assembly |



MSJ18 – Garages Rosemead Close, Reigate

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| Site details | | |
|---|---|--|
| HELAA Reference | MSJ18 | |
| Source of site | Garages | |
| Site name | Garages Rosemead Close, Redhill | |
| Existing use | Garages | |
| Housing Potential | | |
| Density | 100dph | |
| Capacity | 6 | |
| Total site area (ha) | 0.06 | |
| Suitability | | |
| Policy | The site lies within the urban area and therefore within a location contemplated for | |
| Considerations | 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 and there is good access to public transport. | |
| Market | The site would be most suitable to delivering higher density units (flats). | |
| Considerations | | |
| Physical Limitations | A small 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 currently used for 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. | | |
| - | e 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 scheme such as this 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 scale/ type would likely be completed in a single phase by a single developer. | |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing | |
| Viability | development is uncertain. | |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that | |
| | development would be economically viable. | |
| | The residential market in the area would most likely be capable of supporting the | |
| These interview of the | type and scale of development envisaged. | |
| | 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 is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability | | |
| | | |



MSJ19 – Group House, Albion Road, Reigate



| Site details | |
|--|--|
| HELAA Reference | MSJ19 |
| Source of site | Extant planning permission |
| Site name | Group House, Albion Road, Reigate |
| Existing use | Offices |
| Housing Potential | |
| Density | 114dph |
| Capacity | 8 |
| Total site area (ha) | 0.07 |
| Suitability | 0.07 |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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 8 units. Accessibility to local services and facilities is good. Accessibility to public transport is good. Whilst not in a designated employment area, loss of office accommodation would run contrary to policy. However, loss would be acceptable through permitted |
| | development. |
| Market | The site is proposed to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | No potential impacts have been identified. |
| | to be suitable for housing development. |
| Availability | |
| The site is owned by t | |
| | planning permission for 8 units. |
| | commencement conditions have been approved. |
| - | o development have been identified. |
| | prospect that the existing planning permission will be implemented. |
| 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 interest from local or regional developers who would have the capacity to deliver a scheme such as this. Development of this nature would likely be delivered by a single developer in a single phase. Delivery rates of 25-30 units per annum could be achieved on a site such as this. Development of the site 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 very strong and 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 | |
| | to be suitable and available for housing development and there is a reasonable |
| prospect that develop | oment would be achievable. |



RC01 – Land R/O Flanchford Road, Reigate Heath

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| Site details | |
|----------------------|--|
| HELAA Reference | RC01 |
| Source of site | RBBC – Environmental Health |
| Site name | Land R/O Flanchford Road, Reigate |
| Existing use | Semi-natural open space |
| Housing Potential | |
| Density | 20dph |
| Capacity | 18 |
| Total site area (ha) | 0.89 |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| , Considerations | The site does not lie within a broad 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 reasonable. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, most likely geared towards family homes, thus potentially meeting a |
| | range of market requirements. |
| Physical Limitations | Access to the site is very constrained, via a narrow alley between frontage properties |
| | on Flanchford Road – this would be unlikely to be suitable for residential |
| | development. |
| | The site is identified as being potentially contaminated. |
| | A large part of the site is identified as being at risk from surface water flooding. |
| Potential Impacts | Development could potentially have an adverse visual impact upon the integrity and |
| | setting of the adjoining Conservation Area. |
| | Development could have an adverse visual impact upon the Area of Great Landscape |
| | Value. |
| | ered to be suitable for housing development. |
| Availability | |
| | number of private individuals and would need to be assembled in order to enable |
| development. | |
| | previously promoted the site for housing development. |
| • | le to confirm availability. |
| | b housing development have been identified. |
| • | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer interest in the site at this point. |
| Considerations | A site of this size/ characteristics would likely attract interest from local and 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. |
| | Delivery rates of 20-30 units per annum could be achieved on a site such as this. |
| Market 9 Feetensis | Development could therefore be completed within 12 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | 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, particularly for family homes, is very strong and |
| | 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; strategic policy change; access; contamination



RC02 – Land at Old Colley Farm, Colley Lane, Reigate

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| Site details | |
|-------------------------|---|
| HELAA Reference | RC02 |
| Source of site | RBBC – Environmental Health |
| Site name | Old Colley Farm, Coppice Lane, Reigate |
| Existing use | Semi-natural open space/ woodland |
| Housing Potential | |
| Density | 20dph |
| Capacity | 10 |
| Total site area (ha) | 0.54 |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site is located within a Conservation Area and a large part of the site is identified |
| | as a potential Site of Nature Conservation Importance. |
| | The site does not lie within a broad 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 reasonable. |
| | Accessibility to public transport is reasonable. |
| Market | The site would likely be most suited to delivering larger family homes. |
| Considerations | |
| Physical Limitations | Access to the site is via a narrow private spur/ driveway from Coppice Lane which |
| | may be unsuitable for further residential development. |
| | The site is identified as being potentially contaminated. |
| | The site is quite densely wooded in part which may limit development potential – |
| | land levels also fall away quite sharply from north to south across the site. |
| Potential Impacts | Development could have an adverse visual impact upon the integrity of the |
| | Conservation Area within which it sits and adjoining listed building. |
| | Development could adversely impact upon the recognised nature conservation value |
| | of the site. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by a | |
| | eviously promoted the site for housing development. |
| | le to ascertain landowner intentions. |
| | o development have been identified. |
| | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer interest in the site at this point. |
| Considerations | 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 by a single developer. |
| | Delivery rates of 20-30 units per annum could be achieved. |
| | Hence a scheme could be built out within 12-18 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | 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, particularly for family homes, is very strong and |
| | 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 considered to be currently developable. | |
| Overcoming constrain | ts: availability; access; contamination |



RC03 – Land at 50-52, Unit 54 and 61 Albert Road North, Reigate

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| Site details | |
|---|---|
| HELAA Reference | RC03 |
| Source of site | RBBC – Development Management |
| Site name | Land at 50-52, Unit 54 and 61, Albert Road North, Reigate |
| Existing use | Mixed industrial units and industrial storage land |
| Housing Potential | |
| Density | 30dph |
| | |
| Capacity | 40 |
| Total site area (ha) | 1.27 |
| Suitability | |
| Policy Considerations | The site forms part of a designated Employment Area – loss of employment would run contrary to <u>proposed</u> policy <u>EMP4</u> . The site has however been identified, as part of a wider site, in the Regulation 19 Development Management Plan as an opportunity site for mixed-use development <u>including employment uses</u> . The site lies within the urban area, relatively close to Reigate town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services and facilities is good. Accessibility to public transport is good. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, thus meeting a range of market requirements. |
| Physical Limitations | The majority of the site is identified as being at risk from surface water flooding. |
| | The site is potentially contaminated as a result of existing and historic uses. |
| Potential Impacts | Proximity to the railway line and other adjoining industrial uses could give rise to |
| | |
| | residential amenity conflicts. |
| The site is considered | residential amenity conflicts. to be suitable for housing development. |
| The site is considered Availability | · |
| Availability | to be suitable for housing development. everal private landowners and has not been formally promoted to the Council for |
| Availability The site is owned by s housing development Availability of the site | to be suitable for housing development. everal private landowners and has not been formally promoted to the Council for |
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The site is considered to be suitable for 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 currently considered to be developable.**

Overcoming constraints: availability; contamination; residential amenity



RC04 – 51-57 Albert Road North, Reigate

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| Site details | |
|---|---|
| HELAA Reference | RC04 |
| Source of site | 51-57 Albert Road North, Reigate |
| Site name | RBBC – Development Management |
| Existing use | 51-57 Albert Road North, Reigate |
| Housing Potential | |
| Density | 30dph |
| Capacity | 20 |
| Total site area (ha) | 0.59 |
| | 0.59 |
| Suitability Policy | The site forme part of a designated Englishment Area - loss of an playment would |
| Considerations | The site forms part of a designated Employment Area – loss of employment would run contrary to <u>proposed</u> policy <u>EMP4</u> . <u>However</u> , <u>T</u> the site has however been identified, as part of a wider site, in the Regulation 19 Development Management Plan as an opportunity site for mixed-use development <u>including employment uses</u> . <u>-</u> The site lies within the urban area, relatively close to Reigate town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services and facilities is good. Accessibility to public transport services is good. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, thus meeting a range of market requirements. |
| Physical Limitations | The majority of the site is identified as being at risk from surface water flooding. The site is potentially contaminated as a result of existing and historic uses. |
| Potential Impacts | Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts. |
| | |
| The site is considered | to be suitable for housing development. |
| Availability | to be suitable for housing development. |
| Availability The site is owned by F The landowners have refused as it would lea Plan overcomes this is It has not been possib | to be suitable for housing development. Fieldwood Products Ltd. previously submitted a planning application for residential development. It was ad to a loss of employment provision. The allocation in the Development Management ssue. Ile to confirm landowner intentions. |
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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; contamination; residential amenity


RC05 – Land at Rushford Road, Reigate



| Site nameLandExisting useWoodHousing PotentialDensityDensity40dgCapacity0Total site area (ha)0.89Suitability0PolicyTheConsiderationsa locStratThefor hAcceMarketTheConsiderationsgearPhysical LimitationsThepoteThe | C – Development Management d at Rushworth Road, Reigate odland (gross) / 0 (developable) (gross) / 0 (developable) site lies within the urban area close to Reigate town centre and therefore within cation contemplated for housing development through Policy CS4 of the Core tegy. site has not been identified in the Regulation 19 Development Management Plan housing development. essibility to local services, facilities and public transport is excellent. site would likely be capable of delivering a mix of housing which is predominantly red towards higher density flats. site is banked up to the railway line which could impinge upon development ential and the nature of development which could be achieved. site is also entirely densely wooded which further limits capacity. cimity to the railway line could give rise to residential amenity concerns. |
|---|--|
| Source of siteRBBGSite nameLandExisting useWoodHousing PotentialWoodDensity40dgCapacity0Total site area (ha)0.89SuitabilityIntegerPolicyTheConsiderationsa locStratTheConsiderationsa locMarketTheConsiderationsgearPhysical LimitationsThePotential ImpactsProxThe site is not considered to aNo legal constraints to hous | C – Development Management d at Rushworth Road, Reigate odland (gross) / 0 (developable) (gross) / 0 (developable) site lies within the urban area close to Reigate town centre and therefore within cation contemplated for housing development through Policy CS4 of the Core tegy. site has not been identified in the Regulation 19 Development Management Plan housing development. essibility to local services, facilities and public transport is excellent. site would likely be capable of delivering a mix of housing which is predominantly red towards higher density flats. site is banked up to the railway line which could impinge upon development ential and the nature of development which could be achieved. site is also entirely densely wooded which further limits capacity. cimity to the railway line could give rise to residential amenity concerns. |
| Site nameLandExisting useWoodHousing PotentialWoodDensity40dgCapacity0Total site area (ha)0.89Suitability0PolicyTheConsiderationsa locStratTheConsiderationsgearMarketTheConsiderationsgearPhysical LimitationsThePotential ImpactsProxThe site is not considered to aNo legal constraints to hous | d at Rushworth Road, Reigate odland oh (gross) / 0 (developable) (gross) / 0 (developable) site lies within the urban area close to Reigate town centre and therefore within cation contemplated for housing development through Policy CS4 of the Core tegy. site has not been identified in the Regulation 19 Development Management Plan nousing development. essibility to local services, facilities and public transport is excellent. site would likely be capable of delivering a mix of housing which is predominantly red towards higher density flats. site is banked up to the railway line which could impinge upon development ential and the nature of development which could be achieved. site is also entirely densely wooded which further limits capacity. cimity to the railway line could give rise to residential amenity concerns. |
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| Housing PotentialDensity40dgCapacity0Total site area (ha)0.89Suitability0PolicyTheConsiderationsa locStratTheConsiderationsa locMarketTheConsiderationsgearPhysical LimitationsThePotential ImpactsProxThe site is not considered to aNo legal constraints to hous | (gross) / 0 (developable) site lies within the urban area close to Reigate town centre and therefore within cation contemplated for housing development through Policy CS4 of the Core tegy. site has not been identified in the Regulation 19 Development Management Plan nousing development. essibility to local services, facilities and public transport is excellent. site would likely be capable of delivering a mix of housing which is predominantly red towards higher density flats. site is banked up to the railway line which could impinge upon development ential and the nature of development which could be achieved. site is also entirely densely wooded which further limits capacity. simity to the railway line could give rise to residential amenity concerns. |
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| Availability Ownership of the site is unk It has not been possible to a No legal constraints to hous | |
| Ownership of the site is unk It has not been possible to a No legal constraints to hous | o be suitable for housing development. |
| It has not been possible to a No legal constraints to hous | |
| No legal constraints to hous | |
| | |
| Availability of the site for h | • • • |
| | ousing development is uncertain. |
| Achievability | |
| Considerations A sit build A sch 30 u | re is not known to be any specific developer interest in the site at this point. The of this size/ characteristics would likely attract interest from local house ders who would likely have the capacity to deliver a scheme of this nature. Theme of this nature would be delivered in a single phase and delivery rates of 20- nits per annum could be achieved. The ce a scheme could be built out within 12-18 months of commencement. |
| Market & Economic No s | pecific viability work has been undertaken as the site is not considered to be |
| Viability suita | able for housing development and availability is uncertain. |
| | eric assessment of housing development within Reigate suggests that the site Id be economically viable. |
| | residential market in the area, for both flats and houses, is very strong and would |
| | t likely be capable of supporting the type and scale of development envisaged. |
| There is a reasonable prosp | ect that development of the site would be achievable. |
| Summary | |
| The site is not considered to | |
| | be suitable for housing development and availability is uncertain. |
| Overcoming constraints: av | be suitable for housing development and availability is uncertain. nsidered to be developable. |



RC06 – Surrey Police Headquarters, Reigate Road, Reigate



| dquarters, Reigate Road, Reigate |
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| ices and car parking |
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| |
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| |
| n the urban area between Redhill and Reigate town centres and |
| - |
| a location contemplated for housing development through Policy |
| trategy. |
| een identified in the Regulation 19 Development Management Plan |
| opment. |
| cal services and facilities is good. |
| ublic transport is excellent. |
| ely be capable fo delivering a mix of housing which is predominantly |
| igher density flats. |
| e site is affected by surface water flooding risk. |
| ied as being potentially contaminated as a result of previous and |
| |
| ificant impacts associated with development. |
| housing development. |
| |
| |
| e Commissioner for Surrey. |
| e Commissioner for Surrey. e station; however, the landowner has indicated that the police |
| e station; however, the landowner has indicated that the police |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5- 10 years. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5 -10 years. ment have been identified. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5- 10 years. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5 -10 years. ment have been identified. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5 -10 years. ment have been identified. site will be made available for housing development within the |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then thave been identified. site will be made available for housing development within the will be any specific developer interest in the site at this point. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then thave been identified. site will be made available for housing development within the with the beany specific developer interest in the site at this point. ' characteristic would likely attract interest from local or regional |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then have been identified. site will be made available for housing development within the with the beany specific developer interest in the site at this point. Characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then have been identified. site will be made available for housing development within the with the be any specific developer interest in the site at this point. Characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then thave been identified. site will be made available for housing development within the vn to be any specific developer interest in the site at this point. ' characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then have been identified. site will be made available for housing development within the with the beany specific developer interest in the site at this point. If characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then have been identified. site will be made available for housing development within the with the be any specific developer interest in the site at this point. If characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. Inature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then thave been identified. site will be made available for housing development within the year to be any specific developer interest in the site at this point. Year to be any specific developer interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then have been identified. site will be made available for housing development within the vn to be any specific developer interest in the site at this point. ' characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. arket in the area is very strong and would most likely be capable of |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5–10-years. The have been identified. site will be made available for housing development within the with the made available for housing development within the with the any specific developer interest in the site at this point. Characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. arket in the area is very strong and would most likely be capable of pe and scale of development envisaged. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then have been identified. site will be made available for housing development within the vn to be any specific developer interest in the site at this point. ' characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. arket in the area is very strong and would most likely be capable of |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5–10-years. The have been identified. site will be made available for housing development within the with the made available for housing development within the with the any specific developer interest in the site at this point. Characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. arket in the area is very strong and would most likely be capable of pe and scale of development envisaged. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5–10-years. The have been identified. site will be made available for housing development within the with the made available for housing development within the with the any specific developer interest in the site at this point. Characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. arket in the area is very strong and would most likely be capable of pe and scale of development envisaged. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. Then thave been identified. site will be made available for housing development within the with the be any specific developer interest in the site at this point. ' characteristic would likely attract interest from local or regional ho would likely have the capacity to deliver. nature would be delivered in a single phase. scale/ type could achieve delivery rates of 20-30 units per annum. herefore be completed within 12-18 months of commencement. ty work has been undertaken. ent of town centre sites suggests that development would be viable. arket in the area is very strong and would most likely be capable of pe and scale of development envisaged. elopment of the site would be achievable. |
| e station; however, the landowner has indicated that the police pment will be dependent upon an alternative location for a police ndicated that this will be likely in the next 5-10-years. The thave been identified. Site will be made available for housing development within the with the made available for housing development within the with the be any specific developer interest in the site at this point. The the beany specific developer interest from local or regional howould likely have the capacity to deliver. That would be delivered in a single phase. Scale/ type could achieve delivery rates of 20-30 units per annum. Therefore be completed within 12-18 months of commencement. Ty work has been undertaken. The tof town centre sites suggests that development would be viable. The area is very strong and would most likely be capable of pe and scale of development envisaged. Elopment of the site would be achievable. |
| |



RC12 – Land north of Buckland Road, Reigate



| Site details | |
|----------------------|---|
| HELAA Reference | RC12 |
| Source of site | Call for sites |
| Site name | Land north of Buckland Road, Reigate |
| Existing use | Residential dwellings |
| Housing Potential | |
| Density | 20dph |
| Capacity | 15 |
| Total site area (ha) | 0.18 |
| Suitability | |
| Policy | The site lies wholly within the Green belt but given the site is brownfield and there |
| Considerations | are existing buildings on the site, it may have limited potential for infilling or |
| | development in accordance with paragraph 89 of the NPPF. |
| | 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. |
| | The site lies within a conservation area. |
| | Accessibility to local services and facilities is good. |
| | Accessibility to public transport is good. |
| Market | The site would most likely be suited to delivering larger family homes. |
| Considerations | |
| Physical Limitations | There is a band of land running through the middle of the site which is identified as |
| | being at risk from surface water flooding. |
| | There is a group of TPO trees along the southern boundary of the site with Buckland |
| | Road. |
| Potential Impacts | Development could adversely impact upon the conservation area, the setting of the |
| | adjoining listed building and potentially upon the integrity of the listed wall which |
| | runs along the southern boundary of the site. |
| | ered to be suitable for housing development. |
| Availability | |
| | ive separate individual landowners, some of whom have previously promoted the site |
| for housing developm | |
| | le to ascertain whether all of the landowners are interested in promoting the site for |
| | and therefore there can be no certainty that the site could be assembled. |
| | b housing development have been identified. |
| | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer interest in the site at this point. |
| Considerations | A site fo this size/ characteristics would likely attract interest form 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. |
| | Delivery rates of 20-30 units per annum could be achieved on a site such as this. |
| | Development could therefore be completed within 12-18 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | 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 very strong, particularly for family homes, and |
| | would 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; land assembly; strategic policy change



RC13 – Reigate Beaumont Care Home, Colley Lane, Reigate

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| Site details | |
|-------------------------------------|--|
| HELAA Reference | RC13 |
| Source of site | Call for Sites |
| Site name | Reigate Beaumont Care Home |
| Existing use | Residential dwellingsCare home |
| Housing Potential | |
| Density | 20dph |
| Capacity | 30 units (or additional care accommodation) |
| Total site area (ha) | 1.4 |
| Suitability | |
| Policy Considerations | The site lies wholly within the Green Belt but given part of the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF. The site also lies within a conservation area. 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 Plat for housing development. <u>The site is used as a care home. Proposed policy DES7 resists the loss of such uses</u> <u>unless adequate alternative provision is provided locally or evidence is provided – to</u> <u>the satisfaction of the Council – that there is no longer a need for the facilities.</u> Accessibility to local services and facilities is good. Accessibility to public transport is good. |
| Market | The site would likely be most suited to delivering large family homes. |
| Considerations | The site could also provide accommodation for older residents, including additional care accommodation. |
| Physical Limitations | There is a band of land running through the middle of the site which is identified as being at risk from surface water flooding. There is a group of TPO trees along the southern boundary of the site with Buckland Road. Access to the site via Colley Lane is slightly constrained. |
| Potential Impacts | Development could adversely impact upon the conservation area, the setting of the adjoining listed building and potentially upon the integrity of the listed wall which runs along the southern boundary of the site. |
| The site is not conside | ered to be suitable for large scale housing development. |
| Availability | |
| The site is owned by B | archester Care. |
| The landowners have | previously promoted the site for housing development. |
| • | le to confirm availability of the site for housing development. |
| | o development have been identified. |
| Availability of the site | e 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 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 18 months of commencement. Delivery of additional care accommodation would likely require a specialist |

| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
|-------------------------|---|
| Viability | suitable for housing development and availability of the site is uncertain. |
| Considerations | Generic assessment of greenfield development within the borough 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 conside | ered to be suitable for housing development and availability is uncertain. |
| | |

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; availability; land assembly



RC15 – Former Priory Stables, Park Lane, Reigate

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| Site details | |
|------------------------|---|
| HELAA Reference | RC15 |
| Source of site | Call for Sites |
| Site name | Former Priory Stables, Park Lane, Reigate |
| Existing use | Derelict stable block and semi-natural grounds |
| Housing Potential | |
| Density | 20dph |
| Capacity | 5 |
| Total site area (ha) | 0.3 |
| Suitability | |
| Policy | The site is adjacent to the urban area, adjacent to Reigate town centre. |
| Considerations | The site lies within the Green Belt. |
| | The site has not been identified in the Regulation 19 Development Management Plan |
| | for housing development. |
| | Part of the site is previously developed. There may therefore be potential to develop |
| | the site through paragraph 89 of the NPPF. |
| | The site is within a conservation area. |
| | The site is within the boundary of a registered historic park. |
| | Accessibility to local services and facilities is excellent. |
| | Accessibility to public transport is excellent. |
| Market | The site would most likely be suited to delivering larger family homes. |
| Considerations | |
| Physical Limitations | There is an area of surface water flood risk in the centre of the site. |
| | Parts of the site are quite densely wooded with a large extent of mature tree |
| | coverage. |
| | Road access to the site is quite constrained and would require improvement to |
| Detential Impacts | support residential development. |
| Potential Impacts | Development of the site could potentially impact adversely upon the integrity of the conservation area and historic park. |
| | Development could impact upon the adjoining Site of Nature Conservation |
| | Importance. |
| The site is not consid | ered to be suitable for housing development. |
| Availability | |
| | Surrey County Council. |
| • | y been promoted to the Council for housing development. |
| | ble to confirm landowner intentions. |
| | o housing development have been identified. |
| | prospect that the site would be made available for housing development. |
| | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | 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 and could be completed |
| | within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | 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 the development of the site would be achievable.

Summary

There is a reasonable prospect that that 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 not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable.

Overcoming constraints: availability; strategic policy change; heritage impact<u>; availability</u>





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| Site details | |
|--------------------------|--|
| HELAA Reference | RC16 |
| Source of site | Call for Sites |
| Site name | The Croft, Buckland Road, Reigate |
| Existing use | Residential dwelling with substantial grounds |
| Housing Potential | |
| Density | 15dph |
| Capacity | 10 |
| Total site area (ha) | 0.80 |
| Suitability | |
| Policy | The site lies wholly within the Green Belt but given the site is brownfield and there |
| Considerations | are existing buildings on the site, it may have limited potential for infilling or |
| | development in accordance with paragraph 89 of the NPPF. |
| | The site also lies within a conservation area. |
| | 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 good. |
| | The site has good access to public transport services. |
| Market | The site would most likely be suited to delivering either a small number of large |
| Considerations | family homes or a single block of flats. |
| Physical Limitations | There are no notable physical limitations associated with the site. |
| Potential Impacts | Development could adversely impact upon the conservation area, the setting of the |
| · | adjoining listed building and potentially upon the integrity of the listed wall which |
| | runs along the southern boundary of the site. |
| The site is not conside | ered to be suitable for large scale housing development. |
| Availability | |
| The site is owned by H | leddmara Ltd. |
| The landowner has pre- | eviously promoted the site for housing development. |
| | n (15/00370/F) for housing redevelopment was refused in 2015 for inappropriate |
| design, bulk and mass | ing. |
| It has not been possib | le to confirm landowner intentions. |
| No legal constraints to | o housing development have been identified. |
| Availability of the site | e is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point; |
| Considerations | however, the withdrawn application was progressed by Stanton Construction, a local |
| | development firm who would have the capacity to build out a scheme of this scale. |
| | A scheme of this scale/ type would attract interest from local or regional developers |
| | who would have the capacity to deliver a scheme such as this. |
| | A scheme of this nature would achieve delivery rates of 20-30 units per annum and |
| | could therefore be completed within 12 months of commencement. |
| Market & Economic | No specific viability work for housing development has been undertaken as the site is |
| Viability | not considered to be suitable for housing development and availability is uncertain. |
| Considerations | 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. |

Summary

The site is not considered to be suitable for large scale development but may have limited potential in accordance with paragraph 89 pf the NPPF. 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: availability; strategic policy change; heritage impact







| Site details | |
|---|---|
| HELAA Reference | RC20 |
| Source of site | Extant Planning Permission |
| Site name | 4-10 Church Street, Reigate |
| Existing use | Mixed use: retail and residential |
| Housing Potential | |
| Density | 143dph |
| Capacity | 10 |
| Total site area (ha) | 0.07 |
| Suitability | |
| Policy | The site is within Reigate town centre and therefore within a location contemplated |
| Considerations | 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 10 units. |
| | The site falls within the Reigate Town Centre Conservation Area. |
| | The site falls within Reigate town centre primary shopping area. |
| | Accessibility to local services, facilities and public transport is excellent. |
| | The site lies within an area of high archaeological importance. |
| Market | The site is proposed to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | There are no specific physical limitations associated with the site. |
| Potential Impacts | Development could potentially improve the appearance fo the Conservation Area by |
| The size is second down | enhancing the current cluttered/ unattractive areas. |
| Availability | to be suitable for housing development. |
| Availability | |
| The site is owned by) | Nindsor Fairlawn |
| The site is owned by No legal constraints to | |
| No legal constraints to | o development have been identified. |
| No legal constraints to The site benefits from | o development have been identified. n planning permission for 10 units. |
| No legal constraints to The site benefits from There are however a are currently leased, to | o development have been identified. n planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual |
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previous permissions indicates that there may be problems resolving these issues. The site is therefore not considered to be currently developable. Overcoming constraints: availability; land assembly



RC22 – Town Hall, Castlefield Road, Reigate

| Site details | |
|--|--|
| HELAA Reference | RC22 |
| Source of site | Call for sites |
| Site name | Town Hall, Castlefield Road, Reigate |
| Existing use | Car park |
| Housing Potential | |
| Density | 77dph 100dph |
| - | 30 23 |
| Capacity Total site area (ha) | 0.3 |
| · · · · · | 0.5 |
| Suitability Policy | The site is within Reigate town centre and is therefore within a location |
| Considerations | contemplated 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. |
| | Accessibility to local services, facilities and public transport is excellent. The site lies within Reigate Town Centre Conservation Area and adjacent to the Grade II Listed Town Hall. The site lies within an area of archaeological potential and is adjacent to Castle Grounds (a Schedule Monument and Historic Park). |
| Market | The site would most likely deliver higher density units (predominantly flats), |
| Considerations | potentially as part of a mixed use office scheme. |
| Physical Limitations | No specific physical limitations have been identified. |
| Potential Impacts | Development would result in the loss of car parking provision. The site is accessed directly from Castlefield Road (A217/A25) – access would need to be carefully considered to avoid adverse highway impacts. Development could potentially impact upon the setting of the conservation area and adjoining listed building. |
| The site is considered | to be suitable for housing development. |
| The landowners have No existing uses need | Reigate & Banstead Borough Council. actively promoted the site for housing development. I to be relocated. o development have been identified. |
| The site is considered | to be available for housing development. |
| Achievability | |
| Delivery & Timing Considerations | The landowner has indicated that they would like to develop the site themselves. The landowner has recently completed similar sized schemes and therefore would have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of between 20-30 dwellings per annum could be achieved on a site such as this; hence the development could be completed within 12-18 months of commencement. |
| Market & Economic | Viability work suggests that development within Reigate would be viable. |
| Viability | The residential market in the area, particularly for flats, is very strong and would |
| Considerations | 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 | |
| development. | ntified in the Regulation 19 Development Management Plan as a site for mixed-use 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.



RC23 – Reigate Library, Bancroft Road, Reigate



| Site details | |
|--|--|
| HELAA Reference | RC23 |
| Source of site | Call for Sites |
| Site name | Reigate Library, Bancroft Road, Reigate |
| Existing use | Library and registry office |
| Housing Potential | |
| Density | 45dph |
| Capacity | 10 |
| Total site area (ha) | 0.22 |
| Suitability | |
| Policy Considerations | The site lies within Reigate town centre and therefore within a location contemplate for housing development through Policy CS4 of the Core Strategy. Loss of community uses runs contrary to policy-proposed policy INF2 which resists <u>the loss of community facilities. However, Tthe site has however been identified, as</u> part of a wider site, in the Regulation 19 Development Management Plan as an opportunity site for mixed-use development. <u>The proposed allocation requires the</u> |
| | retention, replacement or relocation of existing community uses, particularly the library/ registry office. The site is adjacent to Reigate Conservation Area. Accessibility to local services, facilities and public transport is excellent. |
| Market | The site would most likely be suited to delivering higher density units (flats) as part of |
| Considerations | mixed-use development including retail, commercial leisure, community and residential development. |
| Physical Limitations | Part of the site lies within Flood Zone 2. |
| Potential Impacts | No potential impacts have been identified. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| Availability of the site There is no known tim considered that this w Surrey County Council medium to long term. | has actively promoted the site for housing development. is dependent upon alternative library and registry office accommodation being sough <u>eframe for this.</u> — whilst there is no known timeframe for this at the moment, it is ill be completed before the end of the plan period. has indicated that the site could be made available for housing development in the |
| There is a reasonable | prospect that the site will be made available for housing development within the |
| plan period. | |
| Achievability | |
| Delivery & Timing Considerations | There is no known specific developer involvement in the site at this moment in time A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. |
| | Development could therefore be completed within 12-18 months of commencemer |

The site has been identified, as part of a wider site, in the Regulation 19 Development Management Plan as an opportunity site for mixed-use development.

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



RC24 – Royal Mail Delivery Office, Rushworth Road, Reigate



| Site details | |
|-----------------------------|--|
| HELAA Reference | RC24 |
| Source of site | Call for Sites |
| Site name | Royal Mail Delivery Office, Rushworth Road, Reigate |
| Existing use | Royal Mail Delivery Office |
| Housing Potential | |
| Density | 88dph |
| Capacity | 15 |
| Total site area (ha) | 0.17 |
| Suitability | |
| Policy | The site is within the urban area adjacent to Reigate town centre. |
| Considerations | The site 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 excellent. |
| | Whilst the site does not fall within a designated employment area, loss of |
| | employment uses would run contrary to proposed policy EMP4 which resists the loss |
| | of employment uses. |
| Market | The site would be most suitable to delivering high density dwellings (units). |
| Considerations | |
| Physical Limitations | No physical constraints to development have been identified. |
| Potential Impacts | Proximity to the railway line could give rise to residential amenity concerns. |
| | ered to be suitable for housing development. |
| Availability | |
| | Reliance Mutual Insurance Society who have previously has actively promoted the site |
| for housing developm | |
| development to progr | a leasehold interest which would need to be acquired or negotiated in order to enable |
| | ess. eviously indicated that the site could be made available for housing development |
| within 2 years. | evolusity indicated that the site could be made available for nousing development |
| | le to confirm landowner intentions. |
| | o development have been identified. |
| | prospect that the site would be made available for housing development within the |
| plan period. | |
| | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | 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. |
| | 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 | Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site is not considered to be |
| Viability | Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site is not considered to be suitable for housing development. |
| | Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of sites within Reigate for housing development suggests that |
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| Viability Considerations | Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of sites within Reigate for housing development suggests that development would be economically viable. |

Summary

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 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 developable.

Overcoming constraints: strategic policy change<u>; availability</u>



RC26 – Millennium House, 99 Bell Street, Reigate

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| HELAA ReferenceRC26Source of siteExtant Planning Permission and Extant Prior ApprovalSite nameMillennium House, 99 Bell Street, ReigateExisting useOfficesHousing PotentialDensityDensity190dphCapacity19Total site area (ha)0.1SuitabilityPolicyPolicyThe site lies within Reigate town centre and therefore a location prioritised fhousing development through Policy CS4.The site has not been identified in the Regulation 19 Development Managemfor housing development.The site benefits from prior approval for 16 units and planning permission toan additional 3 units through the addition of an extra storey.The site lies within the Reigate town centre conservation area.The site has excellent access to public transport.Accessibility to local services and facilities is excellent.Whilst the site is not within a designated employment area, loss of employm would run contrary to policy. However, the site benefits from prior approval to residential conversation.Market ConsiderationsThe site is proposed to deliver higher density units (flats).Physical LimitationsPart of the site has been identified as being at risk from surface water floodil Potential ImpactsDevelopment may impact upon the Reigate town centre conservation area. | nent Plan o create nent uses |
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| ConsiderationsPhysical LimitationsPart of the site has been identified as being at risk from surface water floodi | |
| | |
| | ng. |
| | |
| The site is considered to be suitable for housing development. | |
| Availability | |
| The site is owned by Millennium House Sussex Ltd. | |
| The site benefits from both prior approval and planning permission for residential units. | |
| A further prior approval – for a different configuration of units – has been recently submitted and is | awaiting |
| decision. | 0 |
| No legal constraints to development have been identified. | |
| There is a reasonable prospect that the site will be made available for housing development. | |
| Achievability | |
| Delivery & Timing There is not known to be any specific developer interest in the site at this po | oint. |
| Considerations A site of this scale/ type would attract local or regional developers who wou | |
| have the capacity to deliver a scheme such as this. | |
| A scheme of this nature would be developed in a single phase by a single dev | veloper. |
| Delivery rates of 20-30 units per annum could be achieved on a site such as | - |
| Development could therefore be completed within 12 months of developme | ent. |
| Market & Economic Specific viability work has not been undertaken as the site benefits from price | |
| Viability approval and planning permission. | |
| Considerations The residential market in the area, particularly for flats, is very strong and we | ould |
| most likely be capable fo supporting the type and scale of development prop | |
| 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 | le |
| prospect that development would be achievable. | |
| The site is therefore deliverable. | |



RC27 – Park House, 77-83 Bell Street, Reigate

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| Site details | | |
|--|--|--|
| HELAA Reference | RC27 | |
| Source of site | Extant Prior Approval | |
| Site name | Park House, 77-83 Bell Street, Reigate | |
| Existing use | Offices | |
| Housing Potential | | |
| Density | 267dph | |
| Capacity | 16 | |
| | 0.06 | |
| Total site area (ha) | 0.06 | |
| Suitability | where the test test is a first state of the second state test is the test state of the second state of the | |
| Policy Considerations | The site is lies within the urban area, within Reigate town centre, and 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. The site benefits from office to residential conversion for office to residential | |
| | conversion. Accessibility to local services, facilities and public transport is excellent. Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. However, the site benefits from prior approval for office to residential conversation. The site lies within the Reigate town centre conservation area. The site is a locally listed building. | |
| Market | The site is proposed to deliver higher density units (flats). | |
| Considerations | | |
| Physical Limitations | Part of the site has been identified as being at risk from surface water flooding. | |
| Potential Impacts | Development could impact upon the listed building and conservation area. | |
| | to be suitable for residential development. | |
| Availability | | |
| The site is owned by D |)ebonair Homes Ltd. | |
| - | prior approval for office to residential conversion. | |
| No legal constraints to development have been identified. | | |
| There is a reasonable prospect that the extant prior approval will be implemented. | | |
| 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 or regional developers who would likely have the capacity to deliver. A scheme of this nature would likely be delivered in a single phase and delivery rates of 25-30 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 benefits from prior approval for office to residential conversion. The residential market in the area, particularly for flats, is very strong and 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 | | |
| | to be suitable and available for housing development and there is a reasonable | |
| | ment of the site would be achievable. | |



RC28 – Alma House, Alma Road, Reigate

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| | Site details | | |
|---|---|--|--|
| | HELAA Reference | RC28 | |
| Ì | Source of site | Regulation 18 Development Management Plan Consultation | |
| ľ | Site name | Alma House, Alma Road, Reigate | |
| | Existing use | Offices | |
| | Housing Potential | | |
| | Density | 133dph | |
| Ì | Capacity | 12 | |
| | Total site area (ha) | 0.09 | |
| | Suitability | | |
| ĺ | Policy | The site lies within the urban area, adjacent to Reigate town centre, and therefore | |
| | Considerations | 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 excellent. | |
| 1 | | Whilst the site is not within a designated Employment Area, loss of employment uses | |
| | | would run contrary to proposed policy EMP4. However, there may be potential for | |
| | Market | office to residential conversion through prior approval. The site would be most suitable to delivering higher density uses (flats). | |
| | Considerations | The site would be most suitable to delivering higher density uses (hats). | |
| | 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. | |
| | | for housing development. | |
| | | to be potentially suitable for housing development. | |
| ' | Availability | | |
| | • | le to ascertain landowner intentions. | |
| | The site is currently us | sed for offices – development may be subject to vacant occupation. | |
| | - | o development have been identified. | |
| | Availability of the site | e for housing development is uncertain. | |
| | Achievability | | |
| | Delivery & Timing | There is no known specific developer involvement in the site at this point. | |
| | Considerations | A site of this size/ type would likely attract interest from local/ regional developers | |
| | | who would likely have the capacity to deliver a scheme of this nature. | |
| | | A scheme of this nature would be delivered in a single phase and could be completed | |
| | Market Q Feenersie | within 12 months of commencement. | |
| | Market & Economic | No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. | |
| | Viability Considerations | Generic assessment of sites within Reigate for housing development suggests that | |
| | Considerations | development of the site would be economically viable. | |
| | | The residential market in the area, particularly for flats, is very strong and 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 | | |
| | • | red to be suitable for housing development and availability is uncertain. | |
| | | to be potentially suitable for housing development and there is a reasonable prospect | |
| | that development of t | he site would be achievable. However, availability of the site is uncertain. | |
| | | not currently developable. | |
| | Overcoming constraints: availability; strategic policy change | | |
| | | | |



RC29 – 2 Fonthill, 58 Reigate Road, Reigate



| Site details | |
|---|---|
| HELAA Reference | RC29 |
| Source of site | Extant Planning Permission |
| Site name | 2 Fonthill, 58 Reigate Road, Reigate |
| Existing use | Former Nursing Home |
| Housing Potential | |
| Density | 29dph |
| Capacity | 29 |
| Total site area (ha) | 1.0 |
| Suitability | 10 |
| Policy | The site lies within the urban area, within close proximity to Reigate town centre, and |
| Considerations | 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 29 units. |
| | Accessibility of local services, facilities and public transport is good. |
| | The building is locally listed. |
| | The site is within the Wray Common Conservation Area. |
| | There is a TPO covering three large groups of trees along the Reigate Road frontage. |
| Market | The site is proposed to deliver high density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | Development could impact upon the locally listed building and conservation area. |
| · · · · · · · · · · · · · · · · · · · | to be suitable for housing development. |
| Availability | |
| The site is owned by a | private individual. |
| The site benefits from | planning permission for 29 units; however, there is a history of unimplemented |
| planning permissions. | |
| It has not been possib | le to ascertain whether the landowner intends to implement the current planning |
| permission. | |
| No legal constraints to | o development have been identified. |
| Availability of the site | e for development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| | |
| Considerations | A scheme of this size/ characteristics would likely be delivered by a local/ regional |
| | |
| | A scheme of this size/ characteristics would likely be delivered by a local/ regional |
| | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. |
| | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of |
| | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development |
| Considerations | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. |
| Considerations Market & Economic | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning |
| Considerations Market & Economic Viability Considerations | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of |
| Considerations Market & Economic Viability Considerations | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. |
| Considerations Market & Economic Viability Considerations There is a reasonable Summary | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. |
| Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. |
| Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered development of the site | A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. |


| HELAA Reference | RC30 |
|--|--|
| Source of site | Extant Planning Permission |
| Site name | Former Knights, 8-10 Bell Street, Reigate |
| Existing use | Vacant retail store |
| 5 | |
| Housing Potential | |
| Density | 120dph |
| Capacity | 7 |
| Total site area (ha) | 0.05 |
| Suitability | |
| Policy | The site lies within the urban area, within Reigate town centre, and therefore within |
| Considerations | 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 Pla |
| | for housing development. |
| | The site benefits from planning permission for 7 units. |
| | Accessibility to local services, facilities and public transport is excellent. |
| | The building is a Grade II Listed Building. |
| | The site lies within the Reigate Conservation Area. |
| Market | The site is proposed to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| 1 | |
| Potential Impacts | Development of the site may impact upon the listed building and the conservation |
| Potential Impacts | Development of the site may impact upon the listed building and the conservation area. |
| | |
| | area. |
| The site is considered Availability | area. |
| The site is considered Availability The site is owned by S | area. I to be suitable for housing development. |
| The site is considered Availability The site is owned by S The site benefits from | area. I to be suitable for housing development. St Dominic's Property Ltd. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c | area. I to be suitable for housing development. St Dominic's Property Ltd. P planning permission for 7 residential units. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to | area. I to be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to | area. I to be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. b development have been identified. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered | area. I to be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. I to be available for housing development. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability | area. I to be suitable for housing development. St Dominic's Property Ltd. o planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. I to be available for housing development. The landowner has indicated that they are intending to develop the site themselves |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing | area. I to be suitable for housing development. St Dominic's Property Ltd. • planning permission for 7 residential units. urrently seeking to discharge the conditions. • development have been identified. I to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing | area. Ito be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. Ito be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing | area. It to be suitable for housing development. St Dominic's Property Ltd. o planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. It to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations | area. It to be suitable for housing development. St Dominic's Property Ltd. o planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. It to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations | area. Ito be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. adevelopment have been identified. Ito be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. No specific viability work has been undertaken as the site benefits from planning |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations | area. Lto be suitable for housing development. St Dominic's Property Ltd. aplanning permission for 7 residential units. urrently seeking to discharge the conditions. a development have been identified. It to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations | area. I to be suitable for housing development. St Dominic's Property Ltd. aplanning permission for 7 residential units. urrently seeking to discharge the conditions. a development have been identified. I to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. 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 |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations Market & Economic Viability Considerations | area. I to be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. a development have been identified. I to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. 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 most likely be capable of supporting the type and scale of development proposed. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations Market & Economic Viability Considerations | area. I to be suitable for housing development. St Dominic's Property Ltd. aplanning permission for 7 residential units. urrently seeking to discharge the conditions. a development have been identified. I to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. 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 |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary | area. I to be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. I to be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. 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 most likely be capable of supporting the type and scale of development proposed. -prospect that development of the site would be achievable. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered | area. Ito be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. Ito be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. 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 most likely be capable of supporting the type and scale of development proposed. prospect that development of the site would be achievable. |
| The site is considered Availability The site is owned by S The site benefits from The landowners are c No legal constraints to The site is considered Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered | area. Ito be suitable for housing development. St Dominic's Property Ltd. planning permission for 7 residential units. urrently seeking to discharge the conditions. o development have been identified. Ito be available for housing development. The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement. 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 most likely be capable of supporting the type and scale of development proposed. prospect that development of the site would be achievable. |



RC31 – 31 Blackborough Road, Reigate



| Site details | |
|-------------------------|---|
| HELAA Reference | RC31 |
| Source of site | Extant Planning Permission |
| Site name | 31 Blackborough Road, Reigate |
| Existing use | Car sales and workshop |
| Housing Potential | · · |
| Density | 50dph |
| Capacity | 5 |
| Total site area (ha) | 0.1 |
| Suitability | |
| Policy | The site lies within the urban area, within close proximity of Lesbourne Road Local |
| , Considerations | Centre, 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, facilities and public transport is excellent. |
| | The site is adjacent to the Chart Lane Conservation Area. |
| | The site is adjacent to an area of Urban Open Land. |
| Market | The site is proposed to deliver a mix of low and high density units (houses and flats). |
| Considerations | |
| Physical Limitations | Part of the site has been identified as being at risk from surface water flooding. |
| Potential Impacts | Development of the site may impact upon the adjoining conservation area and urban |
| | open land. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| The site is owned by a | a private individual. |
| The site benefits from | planning permission for 5 units ; however, there is a history of unimplemented |
| planning permissions. | |
| A subsequent plannin | g application has been recently refused for 6 units – this is currently at appeal. |
| | sed as an active car sales and workshop – availability may be dependent upon |
| alternative accommo | |
| | nimplemented planning permissions, however, the site is currently vacant, following |
| the closure of the gara | |
| | le to ascertain whether the landowner intends to implement the planning permission. |
| - | o development have been identified. |
| | e for housing is therefore uncertain. |
| | to be available for housing development. |
| Achievability | |
| Delivery & Timing | There is no known specific developer interest in the site at this point. |
| Considerations | A scheme of this size/ characteristic would likely be delivered by a local/ regional |
| | developer who would likely have the capacity to deliver a scheme of this nature. |
| | A scheme of this characteristic would likely be delivered in a single phase by a single |
| | developer. |
| | Delivery rates of 10-15 dwellings per developer per annum could be achieved on a |
| | site such as this. |
| | Development could therefore be completed within 12 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site benefits from planning |
| | |
| Viability | permission. |
| | |

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 therefore not considered to be developable.

Overcoming constraints: availability

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 considered to be deliverable.

RC32 – Reigate Station Car Park





| Site details | |
|---|---|
| HELAA Reference | RC32 |
| Source of site | Regulation 18 Development Management Plan Consultation |
| Site name | Reigate Station Car Park |
| Existing use | Car park |
| Housing Potential | |
| Density | 12.3dph |
| Capacity | 20 |
| Total site area (ha) | 1.62 |
| Suitability | 1.02 |
| Policy | The site lies within the urban area, adjacent to Reigate town centre, and therefore |
| Considerations | within a location contemplated for housing development through Policy CS4 of the |
| considerations | Core Strategy. |
| | The site has not been identified in the Regulation 19 Development Management Plan |
| | for housing development. |
| | Proposed policy TAP1 requires applications that would lead to the loss of parking to |
| | demonstrate that there is no need for these parking spaces. |
| | Accessibility to local services, facilities and public transport is excellent. |
| Market | The site would be most suitable to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | Access to the site is via the Homebase store entrance. There may be need to acquire |
| | access permissions. |
| | The site is long and thin – this may impact upon the type of development possible. |
| Potential Impacts | Loss of car parking could impact upon the viability of the station. |
| r otentiai inipacts | Proximity to the railway line could give rise to residential amenity conflicts. |
| The site is potentially | considered to be suitable for housing development. |
| Availability | |
| | |
| 1 | Network Rail. |
| The site is owned by N | |
| The site is owned by N It has not been possib | le to ascertain landowner intentions. |
| The site is owned by N It has not been possib There may be a need | le to ascertain landowner intentions. to acquire access. |
| The site is owned by N It has not been possib There may be a need No legal constraints to | le to ascertain landowner intentions. to acquire access. o development have been identified. |
| The site is owned by N It has not been possib There may be a need No legal constraints to Availability of the site | le to ascertain landowner intentions. to acquire access. |
| The site is owned by N It has not been possib There may be a need No legal constraints to Availability of the site Achievability | le to ascertain landowner intentions. to acquire access. o development have been identified. e for housing development is uncertain. |
| The site is owned by N It has not been possib There may be a need No legal constraints to Availability of the site Achievability Delivery & Timing | le to ascertain landowner intentions. to acquire access. o development have been identified. e for housing development is uncertain. No specific developer involvement in the site is known at this point. |
| The site is owned by N It has not been possib There may be a need No legal constraints to Availability of the site Achievability | le to ascertain landowner intentions. to acquire access. o development have been identified. e for housing development is uncertain. No specific developer involvement in the site is known at this point. A site of this size/ characteristics would likely attract interest from regional |
| The site is owned by N It has not been possib There may be a need No legal constraints to Availability of the site Achievability Delivery & Timing | le to ascertain landowner intentions. to acquire access. o development have been identified. a for housing development is uncertain. No specific developer involvement in the site is known at this point. A site of this size/ characteristics would likely attract interest from regional developers who would likely have the capacity to deliver. |
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that development of the site would be achievable. However, availability of the site for housing development is uncertain.

The site is therefore not currently developable.

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

RC33 – Old Colley Farm, Reigate



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| Site details | |
|-------------------------------------|--|
| HELAA Reference | RC33 |
| Source of site | Regulation 18 Development Management Plan Consultation |
| Site name | Old Colley Farm, Reigate |
| Existing use | Semi-natural open space/ woodland |
| Housing Potential | |
| Density | 20dph |
| Capacity | 10 |
| Total site area (ha) | 0.54 |
| Suitability | |
| Policy | The site lies wholly within the Green Belt. |
| Considerations | The site does not lie within a location contemplated for housing development |
| considerations | 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 located within a Conservation Area. |
| | A large part of the site is identified as a potential Site of Nature Conservation |
| | Importance. |
| | Accessibility to local services and facilities is reasonable. |
| | The site has reasonable access to public transport services. |
| Market | The site would be most suited to delivering larger family homes. |
| Considerations | The site would be most suited to derivering larger family nomes. |
| Physical Limitations | Access to the site is via a narrow private spur/ driveway from Coppice Lane which |
| Physical Linnations | may be unsuitable for further residential development. |
| | The site is identified as being potentially contaminated. |
| | The site is quite densely wooded in part which may limit development potential – |
| | land levels also fall away quite sharply from north to south across the site. |
| Potential Impacts | Development could have an adverse visual impact upon the integrity of the |
| Potential impacts | Conservation Area within which it sites and adjoining listed building. |
| | Development could adversely impact upon the recognised nature conservation value |
| | of the site. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by a | private individual |
| - | le to ascertain whether the site would be made available for housing development. |
| | b housing development have been identified. |
| | e is therefore uncertain. |
| • | |
| Achievability | There is no known specific developer involvement in the site at this reliat |
| Delivery & Timing Considerations | There is no known specific developer involvement in the site at this point. |
| considerations | A scheme of this nature would likely attract interest from local/ regional developers |
| | who would likely have the capacity to deliver. |
| | A scheme of this nature would be delivered in a single phase. |
| | Delivery rates of 30-40 units per annum could be achieved. |
| Market 9 Feeners | Development could therefore be completed within 12 months from commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | 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 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 considered to be currently developable.

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



RC34 – Land R/O Retail Frontage Bell Street, Reigate



| Site details | |
|--|---|
| HELAA Reference | RC34 |
| Source of site | Regulation 18 Development Management Plan Consultation |
| Site name | Land R/O Retail Frontage Bell Street, Reigate |
| Existing use | Land rear of retail frontage |
| Housing Potential | |
| Density | 25dph |
| Capacity | 25 |
| Total site area (ha) | 1.0 |
| Suitability | |
| Policy | The site lies within the urban area, within Redhill town centre, and therefore within a |
| Considerations | 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 primary shopping area. |
| | The site lies within the Reigate town centre conservation area. |
| | There are a number of locally listed buildings within the street frontage. |
| | Accessibility to local services, facilities and public transport is excellent. |
| Market | The site would be most suitable to delivering higher density units (flats). |
| Considerations | |
| Physical Limitations | Parts of the site have been identified as being at risk from surface water flooding. |
| Potential Impacts | Development may impact upon the locally listed buildings and conservation area. |
| The site is considered | I to be suitable for housing development. |
| Availability | |
| The site is owned by a | a number of landowners and would require land assembly. |
| It has not been possib | ble to ascertain landowner intentions. |
| No legal constraints to | o development have been identified. |
| Availability of the site | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A site of this size/ characteristics would likely attract interest from local/ regional |
| | housebuilders who would likely have the capacity to deliver a scheme of this nature. |
| | 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 18 months from commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development would be economically viable. |
| | The residential market in the area, particularly for flats, is considered to be very |
| | strong and would most likely be capable of supporting the type and scale of |
| | development proposed. |
| | prospect that development of the site would be achievable. |
| Summary | |
| Whilst the site is cons | idered to be suitable for housing development and there is a reasonable prospect that |
| | |
| development of the s | ite would be achievable, availability of the site is uncertain. |
| development of the site is therefore a | ite would be achievable, availability of the site is uncertain. not considered to be suitable for housing development. nts: Availability; land assembly |



RC43 – 5a Castlefield Road, Reigate



| Site details | | |
|--|---|--|
| HELAA Reference | RC43 | |
| Source of site | Vacant Property | |
| Site name | 5a Castlefield Road, Reigate | |
| Existing use | Vacant property – offices | |
| Housing Potential | | |
| Density | 63dph | |
| Capacity | 5 | |
| Total site area (ha) | 0.08 | |
| Suitability | | |
| Policy Considerations | The site lies within the urban area, within Redhill town centre, 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 excellent. The site is adjacent to Reigate Town Centre Conservation Area and is within close proximity to Chart Lane Conservation Area. The site is opposite the Grade II Listed Town Hall. Whilst the site is not within a designated employment area, ILoss of employment uses would run contrary to proposed policy EMP4. However, there may be potential | |
| Market | under prior approval for office to residential conversion. The site would most likely be suited to deliver higher density residential units (flats). | |
| Considerations | | |
| Physical Limitations | No physical constraints to development have bee identified. | |
| Potential Impacts | The site is accessed directly from Castlefield Road (A217/A25) – access would need to be carefully considered to avoid adverse highway impacts. Development could potentially impact upon the nearby conservation areas and listed building. | |
| The site is not conside | red to be suitable for housing development. | |
| The site is considered | to be potentially suitable for housing development. | |
| Availability | | |
| The site is owned by Lo | ochplace Ltd. | |
| It has note been possil | ble to ascertain landowner intentions. | |
| | as been recently granted for change of use to allow B1(a), D1 or A2 uses. | |
| | development have been identified. | |
| | for housing development is uncertain. | |
| | red to be available for housing development. | |
| Achievability | | |
| Delivery & Timing Considerations | There is not known to be any specific developer interest 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 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 the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area 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 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, the site is not considered to be available for development.

The site is therefore not currently considered to be developable.

Overcoming constraints: availability; strategic policy change



RC67 – Garages adjacent to 41 Beech Drive, Reigate



| Site details | |
|--------------------------------------|--|
| HELAA Reference | RC67 |
| Source of site | Garages |
| Site name | Garages adjacent to 41 Beech Drive, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 60dph |
| Capacity | 6 |
| Total site area (ha) | 1.0 |
| Suitability | |
| Policy | The site lies within the urban area and therefore is within an area considered for |
| , Considerations | 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 | The site would likely be most suited to delivering higher density units (flats). |
| Considerations | |
| 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 us | ed as garages. |
| The site is owned by a | single landowner. |
| | le to ascertain landowner intentions. |
| - | development have been identified. |
| • | 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 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 | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development would be economically viable. |
| | The residential market in the area is felt to be sufficient to support the scale of |
| | development proposed. |
| | prospect that development of the site would be achievable. |
| Summary | |
| | to be suitable for housing development and there is a reasonable prospect that |
| | e achievable, however, availability is uncertain. |
| | ot currently developable. |
| Overcoming constraints: availability | |



RC68 – Garages Fir Tree Walk, Reigate



| Site details | |
|---|---|
| HELAA Reference | RC68 |
| Source of site | Garages |
| Site name | Garages Fir Tree Walk, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 171dph |
| Capacity | 12 |
| Total site area (ha) | 0.07 |
| Suitability | 0.07 |
| Policy | The site lies within the urban area and therefore within a location identified for |
| Considerations | housing development through Policy CS4 of the Core Strategy. |
| Considerations | 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 previously benefitted from planning permission for 12 flats. |
| Market | The site is considered to be most suited to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | Part of the site has been identified as being potentially at risk from surface water |
| , | flooding. |
| Potential Impacts | No potential impacts have been identified. |
| | to be suitable for housing development. |
| Availability | |
| The site is currently us | sed as garages. |
| The site is owned by N | Nount Green Housing Association. |
| A planning permission | has previously been granted for the replacement of the garages with 12 flats, |
| however, it has not be | en implemented. |
| It has not been possib | le to ascertain landowner intentions. |
| The landowner has co | nfirmed that they have undertaken some feasibility work and that the site will be |
| | |
| | velopment within the mid to long term. |
| No legal constraints to | velopment within the mid to long term. o development have been identified. |
| No legal constraints to Availability of the site | velopment within the mid to long term. o development have been identified. o for housing development is uncertain. |
| No legal constraints to Availability of the site There is a reasonable | velopment within the mid to long term. o development have been identified. |
| No legal constraints to Availability of the site There is a reasonable term. | velopment within the mid to long term. o development have been identified. o for housing development is uncertain. |
| No legal constraints to Availability of the site There is a reasonable term. Achievability | velopment within the mid to long term. o development have been identified. e for housing development is uncertain. prospect that the site will be made available for development in the mid to long |
| No legal constraints to Availability of the site There is a reasonable term. Achievability Delivery & Timing | velopment within the mid to long term. to development have been identified. a for housing development is uncertain. prospect that the site will be made available for development in the mid to long There is no known specific developer involvement in the site at this point in time. |
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| No legal constraints to Availability of the site There is a reasonable term. Achievability Delivery & Timing | velopment within the mid to long term. o development have been identified. e for housing development is uncertain. prospect that the site will be made available for development in the mid to long There is no known specific developer involvement in the site at this point in time. However, Mount Green Housing Association are experienced developers and may choose to develop the site themselves. A site of this size/ characteristics would likely attract interest from local/ regional housebuilders who would likely have the capacity to deliver a scheme of this nature. A site of this nature would be completed in a single phase by a single developer. |
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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 developable.

Overcoming constraints: availability

The site is considered to be suitable for housing development and 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 considered to be developable.



RC69 – Garages R/O 10 The Tannery, Redhill

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| Site details | |
|---|--|
| HELAA Reference | RC69 |
| Source of site | Garages |
| Site name | Garages R/O 10 The Tannery Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 63dph |
| Capacity | 5 |
| Total site area (ha) | 0.08 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a priority location for housing |
| Considerations | 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 | The site would be most suitable to delivering small family homes. |
| Considerations | |
| Physical Limitations | Parts of the site have 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 | |
| - | • • |
| - | for housing 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 attract interest from local and regional house builders who would likely have the capacity to deliver a scheme of this nature. 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 | Specific viability work has not been undertaken as availability of the site for housing |
| Viability Considerations | development is uncertain. Generic assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area is very strong and would therefore be likely to support the scale of development envisaged. |
| There is a reasonable | prospect that development of the site would be achievable. |
| Summary The site is considered a development would be | to be suitable for housing development and there is a reasonable prospect that e achievable, however, availability is uncertain. ot considered to be currently developable. |



RC70- Garages R/O 129 Blackborough Road, Reigate



| Site details | |
|--|---|
| HELAA Reference | RC70 |
| Source of site | Garages |
| Site name | Garages R/O 129 Blackborough Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 100dph |
| Capacity | 5 |
| Total site area (ha) | 0.05 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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 | The site would be most suitable of delivering higher density units (flats). |
| Considerations | |
| Physical Limitations | Access to the site is quite constrained. |
| Potential Impacts | Development may give rise to residential amenity constraints. |
| | to be potentially suitable for housing development. The site is considered to be |
| suitable for housing d | levelopment. |
| Availability | |
| The site is currently us The site is owned by a | |
| | le to ascertain landowner intentions. |
| | b development have been identified. |
| | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. |
| Considerations | A site of this size/ characteristics would likely attract interest from local/ regional |
| | housebuilders who would likely have the capacity to deliver a scheme of this nature. |
| | 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 from commencement. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that |
| | development would be economically viable. |
| | The residential market in the area is considered to be sufficient to deliver the type of |
| Thoro is a researchie | development envisaged. |
| Summary | prospect that development of the site would be achievable. |
| · · · · · · · · · · · · · · · · · · · | to be potentially suitable for housing development and there is a reasonable prospect |
| | to be potentially suitable for housing development and there is a reasonable prospect the site would be achievable. However, availability of the site is uncertain. |
| · · · · · · · · · · · · · · · · · · · | not currently developable. |
| Overcoming constraints: availability; access; residential amenity constraints | |
| eventering constraints availability, access, residential differity constraints | |



RC71 – Garages Howard Court, Doods Park Road, Reigate



| Site details | |
|--------------------------|---|
| HELAA Reference | RC71 |
| Source of site | Garages |
| Site name | Garages Howard Court, Doods Park Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 50dph |
| Capacity | 10 |
| Total site area (ha) | 0.2 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location identified for |
| , Considerations | 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 has good accessibility to local facilities, services and public transport. |
| Market | The site would be most suitable to delivering higher density units (flats). |
| Considerations | |
| 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 constraints. |
| | Proximity to residential properties may give rise to residential amenity constraints. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is currently us | sed as garages. |
| The site is own by a si | ngle landowner. |
| It has not been possib | le to confirm landowner intentions. |
| No legal constraints to | o development have been identified. |
| Availability of the site | e is uncertain. |
| Achievability | |
| Delivery & Timing | There is no known specific developer interest in the site at this point. |
| Considerations | A site of this size/ characteristics would likely attract interest from local/ regional |
| | developers who would likely have the capacity to deliver a scheme of this nature. |
| | 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 | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development would be achievable. |
| | The residential market in the area is considered to be very strong. It is likely that the |
| | market would be able to support the type of development envisaged. |
| | prospect that development of the site would be achievable. |
| Summary | |
| | ered to be suitable for housing development and availability is uncertain. |
| | not currently developable. |
| Overcoming constrain | ats: availability: access: residential amenity constraints |

Overcoming constraints: availability; access; residential amenity constraints



RC72 – Garages Summerly Avenue, Reigate



| Site details | |
|---|---|
| HELAA Reference | RC72 |
| Source of site | Garages |
| Site name | Garages Summerly Avenue, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 50dph |
| Capacity | 5 |
| Total site area (ha) | 1.0 |
| Suitability | |
| Policy | The site is within the urban area and therefore a location contemplated for housing |
| Considerations | 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 | The site is most suited to deliver small family homes. |
| Considerations | |
| Physical Limitations | No physical constraints to development have been identified. |
| 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 currently us | |
| | number of landowners. |
| | o be assembled to enable development. |
| | le to confirm landowner intentions. |
| _ | o development have been identified. |
| - | e is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. |
| Considerations | A site of this size/ characteristics would likely attract interest from local/ 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. |
| | 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 | No specific viability work has been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| considerations | 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 scheme would be achievable. |
| Summary | |
| | to be suitable for housing development and there is a reasonable prospect that |
| | cheme would be achievable, however, availability of the site is uncertain. |
| The site is therefore not currently considered to be developable. | |
| Overcoming constraints: availability; assembly | |



RC73 – Garages Burnham Drive, Reigate



| Site details | |
|-------------------------|---|
| HELAA Reference | RC73 |
| Source of site | Garages |
| Site name | Garages Burnham Drive, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 125dph |
| Capacity | 5 |
| Total site area (ha) | 0.04 |
| Suitability | |
| Policy | The site falls within the urban area and therefore is within an area contemplated for |
| Considerations | 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 | The site would be most suitable to delivering higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | Development would give rise to residential amenity constraints. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is currently u | sed 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 possib | le to ascertain landowner intentions. |
| No legal constraints to | o development have been identified. |
| - | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | 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 would be completed 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 | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development would be economically viable. |
| | The residential market in the area is very strong and would be capable of supporting |
| | the type and scale of development envisaged. |
| | prospect that development of the site would be achievable. |
| Summary | |
| | ered to be suitable for housing development and availability is uncertain. |
| | not currently considered to be developable. |
| Overcoming constrain | nts: availability; residential amenity constraints. |

Overcoming constraints: availability; residential amenity constraints.



RC74 – Castlefield House, 3-5 Castlefield Road, Reigate

| Site details | |
|-------------------------------------|---|
| HELAA Reference | RC74 |
| Source of site | Extant Prior Approval |
| Site name | Castlefield House, 3-5 Castlefield Road, Reigate |
| Existing use | Offices |
| Housing Potential | |
| Density | 108 dph |
| Capacity | 43 |
| Total site area (ha) | 0.4 |
| Suitability | |
| Policy | The site lies within the urban area within Reigate town centre. |
| Considerations | 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 prior approval for office to residential conversion. |
| | Accessibility to local services and facilities is excellent. |
| | Accessibility to public services is excellent. |
| | Whilst not in a designated employment area, loss of employment uses would run |
| | contrary to policy. This loss has however been established through the prior approval |
| | process. |
| | The site is opposite the Grade II Statutory Listed building. |
| | The site adjoins the Reigate conservation area. |
| Market | The site is proposed to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | The site is accessed directly from Castlefield Road (A217/A25) – access would need to |
| | be carefully considered to avoid adverse highway impacts. |
| | Development could potentially impact upon the setting of the conservation area and |
| | the statutory listed building. |
| | to be suitable for housing development. |
| Availability | |
| The site is owned by a | • |
| | prior approval for office to residential conversion. |
| | ccupied by Towers Watson and actively used as offices. Availability of the site may be |
| subject to alternative | |
| _ | housing development have been identified. |
| | to be available for housing development. |
| Achievability | There is no known expective developer involvement in the site of this point |
| Delivery & Timing Considerations | There is no known specific developer involvement in the site at this point. |
| COnsiderations | A site of this scale/ type would likely attract interest from regional developers 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 30-40 units per annum could be achieved on a site such as this. |
| | Development could therefore be completed within 18 months from commencement. |
| Market & Economic | No specific viability work has been undertaken as the site benefits from prior |
| Viability | approval. |
| Considerations | The residential market in the area is very strong, especially for flats, and would most |
| Considerations | 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. |
| incre is a reasonable | |

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.**

RC76 – Pool House, Reigate



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| Site details | |
|---|--|
| HELAA Reference | RC76 |
| Source of site | Identified Site |
| Site name | Pool House, Reigate |
| Existing use | Mixed-uses |
| Housing Potential | |
| Density | 215dph |
| Capacity | 15 |
| Total site area (ha) | 0.07 |
| Suitability | 0.07 |
| Policy | The site lies within Reigate town centre and therefore within a location contemplated |
| Considerations | - |
| Considerations | for housing development through Policy CS4 of the Core Strategy. |
| | The site lies adjacent to the primary shopping area. |
| | Loss of retail uses would run contrary to proposed policy <u>RET4</u> . <u>However</u> , <u>Tt</u> he site |
| | has however been identified, as part of a wider site, in the Regulation 19 |
| | Development Management Plan as an opportunity site for mixed-use development |
| | including retail uses |
| | Accessibility to local services, facilities and public transport is excellent. |
| Market | The site would most likely be suited to delivering higher density units (flats) as part of |
| Considerations | mixed-use development including retail, commercial leisure, community and |
| | residential development. |
| Physical Limitations | A small part of the site lies within Flood Zone 2. |
| | Small parts of the site have been identified as being at risk from surface water |
| | flooding. |
| Potential Impacts | No potential impacts have been identified. |
| | • • |
| | to be suitable for housing development. |
| Availability | to be suitable for housing development. |
| Availability The site is owned by a | to be suitable for housing development. number of landowners. |
| Availability The site is owned by a The site has not been | to be suitable for housing development. number of landowners. formally promoted for housing development. |
| Availability The site is owned by a The site has not been The site would need t | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. |
| Availability The site is owned by a The site has not been The site would need t No legal constraints to Availability of the site Achievability | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. |
| Availability The site is owned by a The site has not been The site would need t No legal constraints to Availability of the site Achievability Delivery & Timing | to be suitable for housing development. In number of landowners. formally promoted for housing development. In the assembled in order to enable development. In the development have been identified. In the stree is no known specific developer involvement in the site at this moment in time. |
| Availability The site is owned by a The site has not been The site would need t No legal constraints to Availability of the site Achievability | to be suitable for housing development. In number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. to development have been identified. to therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing | to be suitable for housing development. in number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. e is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing | to be suitable for housing development. In number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. to development have been identified. to therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single |
| Availability The site is owned by a The site has not been The site would need t No legal constraints to Availability of the site Achievability Delivery & Timing | to be suitable for housing development. I number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. a is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. |
| Availability The site is owned by a The site has not been The site would need t No legal constraints to Availability of the site Achievability Delivery & Timing | to be suitable for housing development. In number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. to development have been identified. to there is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. |
| Availability The site is owned by a The site has not been The site would need t No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability | to be suitable for housing development. In number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. to development have been identified. to therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations | to be suitable for housing development. In number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. I therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale of development envisaged. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable | to be suitable for housing development. In number of landowners. formally promoted for housing development. to be assembled in order to enable development. to development have been identified. to development have been identified. to therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale of development envisaged. prospect that development of the site would be achievable. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site has been ider | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale of development envisaged. prospect that development of the site would be achievable. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site has been ider an opportunity site for | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale of development envisaged. prospect that development of the site would be achievable. |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site has been ider an opportunity site fo The site is considered | to be suitable for housing development. Inumber of landowners. formally promoted for housing development. In the sesembled in order to enable development in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale of development envisaged. prospect that development of the site would be achievable. A trified, as part of a wider site, in the Regulation 19 Development Management Plan as r mixed-use development. to be suitable for development and there is a reasonable prospect that development |
| Availability The site is owned by a The site has not been The site would need to No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site has been ider an opportunity site fo The site is considered will be achievable, how | to be suitable for housing development. number of landowners. formally promoted for housing development. o be assembled in order to enable development. o development have been identified. is therefore uncertain. There is no known specific developer involvement in the site at this moment in time. A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per developer per annum could be achieved. Development could therefore be completed within 12-18 months of commencement. Viability work suggests that development within Reigate would be viable. The residential market in the area is good and would likely support the type and scale of development envisaged. prospect that development of the site would be achievable. |
RC77 – 41 & 43 Doods Park Road, Reigate



| Site details | |
|---|---|
| HELAA Reference | RC77 |
| Source of site | Recently refused planning application |
| Site name | 41&43 Doods Park Road, Reigate |
| Existing use | Residential |
| Housing Potential | |
| Density | Proposed: 52.2dph |
| Capacity | Proposed: 12 |
| Total site area (ha) | 0.23ha |
| Suitability | 0.2510 |
| Policy | The site is within the urban area and therefore a location contemplated for housing |
| Considerations | development through policy CS4 of the Core Strategy. |
| Considerations | The site has not been identified for development within the Regulation 19 |
| | Development Management Plan. |
| | A number of planning applications have been made for redevelopment. The most |
| | recent application has been refused for design reasons, this is currently at appeal. |
| | Accessibility to local services and facilities is reasonable. |
| | Accessibility to public services is good. |
| Market | The site is proposed to deliver 12 flats. |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | The previous planning permission was refused as it was felt that the proposed |
| | development by virtue of its scale, bulk, massing and forward siting would appear out |
| | of keeping with and harmful to the spacious character of Doods Park Road street- |
| | scene. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| | nder two landownerships and would need to be assembled in order to enable |
| development. | |
| | |
| | t been formally promoted for redevelopment, there have been a number of planning |
| | t been formally promoted for redevelopment, there have been a number of planning velopment. |
| Whilst the site has no applications for redev | |
| Whilst the site has no applications for redev The most recent plan | velopment. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to | velopment. ning permission is currently at appeal. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to | velopment. ning permission is currently at appeal. o development have been identified. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable | velopment. ning permission is currently at appeal. o development have been identified. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable Achievability | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing | <u>velopment.</u> <u>ning permission is currently at appeal.</u> <u>o development have been identified.</u> <u>e prospect that the site will be made available for development.</u> <u>There is not known to be any specific developer involvement in the site at this point.</u> |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. A scheme of these characteristics would likely attract interest from local or regional |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed in a single phase. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed in a single phase. Delivery rates of 20-30 units per annum could be achieved. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing Considerations | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing ConsiderationsMarket & Economic | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. No specific viability work has been undertaken. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing ConsiderationsMarket & Economic Viability | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. No specific viability work has been undertaken. An open book viability appraisal was submitted with the planning application. This |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing ConsiderationsMarket & Economic Viability | velopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. No specific viability work has been undertaken. An open book viability appraisal was submitted with the planning application. This was scrutinised by officers and it was agreed that the development could not provide |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing ConsiderationsMarket & Economic Viability Considerations | relopment. ning permission is currently at appeal. o development have been identified. prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. No specific viability work has been undertaken. An open book viability appraisal was submitted with the planning application. This was scrutinised by officers and it was agreed that the development could not provide affordable housing contributions. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged. |
| Whilst the site has no applications for redev The most recent plan No legal constraints to There is a reasonable AchievabilityDelivery & Timing ConsiderationsMarket & Economic Viability Considerations | relopment. ning permission is currently at appeal. o development have been identified. e prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. No specific viability work has been undertaken. An open book viability appraisal was submitted with the planning application. This was scrutinised by officers and it was agreed that the development could not provide affordable housing contributions. The residential market in the area is considered to be sufficient to support the type |
| Whilst the site has no applications for redevent The most recent plan No legal constraints to There is a reasonable Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary | relopment. ning permission is currently at appeal. o development have been identified. prospect that the site will be made available for development. There is not known to be any specific developer involvement in the site at this point. 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. Development of a site such as this would likely be completed 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. No specific viability work has been undertaken. An open book viability appraisal was submitted with the planning application. This was scrutinised by officers and it was agreed that the development could not provide affordable housing contributions. 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 the site will be made available for housing development and that development of the site will be achievable. The site is therefore deliverable.





| Site details | |
|---|--|
| HELAA Reference | <u>RC78</u> |
| Source of site | Regulation 19 Development Management Plan Consultation |
| Site name | Beech House, 35 London Road, Reigate |
| Existing use | Offices |
| Housing Potential | |
| Density | <u>159dph</u> |
| Capacity | 53 |
| Total site area (ha) | 0.34ha |
| Suitability | |
| Policy | The site lies within the urban area and therefore a location prioritised for housing |
| Considerations | 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 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. |
| | Accessibility to local services and facilities is excellent. |
| | Accessibility to public transport is excellent. |
| Market | The site would most likely deliver higher density units. |
| Considerations | |
| Physical Limitations | A small part of the site has been identified as being at risk from surface water |
| | flooding. |
| Potential Impacts | Development may lead to the loss of office accommodation. |
| | to be potentially suitable for housing development. |
| Availability | |
| | Reigate & Banstead Borough Council. |
| The offices are curren | |
| | confirmed that they do not intend to promote the site for housing development. |
| | o development have been identified. |
| | tly available for housing development. |
| Achievability | The second se |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A scheme of these characteristics would likely attract interest from local/ regional |
| | developers who would likely have the capacity to deliver such a scheme. Development of this nature would likely be completed in a single phase. |
| | Delivery rates of 30-40 units per annum could be achieved on a site such as this. |
| Market & Economic | No specific viability work has been undertaken. |
| Viability | Generic assessment of urban redevelopment suggests that development would be |
| Considerations | viable. |
| Considerations | The residential market in the area would likely support the type and scale of |
| | development envisaged. |
| There is a reasonable | prospect that development of the site would be achievable. |
| Summary | |
| - | to be potentially suitable for housing development and there is a reasonable prospect |
| | the site would be achievable. However, the landowners have confirmed that they do |
| not wish to promote the site for housing development. | |
| | the site for housing development. |
| not wish to promote | |
| not wish to promote the site is therefore in the site is the site | <u>the site for housing development.</u> not currently developable. nts: strategic policy change |



RH01 – Land at Clifton's Lane, Reigate



| Site details | |
|--------------------------|---|
| HELAA Reference | RH01 |
| Source of site | RBBC – Environmental Health |
| Site name | Land at Clifton's Lane, Reigate |
| Existing use | Agricultural fields |
| Housing Potential | |
| Density | 20dph |
| Capacity | 50 |
| Total site area (ha) | 2.47 |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site is within the Area of Great Landscape Vale and the western half falls within |
| | the Area of Outstanding Natural Beauty. |
| | The site does not lie within a broad 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 limited. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, most likely geared towards family homes, thus potentially meeting a |
| | range of market requirements. |
| Physical Limitations | Access to the site is via a narrow lane which is constrained, compounded further via |
| | the narrow passage under the railway bridge – access arrangements would be |
| | unsuitable to support residential development. |
| | The site is identified as being potentially contaminated. |
| Potential Impacts | Proximity to the railway line could give rise to residential amenity concerns. |
| | Development could have an adverse visual impact upon the Area of Great Landscape |
| | Value and Area of Outstanding Natural Beauty. |
| | Given proximity to the borough boundary, it would be necessary to consider cross- |
| | boundary impacts as part of Duty to Co-Operate. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by a | |
| The landowner has pr | eviously promoted the site for housing development. |
| | le to confirm landowner intentions. |
| | o development have been identified. |
| Availability of the site | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer interest in the site at this point. |
| Considerations | A site of this size/ characteristics would likely attract interest from local, regional and |
| | national housebuilders who would likely have the capacity to deliver. |
| | 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, a scheme could be completed within |
| | 12-18 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development of the site would be economically viable. |
| | The residential market in the area, particularly for family homes, is very strong and |
| | 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 there is a reaso | Whilst there is a reasonable prospect that development of the site would be achievable; the site is not | |
| considered to be suita | considered to be suitable for housing development and availability is uncertain. | |
| The site is therefore not currently developable. | | |
| Overcoming constrain | nts: availability; access; contamination; strategic policy change | |



RH02 – Madeira Sandpit, off Madeira Walk/ Highlands Road, Reigate

| Site details | |
|-------------------------------------|--|
| HELAA Reference | RH02 |
| Source of site | RBBC – Property |
| Site name | Madeira Sandpit, Highlands Road, Reigate |
| Existing use | Semi-natural open space |
| Housing Potential | |
| Density | 20dph |
| Capacity | 20 |
| Total site area (ha) | 1.67 (gross)/ 1.00 (developable) |
| Suitability | |
| Policy | The site is within the urban area and therefore within a location contemplated for |
| Considerations | 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 designated as Urban Open Land – the Urban Open Space Review |
| | concluded that the site had a medium overall value but recommended that it should |
| | be retained as urban open space. |
| | Accessibility to local services and facilities is reasonable. |
| | Accessibility to public transport is reasonable. |
| Market | The site would most likely be suited to delivering larger family homes. |
| Considerations | |
| Physical Limitations | There is currently no road access to the site – this would need to be created to |
| | support residential development. |
| | Land around the site is steeply banked and parts are quite heavily wooded which may |
| | impinge upon development capacity and potential. |
| | There are potential contamination issues owing to previous landfilling activities on |
| | the site. |
| Potential Impacts | Proximity to the railway line could give rise to residential amenity concerns. |
| | Development could potentially impact upon two areas of archaeological potential |
| The state to set a second | located just outside the southern boundary of the site. |
| | ered to be suitable for housing development. |
| Availability | Deirete & Deveteed Develop A |
| - | Reigate & Banstead Borough Council. |
| | actively promoted the site for housing development. |
| - | o development have been identified. |
| | prospect that the site would be made available for housing development within the |
| plan period. | |
| Achievability | The landowner has indicated that they intend to develop the site themselves. |
| Delivery & Timing Considerations | They have recently completed a number of similar schemes and are therefore likely |
| Considerations | to have the capacity to deliver a scheme of this nature. |
| | A development of this nature would be completed within a single phase and delivery |
| | rates of 20-30 dwellings per annum could be expected. Development could therefore |
| | be completed within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that |
| | development would be economically viable. |
| | The residential market in the area would most likely be capable of supporting the |
| | scale and type of development proposed. |
| | |

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 considered to be developable.

Overcoming constraints: strategic policy change; access; contamination.



RH07 – Brockmere, Wray Park Road, Reigate

| Site details | |
|--|--|
| HELAA Reference | RH07 |
| Source of site | Extant Planning Permission |
| Site name | Brockmere, Wray Park Road, Reigate |
| Existing use | Residential dwelling in large curtilage |
| Housing Potential | |
| Density | 12dph |
| Capacity | 7 |
| Total site area (ha) | 0.59 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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 7 units. |
| | Accessibility to local services and facilities is good. |
| | Accessibility to pubic transport is reasonable. |
| Market | The site is proposed to deliver 6 flats within the existing dwelling and a new |
| Considerations | residential dwelling to the rear. |
| Physical Limitations | There are numerous individual and protected trees within the site. |
| | The northernmost parts of the site are identified as being affected by surface water |
| | flooding risk. |
| Potential Impacts | Development could potentially impact upon the setting and integrity of the listed |
| | building currently on the site and as a consequence the Conservation Area within |
| | which the site is located. |
| | These issues were felt to be overcome with the existing planning permission. |
| | to be suitable for housing development. |
| Availability | |
| | development company, Stackbourne Ltd. |
| | planning permission for 7 units. |
| | o development have been identified. |
| | to be available for housing development. |
| Achievability | The site is a solution of a structure of the structure of |
| Delivery & Timing | The site is owned by a development company, Stackbourne Ltd. |
| Considerations | A site of this size/ characteristic would likely be completed in two phases. |
| | Each phase would most likely be completed within 12 months of commencement. |
| Market & Economic | Development could therefore be completed within 2 years from commencement. |
| Viability | No specific viability work has been undertaken as the site benefits from planning permission. |
| Considerations | 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 | |
| - | to be suitable and available for housing development and there is a reasonable |
| prospect that development of the site would be achievable. | |
| | considered to be deliverable. |
| | |



RH08 – Land south of Dorchester Court, Wray Common Road, Reigate



| Site details | |
|--|---|
| HELAA Reference | RH08 |
| Source of site | Call for Sites |
| Site name | Land south of Dorchester Court, Wray Common Road, Reigate |
| Existing use | Garage block |
| Housing Potential | |
| Density | 50dph |
| Capacity | 8 |
| Total site area (ha) | 0.17 |
| Suitability | |
| Policy | The site is within the urban area and therefore within a location contemplated for |
| Considerations | 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 reasonable. |
| Market | The site would most likely be suited to higher density development (predominantly |
| Considerations | flats). |
| Physical Limitations | A small area in the south of the site is identified as being at risk from surface water |
| | flooding. |
| | The site is quite densely wooded, although there are no protected trees on the site. |
| | Access to the site from Wray Common Road would need to be carefully considered to |
| | provide safe residential access. |
| 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 | |
| The site is owned by a | |
| | eviously promoted the site for housing development. |
| - | le to confirm landowner intentions. |
| No legal constraints to | o development have been identified. |
| • | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A site fo 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. |
| | Delivery rates of 20-30 units per annum could be achieved on a site such as this. |
| | A scheme could therefore be completed within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | 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 strong, with good demand for flats, and would |
| Thora is a research | most likely be capable of supporting the type and scale of development envisaged. |
| | prospect that development of the site would be achievable. |
| Summary | 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 developable. | |
| Overcoming constraints: availability | |
| overcoming constraints, availability | |
| | |



RH12 – Acacia House, Reigate Hill, Reigate

| Site details | | | |
|--|--|--|--|
| HELAA Reference | RH12 | | |
| Source of site | Extant planning permission | | |
| Site name | Acacia House, Reigate Hill, Reigate | | |
| Existing use | Residential and garages | | |
| Housing Potential | | | |
| Density | 75dph | | |
| Capacity | 22 | | |
| Total site area (ha) | 0.29 | | |
| Suitability | | | |
| Policy Considerations | The site is within the urban area, close to Reigate town centre, 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 22 units. Accessibility to local services, facilities and public transport is excellent. | | |
| Market | The site is proposed to deliver higher density units (flats) | | |
| Considerations | | | |
| Physical Limitations | There are no specific limitations associated with the site. | | |
| Potential Impacts | There are no specific potential impacts associated with development of the site. | | |
| | to be suitable for housing development. | | |
| Availability | | | |
| The site is understood to be acquired or nego The site benefits from | The site is owned by a private organisation, JAK Blake Investments. The site is understood to be subject to two further private residential leasehold interests which would need to be acquired or negotiated in order to enable development to progress. The site benefits from planning permission. No legal constraints to housing development have been identified. | | |
| | prospect that the existing planning permission will be implemented. | | |
| Achievability | | | |
| Delivery & Timing Considerations | There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder. 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 | 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 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 the existing planning permission will be implemented and that development would be achievable. The site is therefore considered to be deliverable. | | | |



RH13 – Quarry Farm, Gatton Road, Reigate

| Site details | |
|--------------------------|---|
| HELAA Reference | RH13 |
| Source of site | Call for Sites |
| Site name | Land at Quarry Farm, Gatton Road, Reigate |
| Existing use | Paddock |
| Housing Potential | |
| Density | 20dph |
| Capacity | 99 |
| Total site area (ha) | 4.95 |
| Suitability | |
| Policy | The site lies within the Green Belt. |
| Considerations | 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, facilities and public transport is good. |
| | The site lies within an Area of Outstanding Natural Beauty and Area of Great Landscape Value. |
| | The site lies within close proximity of the Mole Gap to Reigate Escarpment Special Area of Conservation. |
| | The southern and western boundaries of the parcel have been identified as being at risk of surface water flooding. |
| | The site is within close proximity to the Gatton Park Road Conservation Area. |
| Market Considerations | Given the scale of the site, it would be most suited to delivering a range of housing types and tenures. |
| | Development could therefore potentially meet a range of market requirements. |
| Physical Limitations | The northern part of the site slopes. |
| Potential Impacts | Development could potentially impact upon the Conservation Area, Area of Outstanding Natural Beauty, Area of Great Landscape Value and Mole Gap to Reigate Escarpment Special Area of Conservation. |
| The site is not conside | ered to be suitable for housing development within the plan period. |
| Availability | |
| It has not been possib | hree landowners who have <u>previously</u> promoted the site for housing development. <u>le to confirm landowner intentions.</u> o development have been identified. |
| , , | prospect that the site would be made available for development within the plan |
| period. | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | It is understood that a number of development companies have made expressions of |
| Considerations | interest in developing the site. |
| | A site of this size/ characteristic would likely attract interest from a regional or |
| | national house builder who would likely have the capacity to deliver. |
| | A scheme of this nature would most likely be delivered in a number of discrete |
| | phases. Each developer could achieve delivery rates of 30-40 units per annum |
| Market & Economic | Each developer could achieve delivery rates of 30-40 units per annum. Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | Generic assessment of greenfield development in the borough indicates that |
| Considerations | development of the site would likely be economically viable. |
| | מבערוסףווופות טו נווב אוב שטעוע ווגבוץ גב בנטווטוווונמווץ עומגוב. |

| | The residential market in the area, particularly for family homes, is very strong and 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 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; the site is not considered to be suitable for | |
| 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; availability | |



RH14 – Land to the north of Merrywood Park, Reigate



| Site details | |
|--|---|
| HELAA Reference | RH14 |
| Source of site | Extant Planning Permission |
| Site name | Land to the north of Merrywood Park, Reigate |
| Existing use | Former garage block |
| Housing Potential | |
| Density | 33dph |
| Capacity | 8 |
| Total site area (ha) | 0.24 |
| Suitability | 0.27 |
| Policy | The site lies within the urban area and therefore a location contemplated for housing |
| Considerations | development through Policy CS4 of the Core Strategy. |
| considerations | The site has not been identified in the Regulation 19 Development Management Plan |
| | for housing development. |
| | The site benefits from planning permission for 8 residential units. |
| | The site lies within an area of Residential Area of Special Character. |
| | A number of trees on the site are protected by a Tree Preservation Order. |
| | Accessibility to local services, facilities and public transport is good. |
| Market | The site is proposed to deliver 8 higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | The development of the site could impact upon the Residential Area of Special |
| r otentiai inipaets | Character. |
| | The planning permission granted felt that this potential impact had been overcome. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| | IGS Property Group, a property development company. |
| | ion of the garage block, the site is vacant. |
| - | planning permission for housing development. |
| | on has recently been approved. |
| | mencement conditions have been discharged. |
| • | b housing development have been identified. |
| | prospect that the planning permission will be implemented. |
| Achievability | · · · · · · · · · · · · · · · · · · · |
| Delivery & Timing | There is no known developer involvement in the site at this point. |
| Considerations | A site of this size/ characteristic would likely attract interest from local/ regional |
| | developers who would likely have the capacity to deliver a scheme of this nature. |
| | A site of this nature would likely be delivered in a single phase and delivery rates of |
| | 20-30 units could be achieved; hence development could be completed within 12 |
| | months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site benefits from planning |
| Viability | permission for housing development. |
| Considerations | The residential market in the area, particularly for flats, is very strong and 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 | |
| | to be suitable and available for housing development and there is a reasonable |
| prospect that development of the site would be achievable. | |
| prospect that develop | |
| | considered to be deliverable. |



RH15 – Garages adjacent to Rowan House, Reigate

| Site details | |
|---|---|
| HELAA Reference | RH15 |
| Source of site | Garages |
| Site name | Garages adjacent to Rowan House, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 100dph |
| Capacity | 5 |
| Total site area (ha) | 0.05 |
| Suitability | 0.05 |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | housing development through Policy CS4 of the Core Strategy. |
| Considerations | 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 adjoins the Merrywood Park Residential Area of Special Character. |
| | There are a number of TPOs along the northern boundary of the site. |
| Market | The site would be most suited to delivering higher density units (flats). |
| Considerations | The site would be most suited to delivering higher density units (hats). |
| | No specific physical limitations have been identified |
| Physical Limitations | No specific physical limitations have been identified. |
| Potential Impacts | Development could potentially impact upon the Residential Area of Special Character. |
| | |
| we have the state of the state of the state | Development of the site may give rise to residential amenity constraints. |
| suitable for housing | to be potentially suitable for housing development. The site is considered to be development |
| Availability | |
| The site is currently u | ised for garages |
| The site is owned by a | |
| • | ble to confirm landowner intentions. |
| • | o development have been identified. |
| | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is no known specific developer interest in the site at this point. |
| Considerations | |
| Considerations | 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 such as this. |
| | A scheme of this nature would likely be completed within a single phase and delivery |
| | , |
| | rates of 20-30 units per annum could be achieved; hence development could be |
| Market & Feenemie | completed within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that |
| | development would be economically viable. |
| | The residential market in the area, particularly for flats, is very good and would likely |
| _ | be capable of supporting the scale of development proposed. |
| | e prospect that development of the site would be achievable. |
| Summary | |
| | I to be potentially suitable for housing development and there is a reasonable prospect |
| | the site would be achievable. However, the site is not considered to be suitable for |
| housing development | |
| The site is therefore | not currently considered to be developable. |

The site is therefore not currently considered to be developable.

Overcoming constraints: availability; residential amenity conflict; landscape impact



RH17 – Garage Somers Close, Reigate

| Site details | |
|---------------------------------------|---|
| HELAA Reference | RH17 |
| Source of site | Garages Somers Close, Reigate |
| Site name | Garages |
| Existing use | Garages |
| Housing Potential | |
| Density | 75dph |
| | |
| Capacity | 30 |
| Total site area (ha) | 0.4 |
| Suitability | |
| Policy Considerations | The site lies within the urban area, within close proximity of Reigate town centre, and therefore within an area 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 adjoins the Somers Road Conservation Area. There is a Locally Listed Building adjacent to the site. |
| | |
| | Accessibility to local services, facilities and public transport is excellent. |
| Maulaat | There is a group TPO to the south of the site. |
| Market | The site would be most suited to deliver higher density uses (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | Development could potentially impact upon the adjacent Somers Road Conservation |
| | Area and Locally Listed Building. |
| | to be suitable for housing development. |
| Availability | |
| The site is currently us | |
| The site is owned by a | |
| | le to ascertain landowner intentions. |
| · · · · · · · · · · · · · · · · · · · | o development have been identified. |
| | e 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 size/ characteristic would likely attract interest from local or regional house builders who would likely have the capacity to develop a site of this scheme. A site of this nature would likely 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 be completed within twelve months of commencement. |
| Market & Economic Viability | No specific viability work has been undertaken as availability of the site for housing development is uncertain. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.The residential market in the area, particularly for flats, is very strong and would likely be capable of supporting the scale and type 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 ite would be achievable, however, availability of the site for housing development is |

The site is therefore not currently developable.

Overcoming constraints: availability; landscape impact



RH18 – Garages Arlington Court, Oakfield Drive, Reigate



| Site details | | |
|---|--|--|
| HELAA Reference | RH18 | |
| Source of site | Garages | |
| Site name | Garages Arlington Court, Oakfield Drive, Reigate | |
| Existing use | Garages | |
| Housing Potential | | |
| Density | 100dph | |
| Capacity | 6 | |
| Total site area (ha) | 0.06 | |
| Suitability | | |
| Policy | The site lies within the urban area and therefore within a location contemplated for | |
| Considerations | 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 | The site would be most suited to delivering higher density units (flats). | |
| Considerations | | |
| Physical Limitations | No physical limitations have been identified. | |
| Potential Impacts | No potential impacts have been identified. | |
| | to be suitable for housing development. | |
| Availability | | |
| The site is currently us | | |
| The site is owned by a | • | |
| - | le to ascertain landowner intentions. | |
| - | o development have been identified. | |
| | e for housing development is therefore uncertain. | |
| Achievability Delivery & Timing | There is no known specific developer involvement in the site at this point | |
| Considerations | There is no known specific developer involvement in the site at this point. A site of this type would likely attract interest from local or regional developers who | |
| Considerations | would likely have the capacity to deliver a scheme of this size. | |
| | A scheme of this nature would likely be completed within a single phase and delivery | |
| | rates of 20-30 units per annum could be achieved, hence development of the site | |
| | could be completed within 12 months of commencement. | |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing | |
| Viability | development is uncertain. | |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that | |
| | development of the site would be achievable. | |
| | The residential market in the area, particularly for flats, is considered to be strong | |
| | and would likely be capable of supporting the type and scale of development | |
| | proposed. | |
| | 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. | | |
| | not considered to be currently development. | |
| Overcoming constraints: availability; landscape impact | | |



RH19 – Garages Adjacent to 26 Oakfield Drive, Reigate



| Site details | | | |
|---|---|--|--|
| HELAA Reference | RH19 | | |
| Source of site | Garages | | |
| Site name | Garages adjacent to 26 Oakfield Drive, Reigate | | |
| Existing use | Garages | | |
| Housing Potential | | | |
| Density | 100dph | | |
| Capacity | 5 | | |
| Total site area (ha) | 0.05 | | |
| Suitability | | | |
| Policy | The site lies within the urban area and therefore within a location contemplated for | | |
| Considerations | 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 | The site would be most suited to delivering higher density units (flats). | | |
| Considerations | | | |
| Physical Limitations | No physical limitations have been identified. | | |
| Potential Impacts | No potential impacts have been identified. | | |
| | to be suitable for housing development. | | |
| Availability | | | |
| The site is currently us | sed for garages. | | |
| | o development have been identified. | | |
| The site is owned by a | a single landowner. | | |
| It has not been possib | le to ascertain landowner intentions. | | |
| No legal constraints to | o housing development have been identified. | | |
| Availability of the site | e for housing development is therefore uncertain. | | |
| Achievability | | | |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. | | |
| Considerations | A site of this type would likely attract interest from local or regional developers who | | |
| | would likely have the capacity to deliver a scheme of this size. | | |
| | A scheme of this nature would likely be completed within a single phase and delivery | | |
| | rates of 20-30 units per annum could be achieved, hence development of the site | | |
| | could be completed within 12 months of commencement. | | |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing | | |
| Viability | development is uncertain. | | |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that | | |
| | development of the site would be economically viable. | | |
| | The residential market in the area, particularly for flats, is considered to be strong | | |
| | and would likely be capable of supporting the type and scale of development | | |
| | proposed. | | |
| | 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 currently development. | | |
| Overcoming constraints: availability | | | |



RH20 – Garages Langley Court, Alma Road, Reigate

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| Site details | |
|--|---|
| HELAA Reference | RH20 |
| Source of site | Garages |
| Site name | Garages Langley Court, Alma Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 100dph |
| Capacity | 6 |
| Total site area (ha) | 0.06 |
| Suitability | 0.00 |
| Policy | The site lies within the urban area within close proximity to Holmesdale Road Local |
| Considerations | Centre and Reigate town centre. |
| Considerations | 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. |
| | Accessibility to local services, facilities and public transport is excellent. |
| Market | The site would be most suited to deliver high density units (flats). |
| Considerations | The site would be most suited to deliver high density diffes (hdts). |
| Physical Limitations | Access to the site is constrained and would require improvements. |
| Potential Impacts | Development may impact upon residential amenity. |
| | ered to be suitable for housing development. |
| Availability | |
| The site is currently us | sed as garages |
| The site is owned by a | |
| | ble to ascertain landowner intentions. |
| | o development have been identified. |
| - | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A site of this size/ nature would likely attract interest from local/ regional developers |
| | who would likely have the capacity to deliver. |
| | A scheme of this nature would likely be completed within a single phase by a single |
| | developer. |
| | Delivery rates of 20-30 dwellings per annum could be achieved. |
| | Development could therefore be completed within 12 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability of the site is uncertain. |
| , Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development of the site would be economically viable. |
| | The residential market within this area, particularly for flats, is considered to be very |
| | good and therefore would likely be capable of supporting the type of development |
| | |
| | envisaged. |
| There is a reasonable | envisaged. e prospect that development of the site would be achievable. |
| There is a reasonable Summary | |
| Summary | |
| Summary | prospect that development of the site would be achievable. |
| Summary The site is not conside uncertain. | prospect that development of the site would be achievable. |



RH22 – Surrey Fire & Rescue Services Headquarters & Training Facility, Croydon Road, Reigate

| Site details | |
|---|---|
| HELAA Reference | RH22 |
| Source of site | Call for Sites |
| Site name | Surrey Fire & Rescue Services Headquarters & Training Facility, Croydon Road, |
| | Reigate |
| Existing use | Fire & Rescue Headquarters & Training Facility |
| Housing Potential | |
| Density | 41dph25dph |
| Capacity | <u>Up to 12073</u> |
| Total site area (ha) | 5.6 (2.9 developable) |
| Suitability | |
| Policy Considerations | The site lies within the urban area within close proximity of Reigate town centre 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 excellent. There are a number of listed buildings on the site. Part of the site lies within the Wray Common Conservation Area. <u>Part of the site is allocated as Urban Open Land in the 2005 Borough Local Plan. A</u> <u>smaller area is proposed to be allocated as</u> Urban Open Space in the Regulation 19 <u>Development Management Plan</u> . <u>Part of the site includes a cricket ground. The Open Space, Sport & Recreation</u> <u>Assessment recommended that existing sports provision should be retained.</u> Loss of community uses would run contrary to policy. <u>The site promoter has however</u> |
| Mauliat | informed that these uses are planned to be relocated elsewhere. |
| Market Considerations | The site has been promoted for residential development with the retention of the <u>adjacent</u> fire station <u>use</u> . The site would be most suited to delivering a mix of housing types and tenures. The site could therefore meet a range of market requirements. |
| Physical Limitations | Part of the site has been identified as being potentially at risk of surface water flooding. There are a number of established trees on the site; however, these are not protected. |
| Potential Impacts | The retention of the fire station use may give rise to residential amenity conflict. Development may impact upon the heritage and conservation. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by S The landowner has pr The landowner has in 3-5 years.<u>1</u>-2 and 3-5 The landowner has in | Surrey County Council. comoted the site for housing development. dicated that the site could be made forward <u>available</u> for housing development within <u>years.</u> dicated that the fire station use would need to be retained on the site. o housing development have been identified. |
| There is a reasonable | prospect that the site would be made available for housing development within the |
| plan period. | |
| Achievability | |
| Delivery & Timing Considerations | There is no known developer involved in the site at this point. A site of this scale/ type would likely attract regional or national developers who would likely have the capacity to deliver a scheme such as this. For a mixed use development a specialist developer may be needed. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
|--|---|
| Viability | suitable for housing development. |
| Considerations | Generic assessment of housing development within Reigate suggests that |
| | development would be economically viable. |
| | The residential market in the area is 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. | |

The site has been promoted for housing development and there is a reasonable prospect that development would be achievable, however, the site is not <u>currently</u> considered to be suitable for housing development. **The site is therefore not currently developable.**

Overcoming constraints: strategic policy change; heritage; conservation



RH23 – Mount Pleasant, Coppice Lane, Reigate

| Site details | |
|-------------------------|---|
| HELAA Reference | RH23 |
| Source of site | Recently refused planning permission |
| Site name | Mount Pleasant, Coppice Lane, Reigate |
| Existing use | Former care home |
| - | |
| Housing Potential | Dremesedy 5 02dph |
| Density | Proposed: 5.03dph |
| Capacity | Proposed: 7 |
| Total site area (ha) | <u>1.39ha</u> |
| Suitability | |
| Policy | The site lies within the Green Belt and therefore not a location contemplated for |
| Considerations | housing development through policy CS4 of the Core Strategy. |
| | The site is however previously developed and consequently there may be potential |
| | for redevelopment through paragraph 89 of the NPPF. |
| | During the course of the previous planning permission it was considered that |
| | development of the site would not have a greater impact on the openness of the |
| | Green Belt and the purpose of including land within it. |
| | The site was formally occupied as a nursing home. The loss of the facility was |
| | considered to be acceptable under a previous planning application. |
| | Accessibility to local services and facilities is reasonable. |
| | Accessibility to public transport is reasonable. |
| Market | The site is proposed to deliver 6 flats and 1 dwelling. |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | The previous planning permission was refused as it was felt that the proposed |
| | development, by virtue of the size and scale of buildings, when combined with the |
| | intensification of use and extent of surface car parking, would be harmful to the |
| | openness of the Metropolitan Green Belt. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is under one l | andownorship |
| | t been formally promoted for housing development, a number of planning applications |
| have been made for re | |
| | |
| | ons made for redevelopment have been made by Montreaux Ltd. an experienced |
| developer. | ion has been made for redevelopment to include 7 preparties (C flats and 1 dwalling) |
| | ion has been made for redevelopment to include 7 properties (6 flats and 1 dwelling). |
| This is awaiting deterr | |
| | o development have been identified. |
| | prospect that the site will be made available for housing development. |
| Achievability | |
| Delivery & Timing | Recent planning applications have been made by Montreaux Ltd. an experienced |
| Considerations | developer who would likely have the capacity to deliver a scheme such as this. |
| | A scheme of this nature would most likely be delivered in a single phase. |
| | Delivery rates of 15-20 dwellings could be achieved on a site such as this. |
| | Development could therefore be completed within 12 months of commencement. |
| Market & Economic | No specific viability work has been undertaken. |
| Viability | No viability constraints were raised during the course of the previous application. |
| Considerations | 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 |

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

Overcoming constraints: strategic policy change



RH24 – Park Hall, Park Hall Road, Reigate

| Site detailsHELAA ReferenceSource of siteSite nameExisting use | RH24 Call for Sites |
|--|---|
| Source of site Site name Existing use | |
| Site name Existing use | |
| Existing use | Park Hall, Park Hall, Reigate |
| - | Care home |
| Housing Potential | |
| Density | Proposed: 35dph |
| Capacity | Proposed: 25 |
| Total site area (ha) | |
| . , , | <u>0.73ha</u> |
| Suitability | The site lies within the when ever and therefore a location contemplated for beyoing |
| Policy Considerations | The site lies within the urban area and therefore a location contemplated for housing |
| Considerations | 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 is currently used as a care home. Proposed policy DES7 resists the loss of |
| | existing care homes unless adequate alternative provision is provided locally or |
| | evidence is provided – to the satisfaction of the Council – that there is no longer a |
| | need for the facilities. In the report to Surrey County Council's cabinet in which they |
| | proposed to close the facility, it says that the facilities do not meet the current and |
| | future needs of the elderly who have more complex needs and require more |
| | specialist modern facilities and that a phased implementation programme will be |
| | made to move people to alternative services. |
| | Accessibility to local services and facilities is excellent. |
| | Accessibility to public transport is excellent. |
| Market | The site could provide a range of dwelling types and sizes. |
| Considerations | |
| Physical Limitations | There are two protected trees on the site. |
| Potential Impacts | No potential impacts have been identified. |
| | to be suitable for housing development. |
| Availability | |
| The site is owned by Su | |
| The landowners have p | promoted the site for development. |
| The landowners said the | hat they are unable to provide a deliverable timeframe for development of the site. |
| Surrey County Council | voted to close the care home in March 2015. It is understood that the care home will |
| be closed in Summer 2 | <u>.017.</u> |
| No legal constraints to | development have been identified. |
| There is a reasonable | prospect that the site will be made available for housing development within the |
| <u>plan period.</u> | |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A site of this scale/ type would likely attract interest from regional developers who |
| | would likely have the capacity to deliver a scheme such as this. |
| | A scheme of this nature would likely be completed 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 |
| Market & Economic | No specific viability work has been undertaken. |
| Viability | Generic assessment of urban schemes suggests that development would be viable. |
| Considerations | The residential market in the area is good and would likely support the type and scale |
| - | of development envisaged. |
| | prospect that development of the site would be achievable. |

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 within the plan period and that development will be achievable.

The site is therefore considered to be developable.



SPW03 – New Pond Farm, Woodhatch Road, Reigate

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| SPW03 |
|--|
| RBBC – Environmental Health |
| New Pond Farm, Woodhatch Road, Reigate |
| Contractors yard/ depot |
| |
| 25dph |
| 30 |
| 1.22 |
| |
| The site is wholly within the Green Belt. |
| The site does not lie within a broad 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 previously developed; there therefore may be possibility to develop the |
| site through Paragraph 89 of the NPPF. |
| Accessibility to local services and facilities is reasonable but the site has relatively |
| limited access to public transport. |
| 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. |
| The site is accessed via a private access road from Woodhatch Road which would |
| likely be unsuitable for significant residential development. |
| The site is identified as potentially being contaminated. |
| Development could potentially impact upon the adjoining Site of Nature |
| Conservation Importance. |
| There is a ditch running along the western boundary of the site which would need to |
| be retained. |
| ered to be suitable for housing development. |
| |
| eigate & Banstead Borough Council. |
| actively promoted the site for housing development. |
| development have been identified. |
| prospect that the site would be made available for housing development within the |
| |
| |
| The landowner has indicated that they intend to develop the site themselves. |
| 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 of the site could therefore be achieved within 18 months of |
| commencement. |
| Specific viability work has not been undertaken because the site is not considered to |
| be suitable for housing development. |
| Generic assessment of sites for housing development within the greater Reigate area |
| suggests that development would be economically viable. |
| Costs associated with achieving adequate access could be substantial and dealing |
| with possible contamination could impact upon viability. The residential market in the area, particularly for family homes, is strong and would |
| \sim the respective marker in the area. Dath many for lamity normes is strong and WOULD |
| most likely be capable of supporting the type and scale of development envisaged. |
| () |

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 considered to be currently developable.**

Overcoming constraints: access; contamination; strategic policy change

SPW04 – Land at Sandcross Lane, Reigate



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| Site details | |
|-------------------------------------|--|
| HELAA Reference | SPW04 |
| Source of site | Call for Sites |
| Site name | Land at Sandcross Lane, Reigate |
| Existing use | Agricultural |
| Housing Potential | |
| Density | 15.5dph 20dph |
| Capacity | 225 300 |
| Total site area (ha) | 14.5 |
| Suitability | 110 |
| Policy | The site is within a broad location contemplated for housing development through |
| Considerations | Policy CS4 of the Core Strategy. |
| | The site has been identified, as part of a wider site, 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 years housing supply and is subject to |
| | proposed phasing policy MLS1. Accessibility to local services and facilities is good and the site also has reasonable |
| Market | access to public transport. The site, as part of a wider site, is proposed to delivery approximately 260 new |
| Considerations | homes of mixed type and tenure, including at least 65 units of retirement |
| Considerations | accommodation for older people; small-scale local commercial/ retail facilities; land |
| | set aside for a new health facility; and open space. |
| Physical Limitations | There is a band of land running through the site which is identified as being at risk |
| | from surface water flooding, corresponding with a ditch present in the site. |
| | Access to the site from Sandcross Land and Slipshatch Road would need to be |
| | carefully designed to ensure highway safety. |
| Potential Impacts | Capacity of the surrounding road network (particularly Woodhatch junction) to |
| | support development needs to be carefully considered. |
| The site is considered | I to be suitable for housing development. |
| Availability | |
| , | a single landowner who has promoted the site for housing development. |
| | option agreement to develop the site. |
| | o development have been identified. |
| | I to be available for housing development. |
| Achievability | |
| Delivery & Timing Considerations | Miller Homes, a national developer, has an option agreement to develop the site for housing development. It is understood that they intend to develop the site themselves. |
| | A scheme of this scale would most likely be delivered in a small number of discrete |
| | phases and potentially by a consortium of developers. |
| | Delivery rates of 30-40 units per developer per annum could be achieved. Assuming |
| | two developers operating on- site, a scheme could be completed within 5-6 years of commencement. |
| Market & Economic | Specific viability work suggests that development would be viable. |
| Viability | The residential market in the area, particularly for family homes, is very strong and |
| Considerations | 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 | prospect that development of the site would be demevable. |
| | ntified in the Regulation 19 Development Management Plan as a Sustainable Urban |
| The site has been ldel | intried in the Regulation 19 Development wanagement Plan as a Sustainable Orban |

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 of the site would be achievable.

The site is therefore developable.



SPW05 – Land at Dovers Farm, Dovers Green Road, Reigate

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1:2,500



| Sit | te details | | |
|------------------------------|---|---|--|
| | ELAA Reference | SPW05 | |
| So | ource of site | Call for Sites | |
| Sit | te name | Land at Dovers Green Farm, Dovers Green Road, Reigate | |
| Ex | isting use | Agricultural | |
| | ousing Potential | 5 | |
| | ensity | 25dph | |
| | apacity | 85 100 | |
| | otal site area (ha) | 4.2 (gross) / 3.5 (developable) 6.1 ha | |
| | iitability | | |
| | plicy | The site lies within a broad location contemplated fror housing development through | |
| | onsiderations | 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 and the site also has reasonable access to public transport. | |
| M | arket | The site would likely be capable of delivering a mix of housing in terms of both types | |
| | onsiderations | and tenures given its size, thus potentially meeting a range of market requirements. | |
| Ph | nysical Limitations | There is a belt of protected trees along the eastern boundary of the site. The southernmost part of the site is identified as being affected by surface water flood risk and is very slightly affected by Flood Zone 3. | |
| Ро | otential Impacts | Development could potentially impact upon setting of listed buildings within the | |
| | | vicinity of Dovers Farm. Access to the site from the A217 and Lonesome Lane would require improvement to ensure adequate safety. | |
| Th | ne site is considered | to be suitable for housing development. | |
| | /ailability | | |
| loc Th <u>Th</u> Th | The site is owned by Emmerton Developments, a local developerby a number of family members including a local developer.Incal developer.The landowners have actively promoted the site for housing development.The landowners have confirmed that there are no occupational tenancies or licences.The landowners have confirmed that the site could be made available for development within 3-5 years. | | |
| | | housing development have been identified. to be available for housing development. | |
| | chievability | | |
| | elivery & Timing | The landowners , a local developer, has<u>have</u> indicated that they do not intend to | |
| | onsiderations | develop the site themselves. A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver. A scheme of this scale would most likely be delivered in a small number of discrete phases and potentially by a consortium of developers. Delivery rates fo 30-40 units per developer per annum could be achieved. Assuming two developers operating on site, a scheme could be completed within 3-4 years of commencement. | |
| Via Co | arket & Economic ability onsiderations | Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the scale and type of development envisaged. | |
| Th | nere is a reasonable | prospect that development of the site would be achievable. | |

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 of the site would be achievable.

The site is therefore considered to be developable.



SPW06 – Land at Lavender Sandpit, Cockshot Hill, Reigate

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| Site details | |
|-------------------------|--|
| HELAA Reference | SPW06 |
| Source of site | Call for Sites |
| Site name | Land at Lavender Sandpit, Cockshot Hill, Reigate |
| Existing use | Semi-natural open space and woodland |
| Housing Potential | |
| Density | 15dph |
| Capacity | 15 |
| Total site area (ha) | 0.95 (gross) |
| Suitability | |
| Policy | The site is within the urban area and therefore a location contemplated for housing |
| , Considerations | development through Policy CS4 of the Core Strategy. |
| | The site has not been identified in the Regulation 19 Development Management Pla |
| | for housing development. |
| | The site is designated as a Regionally Important Geological Site and a Site of Nature |
| | Conservation Importance. |
| | The site is designated as Urban Open Space in the 2005 Borough Local Plan found |
| | that the site had high overall value. The site has therefore been identified as Urban |
| | Open Land — Tthe Urban Open Space Review recommended that the designation |
| | should be retained. In the Regulation 19 Development Management Plan. |
| | Accessibility to local services, facilities and public transport is reasonable. |
| Market | The site would be most suited to delivering larger family homes. |
| Considerations | |
| Physical Limitations | The site is reasonably densely wooded and there is a small water body within the sit |
| | which may limit development potential. |
| | There is an existing electricity sub-station in the south-eastern corner of the site and |
| | access to this would need to be safeguarded. |
| | Access to the site would need to be created from an existing residential cul-de-sac a |
| | Priory Drive. |
| | There are potential contamination issues owing to the previous activities on the site |
| Potential Impacts | Development could potentially impact upon the nature conservation value of the sit |
| | and the geological value of the site. |
| | Redevelopment of the site could deliver enhancement and improved public access t |
| | the remainder of the site. |
| The site is not consid | ered to be suitable for housing development. |
| Availability | |
| The site is owned by F | Reigate & Banstead Borough Council. |
| • | actively promoted the site for housing development. |
| | need to be made with adjoining landowners to secure an appropriate access to the |
| site. | |
| No legal constraints to | o housing development have been identified. |
| | prospect that the site would be made available for development within the plan |
| period. | |
| Achievability | |
| , Delivery & Timing | The landowner has indicated that they intend to develop the site themselves. |
| Considerations | They have recently completed a number of similar schemes and would therefore be |
| | likely to be capable of delivering a scheme of this nature. |
| | A scheme of this nature would be delivered in a single phase, and could therefore |
| | achieve delivery rates of 20-30 units per annum; hence a scheme could be complete |
| | within 12 months of commencement. |
| | |

| Viability | suitable for housing development. |
|--|--|
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| | development would be economically viable. |
| | The residential market in the area is strong, with particularly high demand for family |
| | homes, and 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. | |

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: strategic policy change; access; ecological assessment



SPW07 – Land at Castle Drive, Woodhatch

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| Site details | |
|---|--|
| HELAA Reference | SPW07 |
| Source of site | Call for Sites |
| Site name | Land West of Castle Drive |
| Existing use | Semi-natural open space/ grazing |
| Housing Potential | |
| Density | 19dph |
| Capacity | 10 |
| Total site area (ha) | 0.53 |
| Suitability | |
| Policy Considerations | The site lies within a broad 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 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 and the site also has reasonable |
| Market Considerations | access to public transport services. The site would likely be capable of delivering a mix of housing and thus meeting a range of market requirements. |
| Physical Limitations | There is a small area of land in the north of the site which is identified as being affected by surface water flood risk. There is a protected tree within the site. |
| Potential Impacts | There are no significant potential impacts associated with development. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| It has not been possib | private individual. eviously actively promoted the site for housing development. le to confirm availability. o development have been identified. |
| - | prospect that the site will be made available for housing development within the |
| plan period. | , , |
| Achievability | |
| Delivery & Timing Considerations | There is not known to be any specific developer interest 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 and delivery rates fo 20- 30 units per annum could be achieved. Hence, a scheme could be built out within 12 months of commencement. |
| Market & Economic Viability Considerations | Specific viability suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and 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 | |
| Extension. Developme and is subject to prop There is a reasonable | ntified in the Regulation 19 Development Management Plan as a Sustainable Urban ent is subject to the Council not being able to demonstrate a five years housing supply osed phasing policy MLS1. prospect that the site would be made available for housing development within the |
| | levelopment of the site would be achievable. |

The site is therefore considered to be developable.



SPW08 – Hartswood Nursery, 146 Dovers Green Road, Reigate



| Site details | |
|-------------------------------------|---|
| HELAA Reference | SPW08 |
| Source of site | Call for Sites |
| Site name | Hartswood Nursery, Dovers Green Road, Reigate |
| Existing use | Semi-natural land (former nursery) with derelict structures and residential dwelling |
| Housing Potential | |
| Density | 26dph |
| Capacity | 25 |
| Total site area (ha) | 0.96 |
| Suitability | 0.50 |
| Policy | The site lies within a broad location contemplated for housing development through |
| Considerations | 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. Part of the site is previously developed and therefore there may be potential to develop part of the site in line with paragraph 89 of the NPPF. Accessibility to local services and facilities is good. Accessibility to public transport is good. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures (predominantly geared towards family homes), thus potentially meeting |
| | a range of market requirements. |
| Physical Limitations | The site is identified as being potentially contaminated. |
| Potential Impacts | Development could potentially impact upon the setting of the adjoining listed |
| | building. |
| The site is considered | to be suitable for housing development. |
| Availability | |
| The site is owned by a | a private individual. |
| The landowner has ac | tively promoted the site for housing development. |
| | indicated that the site could be made available for development within 12 months. |
| | o 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 in the site at this point. <u>The landowners have indicated that they have received a number of proposals for</u> <u>redevelopment.</u> 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. 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 of the site could therefore be completed within 12 months of commencement. |
| Market & Economic | Viability work suggests that development of the site would be viable. |
| Viability | The residential market in the area, particularly for family homes, is very strong and |
| Considerations | would most likely be capable of supporting the scale and type of development |
| | envisaged. |
| | prospect that development of the site would be achievable. |
| Summary | |
| The site has been ider | ntified 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 of the site would be achievable.

The site is therefore considered to be developable.



SPW09 – Land at Shepherd's Lodge Farm, Park Lane East, Reigate

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| Site details | |
|------------------------|---|
| HELAA Reference | SPW09 |
| Source of site | Call for Sites |
| Site name | Land at Shepherd's Lodge Farm, Park Lane East, Reigate |
| Existing use | Semi-natural open space/ grazing |
| Housing Potential | |
| Density | 20dph |
| Capacity | 25 |
| Total site area (ha) | 1.3 |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site lies within a broad 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 good. |
| | Accessibility to public transport is reasonable. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures (predominantly geared towards family homes), thus potentially meeting |
| | a range of market requirements. |
| Physical Limitations | Land levels fall away steeply from north to south which could limit development |
| | potential. |
| | There is a group of protected trees in the northern part of the site. |
| | There is currently no direct road access to the site - this would need to be created |
| | from an existing residential cul-de-sac. |
| Potential Impacts | Development could potentially impact upon the adjoining Site of Nature |
| | Conservation Importance. |
| | Given the topography and prominence of the site, development could potentially |
| | have an adverse visual impact upon the landscape and setting around Priory Park. |
| | ered to be suitable for housing development. |
| Availability | |
| The site is owned by a | |
| | eviously promoted the site for housing development. |
| • | le to confirm landowner intentions. |
| | o development have been identified. |
| - | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer interest in the site at this point. |
| Considerations | 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 and delivery rates of 20- |
| | 30 units per annum could be achieved. Hence, a scheme could be built out within 12- |
| | 18 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | 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, particularly for family homes, is very strong and |
| | 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; strategic policy change



SPW10 – Land at Hartswood Farm/ Flanchford Farm, Reigate

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| Site details | |
|-------------------------|---|
| HELAA Reference | SPW10 |
| Source of site | Call for Sites |
| Site name | Land at Hartswood/ Flanchford Farm, Reigate |
| Existing use | Agricultural fields |
| Housing Potential | - |
| Density | 20dph |
| Capacity | 220 |
| Total site area (ha) | 18.6 (gross)/ 11.0 (developable) |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site lies within a broad 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 good. |
| | Accessibility to public transport is reasonable. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures given its size, thus potentially meeting a range of market requirements. |
| Physical Limitations | There is an area of dense protected woodland in the site and an area of ancient |
| | woodland forming the western boundary. |
| | The southernmost part of the site is affected by Flood Zone 3 and parts of the site are |
| | identified as being at risk of surface water flooding. |
| Potential Impacts | Development could potentially impact upon the setting of the cluster of listed |
| | buildings at Hartswood Farm (south west of the site). |
| | The site is adjacent to an area of ancient woodland/ SNCI and development could |
| | potentially impact upon these nature conservation assets. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by t | wo trusts. |
| The landowners have | actively promoted the site for housing development through the Regulation 19 |
| Development Manage | ement Plan Consultation |
| No legal constraints to | o development have been identified. |
| The site is considered | to be available for housing development. |
| Achievability | |
| Delivery & Timing | There is no known specific developer interest in the site at this point. |
| Considerations | A site of this size/ characteristic would likely attract interest from established |
| | regional and national developers who would likely have the capacity to deliver. |
| | A scheme of this scale would most likely be delivered in a small number of discrete |
| | phases by a single developer. |
| | Delivery rates of 30-40 units per annum could be achieved; hence a scheme could be |
| | completed within 4-5 years of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | 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, particularly for family homes, is very strong and |
| | 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. |

The site is considered to be available for housing development and there is a reasonable prospect 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: strategic policy change; flood risk





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| Site details | |
|--------------------------|---|
| HELAA Reference | SPW11 |
| Source of site | Call for Sites |
| Site name | Former garage block (demolished) and Atherfield Barn, Reigate |
| Existing use | Hardstanding and derelict barn |
| Housing Potential | |
| Density | 25dph |
| Capacity | 5 |
| Total site area (ha) | 0.18 |
| Suitability | 0.18 |
| | The majority of the site is legated within the Green Belt |
| Policy Considerations | The majority of the site is located within the Green Belt. |
| CONSIDERATIONS | The site is not located within a broad 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. Part of the site is previously developed and therefore there may be potential to |
| | |
| | develop the site through Paragraph 89 of the NPPF. |
| Markat | Accessibility to local services, facilities and public transport is good. The site would most likely be suited to delivering small family homes. |
| Market Considerations | The site would most likely be suited to delivering small family nomes. |
| | There are no significant physical limitations according durith the site |
| Physical Limitations | There are no significant physical limitations associated with the site. |
| Potential Impacts | Development could potentially impact upon the adjoining Local Nature Reserve. |
| | ered to be suitable for housing development. |
| Availability | |
| The site is owned by E | |
| | tively promoted the site for housing development. |
| | dicated that the site could be released for development within twelve months. |
| | o development have been identified. |
| | to be available for housing development. |
| Achievability | The structure could be presented as a frequency of the set of the |
| Delivery & Timing | The site is owned by Broadhaven Estates, a small scale developer, who has indicated |
| Considerations | that they intend to develop the site themselves. |
| | 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, the scheme could be built out within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| Considerations | development would be achievable. |
| | The residential market in the area is very strong and 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 | |
| | to be available for housing development and there is a reasonable prospect that |
| | e achievable, however, the site is not considered to be suitable for housing |
| development. | |
| | not currently developable. |
| | its: strategic policy change |
| | |

SPW13 – 145 Sandcross Lane, Reigate



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| Site details | |
|--|---|
| HELAA Reference | SPW13 |
| Source of site | Call for Sites |
| Site name | 145 Sandcross Lane, Reigate |
| Existing use | Agriculture |
| Housing Potential | |
| Density | 20dph |
| Capacity | 35 |
| Total site area (ha) | 1.6 |
| Suitability | 1.0 |
| Policy | The site lies within a broad location contemplated for housing development through |
| Considerations | Policy CS4 of the Core Strategy. |
| considerations | 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, facilities and public transport is good. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, thus potentially meeting a range of market requirements. |
| Physical Limitations | The site is covered by a group TPO. |
| , | There are a number of specific protected trees within the site. |
| | There is a strip of land through the site which has been identified as being at risk |
| | from surface water flooding. |
| | Access to the site from Sandcross Lane would need to be carefully designed to ensure |
| | highway safety. |
| Potential Impacts | No potential impacts have been identified. |
| The site is considered | I to be suitable for housing development. |
| Availability | |
| The land parcel is own | ned by a single landowner who has actively promoted the site for housing |
| development. | |
| Thakeham Homes hav | e an option agreement to develop the site. |
| No legal constraints to | o development have been identified. |
| The site is considered | l to be available for housing development. |
| Achievability | |
| Delivery & Timing | Thakeham Homes have an option agreement to develop the site. As an experienced |
| Considerations | regional housebuilder, it is considered that they would have the capacity to develop a scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. |
| Considerations Market & Economic | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a |
| | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. |
| Market & Economic | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. |
| Market & Economic Viability | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and |
| Market & Economic Viability Considerations | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development |
| Market & Economic Viability Considerations | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged. |
| Market & Economic Viability Considerations There is a reasonable Summary | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged. |
| Market & Economic Viability Considerations There is a reasonable Summary The site has been iden | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. |
| Market & Economic Viability Considerations There is a reasonable Summary The site has been ider Extension. Development | scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement. Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. |
development of the site would be achievable. The site is therefore considered to be developable.

SPW14 – Clayhall Farm, Reigate



| Site details | |
|-------------------------|---|
| HELAA Reference | SPW14 |
| Source of site | Call for Sites |
| Site name | Clayhall Farm, Reigate |
| Existing use | Agriculture |
| Housing Potential | |
| Density | 20dph |
| Capacity | 650 |
| Total site area (ha) | 49.8 (gross) / 32.4 (developable) |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site partially lies within a broad 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 lies within an Area of Great Landscape Value. |
| | Accessibility to local services and facilities is limited. |
| | The majority of the site has relatively poor access to public transport. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, thus meeting a range of market requirements. |
| Physical Limitations | The Wallace Brook passes through the south/ south east of the site and land |
| | surrounding the Brook is affected by Flood Zones 2 and 3. There are also areas |
| | affected by surface water flooding. |
| | There are a number of established trees on the site, although none are protected. |
| | Access to the site is via a series of narrow lanes which would be unsuitable for |
| | significant residential development. |
| Potential Impacts | Development could have an adverse visual impact upon the Area of Great Landscape Value. |
| | Development could potentially impact upon the integrity and setting of the existing |
| | locally listed building to the north of the site. |
| | Development would result in the loss of actively managed agricultural land. |
| | Capacity of the surrounding rural road network to support development needs to be |
| | carefully considered. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by a | single landowner. |
| | omoted the site for housing development. |
| No legal constraints to | o development have been identified. |
| | prospect that the site would be made available for development within the plan |
| period. | |
| Achievability | |
| Delivery & Timing | A site of this size/ characteristic would likely attract interest from regional and |
| Considerations | national house builders who would likely have the capacity to deliver. |
| | The scheme would most likely be delivered by a consortium of developers. It would |
| | most likely be developed in a number of phases of between 300 and 400 homes. |
| | Due to several developers operating different outlets a delivery rate of approximately |
| | 100 units per annum could be delivered. This would result in the development being |
| Market 0 Free | completed within 5-6 years. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | 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, particularly for family homes, is very strong and |
| 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 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: availability; strategic policy change; access; landscape impact



SPW15 – Land north of Slipshatch Road, Reigate



| Site details | |
|----------------------|---|
| HELAA Reference | SPW15 |
| Source of site | Call for Sites |
| Site name | Land north of Slipshatch Road, Reigate |
| Existing use | Agriculture |
| Housing Potential | |
| Density | 20dph |
| Capacity | 290 units |
| Total site area (ha) | 14.0 (gross) / 10.5 (developable) |
| Suitability | |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site does not lie within a broad location contemplated for housing development |
| Constact actions | 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 reasonable. |
| | Accessibility to public transport is poor. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures, thus meeting a range of market requirements. |
| Physical Limitations | Access to the site is via a series of narrow lanes which would likely be unsuitable for |
| , | significant residential development. |
| | A small part of the site along the western and northern boundaries is at risk of |
| | surface water flooding. |
| Potential Impacts | Development could have an adverse visual impact upon the adjacent Area of Great |
| | Landscape Value. |
| | Development would result in the loss of actively managed agricultural land. |
| | Capacity of the surrounding rural road network to support development needs to be |
| | carefully considered. |
| | ered to be suitable for housing development. |
| Availability | |
| | ands Improvement Holdings, a strategic land development company. |
| • | eviously promoted the site for housing development. |
| • | le to confirm availability. |
| - | o development have been identified. |
| | e for housing development is uncertain. |
| Achievability | |
| Delivery & Timing | The site is owned by Lands Improvement Holdings, a strategic land development |
| Considerations | company. |
| | A site of this size/ characteristic would likely attract interest from regional and |
| | national house builders who would likely have the capacity to deliver a scheme of |
| | this size/ characteristics. |
| | The scheme would most likely be delivered by a single house builder with delivery |
| | rates of approximately 40-60 units per annum. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability of the site is uncertain. |
| Considerations | 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, particularly for family homes, is very strong and |
| | 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; strategic policy change; landscape impact; access

SPW17 – Garage Block, Kingsley Grove, Reigate



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| Site details | |
|---------------------------------------|---|
| HELAA Reference | SPW17 |
| Source of site | Call for Sites |
| Site name | Garage Block, Kingsley Grove, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 30 25 dph |
| Capacity | 65 |
| Total site area (ha) | 0.2 |
| Suitability | |
| Policy Considerations | The site lies within the urban area and therefore 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. There are a number of TPOs on the site. The central part of the site has been identified as being at risk of surface water flooding. |
| Market | The site would be most suited to deliver a number of small family homes. |
| Considerations | The site would be most suited to deriver a number of small failing nomes. |
| Physical Limitations | Accessibility via Kingsley Grove is quite constrained would require improvement. The site has been identified as being at risk from surface water flooding. |
| Potential Impacts | No potential impacts have been identified. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| | a single landowner who has <u>previously actively</u> promoted the site for housing |
| development. | |
| | sed as garages and storage. <mark>eviously</mark> said that the garages could be made available for development within 12 |
| decision. | has recently been submitted for redevelopment for 6 units. This is currently awaiting o development have been identified. |
| | considered to be 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 size/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver. A scheme of this nature would likely be brought forward in a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be achieved on the site; hence development could be completed within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market within the area is considered to be strong and therefore 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 | |
| · · · · · · · · · · · · · · · · · · · | to be 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 currently considered to be developable.

Overcoming constraints: access; flood risk

SPW16 – ASD on the Green, Lonesome Lane, Reigate



| Site details | |
|-------------------------------------|--|
| HELAA Reference | SPW16 |
| Source of site | Call for Sites |
| Site name | ASD on the Green, Lonesome Lane, Reigate |
| Existing use | Agriculture |
| Housing Potential | |
| Density | 20dph |
| Capacity | 40 |
| Total site area (ha) | 2.0 |
| Suitability | 2:0 |
| Policy | The site is wholly within the Green Belt. |
| Considerations | The site lies within a broad location contemplated for housing development through |
| Considerations | Policy CS4 of the Core Strategy. |
| | The site has not been identified in the Regulation 19 Development Management Plan |
| | for housing development. |
| | The site lies within the New Pond Farm/ Felland Copse Site of Nature Conservation |
| | Importance. |
| | Accessibility to local services, facilities and public transport is reasonable. |
| Market | The site would likely be capable of delivering lower density development (houses). |
| Considerations | |
| Physical Limitations | The site has no direct access from Lonesome Lane. |
| | The southern part of the site falls within Flood Zone 2 and 3. |
| | The southern part of the site is identified as being at risk of surface water flooding. |
| Potential Impacts | Development of the site could impact upon the Site of Nature Conservation. |
| | ered to be suitable for housing development. |
| Availability | |
| | a single landowner who has actively previously promoted the site for housing |
| • | ot been possible to confirm landowner intentions. |
| | o development have been identified. |
| - | I to be available for housing development. |
| | e for housing development is uncertain. |
| Achievability | ······································ |
| Delivery & Timing | The landowner has previously indicated that they wish to develop the site |
| Considerations | themselves. |
| | A site of this type/ scale would likely attract interest from a local or regional house |
| | builder who would likely have the capacity to deliver. |
| | A scheme of this nature would likely be completed within a single phase and delivery |
| | rates of 20-30 units per annum could be achieved; hence development could be |
| | completed within 12 months of commencement. |
| Market & Economic | No specific viability work has been identified as the site is not considered to be |
| Viability | suitable for housing development. |
| , Considerations | 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 strong and would likely be |
| | The residential market in the area is considered to be strong and would likely be capable of supporting the type and scale of development envisaged. |
| There is a reasonable | . , |
| There is a reasonable Summary | capable of supporting the type and scale of development envisaged. |
| Summary | capable of supporting the type and scale of development envisaged. |
| Summary The site is available fo | capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. |

The site is not currently developable. Overcoming constraints: access; strategic policy change; flood risk/ mitigation; nature impact



SPW18 – Paddock 19 Dovers Green Road

| Site details | |
|------------------------|--|
| HELAA Reference | SPW18 |
| Source of site | Call for Sites |
| Site name | Paddock 19 Dovers Green Road, Reigate |
| Existing use | Agricultural land |
| Housing Potential | |
| Density | 20dph |
| Capacity | 30 |
| Total site area (ha) | 1.52 |
| Suitability | |
| Policy | The site lies within the Green Belt. |
| Considerations | The Green Belt Review concluded that the site had a high priority for protection. |
| | The site lies within a broad 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. |
| | There are two statutory listed buildings within close proximity to the southern |
| | boundary of the site. |
| | Access to local services, facilities and public transport is reasonable. |
| | The eastern part of the site falls within Flood Zone 2 and 3 and has been identified as |
| | being at risk of surface water flooding. |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures. |
| Physical Limitations | The eastern boundary of the site adjoins the Earlswood Brook. |
| | The eastern boundary of the site falls within Flood Zone 2 and 3. |
| | The southern boundary of the site is weak. |
| Potential Impacts | The site is bounded to the west by a small cluster of workshop/ warehouse units |
| | which may give rise to residential amenity concerns. |
| The site is not consid | Development of the site could potentially impact the setting of the listed buildings. |
| | ered to be suitable for housing development. |
| Availability | Emmerten Develenmente, a local develener |
| | Emmerton Developments, a local developer. Control of Dover's Green Developments Ltd. and Emmerton Developments Ltd. |
| | actively promoted the site for housing development. |
| | confirmed that there are no encumbrances or ownership irregularities that would |
| prevent the developm | |
| | o development have been identified. |
| | I to be available for housing development. |
| Achievability | |
| Delivery & Timing | The landowner, a local developer, has indicated that they do not intend to develop |
| Considerations | the site themselves. |
| | The site is under the control of Dover's Green Developments Ltd. and Emmerton |
| | Developments Ltd. Emmerton Developments Ltd. are experienced local developers. |
| | A site of this size/ characteristics would likely attract interest from regional or |
| | national developers who would likely have the capacity to deliver. |
| | A scheme of this nature would likely be delivered by a single developer. Development |
| | rates of 30-40 dwellings could be expected on a site such as this and therefore |
| | development could be completed within 12 months of commencement. |
| | The site would most likely be brought forward with SPW34. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |

| Considerations | 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 very strong and would most | |
| | likely be capable of supporting a development of this nature. | |
| There is a reasonable prospect that development of the site would be achievable. | | |
| Summary | | |
| The site is considered to be available for housing development and there is a reasonable prospect 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: strategic policy change ; heritage; surface water; flooding







| Site details | |
|----------------------------------|--|
| HELAA Reference | SPW20 |
| Source of site | Vacant Property |
| Site name | Land R/O 41 Lonesome Lane, Reigate |
| Existing use | Vacant property – formerly temporary airport car parking |
| Housing Potential | |
| Density | 25dph |
| Capacity | 5 |
| Total site area (ha) | 0.2 |
| Suitability | |
| Policy | The site lies within the Green Belt. |
| Considerations | The site lies within a broad 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 adjoins the New Pond Farm/ Felland Copse Site of Nature Conservation |
| | Importance. |
| | Whilst they are not protected, there are a number of well established trees along the |
| | northern boundary of the site. |
| | Accessibility to local services, facilities and public transport is limited. |
| Market | The site would be most suited to deliver lower density units (houses). |
| Considerations | |
| Physical Limitations | Access to the site via Lonesome Lane may require improvements. |
| Potential Impacts | Development may impact upon the setting of the New Pond Farm/ Felland Copse Site |
| | of Nature Conservation Importance. |
| | red to be suitable for housing development. |
| Availability | |
| The site is currently va | |
| The site is owned by a | e to ascertain landowner intentions. |
| | development have been identified. |
| | • |
| • | for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | A site of this scale/ type would likely attract a local or regional developer who would |
| | likely have the capacity to deliver. |
| | A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed |
| | within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability of the site is uncertain. |
| Considerations | Generic assessment of greenfield development in the borough indicates that |
| considerations | development of the site would likely be economically viable. |
| | |
| | |
| | |
| | development envisaged. |
| There is a reasonable | development envisaged. prospect that development of the site would be achievable. |
| There is a reasonable Summary | prospect that development of the site would be achievable. |
| Summary | |
| | The residential market within the area is considered to be strong, particularly for family houses, and would most likely be capable of supporting the type and scale of development environment. |

The site is therefore not currently considered to be developable. Overcoming constraints: availability; access; strategic policy change; nature conservation importance



SPW23 – Garages R/O Ross House, Apley Road, Reigate



| Site details | |
|--|---|
| HELAA Reference | SPW23 |
| Source of site | Garages |
| Site name | Garages R/O Ross House, Apley Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 75dph |
| Capacity | 6 |
| Total site area (ha) | 0.08 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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 | The site would be most suitable to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | The site has been identified as being potentially susceptible to surface water |
| | flooding. |
| | I to be suitable for housing development. |
| Availability | |
| The site is owned by F | - |
| It has is currently used | |
| • | ble to ascertain landowner intentions. |
| - | o development have been identified. |
| • | e for housing development is therefore uncertain. |
| Achievability | The sector sector is the last sector of the device of the sector is the |
| Delivery & Timing Considerations | There is not known to be any specific developer interest in the site at this point. |
| Considerations | A site of this scale/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver. |
| | 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 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that |
| | development would be economically viable. |
| | The residential market in the area is strong and would be likely to support the type |
| | and scale of development envisaged. |
| There is a reasonable | prospect that development of the site would be achievable. |
| Summary | |
| | 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 currently developable. | |
| Overcoming constraints: availability | |



SPW24 – Garages Brandsland, Reigate

| Site details | |
|---|--|
| HELAA Reference | SPW24 |
| Source of site | Garages |
| Site name | Garages Brandsland, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 75dph |
| Capacity | 6 |
| Total site area (ha) | 0.08 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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 | The site would be most suited to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | Access to the site is constrained and would require improvement. |
| Potential Impacts | No potential impacts have been identified. |
| The site is not conside | ered to be suitable for housing development. |
| Availability | |
| The site is owned by F | Raven Housing Trust. |
| The site is currently u | sed as garages. |
| | le to ascertain landowner intentions. |
| No legal constraints to | o development have been identified. |
| | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | 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 of this nature. |
| | A scheme of this nature would be delivered in a single phase and delivery rates of 20- |
| | 30 units could be achieved per annum; hence development could be completed |
| | within 12 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |
| Viability | suitable for housing development and availability is uncertain. |
| Considerations | Generic assessment of sites within Reigate for housing development suggests that |
| | development would be economically viable. |
| | The residential market within the area is considered to be strong and would be |
| These is a second bla | capable of supporting the type and scale of development envisaged. |
| | prospect that development would be achievable. |
| Summary | ared to be suitable for bousing douglopment and quailability is uncertain |
| 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 | |



SPW25 – Garages adjacent to Pevensey House, Castle Close, Reigate

| Site details | | |
|--|--|--|
| HELAA Reference | SPW25 | |
| Source of site | Garages | |
| Site name | Garages adjacent to Pevensey House, Castle Close, Reigate | |
| Existing use | Garages | |
| Housing Potential | 5 | |
| Density | 100dph | |
| Capacity | 6 | |
| Total site area (ha) | 0.06 | |
| Suitability | | |
| Policy | The site lies within the urban area and therefore within a location contemplated for | |
| , Considerations | 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 reasonable. | |
| | Part of the site has ben identified as potentially at risk of surface water flooding. | |
| Market | The site would be most suited to deliver higher density uses (flats). | |
| Considerations | | |
| Physical Limitations | The site is very narrow and thin which may reduce development potential. | |
| Potential Impacts | Development would give rise to residential amenity conflicts. | |
| The site is not conside | ered to be suitable for housing development. | |
| Availability | | |
| The site is owned by R | - | |
| The site is currently us | | |
| It has not been possible to ascertain landowner intentions for the site. | | |
| _ | o development have been identified. | |
| • | e for housing development is therefore uncertain. | |
| Achievability | | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. | |
| Considerations | 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 of this nature would be completed in a single phase and delivery rates of | |
| | 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement. | |
| Market & Economic | | |
| Viability | No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. | |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that | |
| Considerations | development would be economically viable. | |
| | The residential market in this area is considered to be strong and would likely support | |
| | the scale of development proposed. | |
| There is a reasonable | prospect that development of the site would be achievable. | |
| Summary | | |
| | red to be suitable for housing development and availability is uncertain. | |
| The site is therefore not currently considered to be developable. | | |
| Overcoming constraints: availability; residential amenity conflicts | | |
| | | |



SPW26 – Garages adjacent to Arundel House, Castle Road, Reigate



| Site details | |
|---|--|
| HELAA Reference | SPW26 |
| Source of site | Garages |
| Site name | Garages adjacent to Arundel House, Castle Close, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 125dph |
| Capacity | 5 |
| Total site area (ha) | 0.04 |
| Suitability | |
| Policy | The site lies within the urban area and therefore within a location contemplated for |
| Considerations | 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, public transport and facilities is reasonable. |
| Market | The site would be most suitable to delivering higher density units (flats). |
| Considerations | |
| Physical Limitations | No physical limitations have been identified. |
| Potential Impacts | Development may give rise to residential amenity conflict. |
| | to be suitable for housing development. |
| Availability | |
| The site is owned by R | |
| The site is currently us | ÷ ÷ |
| | le to confirm landowner intentions. |
| | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer interest in the site at this point. |
| Considerations | A site of this scale/ type would likely attract interest from local or regional developers |
| considerations | who would likely have the capacity to deliver. |
| | A scheme of this nature would be delivered in a single phase and delivery rates of 20- |
| | 30 dwellings per annum could be achieved. Hence, development could be completed |
| | within 12 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as availability of the site for housing |
| Viability | development is uncertain. |
| Considerations | Generic assessment of sites for housing development in Reigate suggests that |
| | development would be economically viable. |
| | The residential market within the area is considered to be strong and would most |
| | likely support the scale of development envisaged. |
| | prospect that development of the site would be achievable. |
| Summary | |
| | 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 therefore not currently developable. | |
| Overcoming constrain | |



SPW27 – Garages Felland Way, Reigate

| Site details | |
|---|--|
| HELAA Reference | SPW27 |
| Source of site | Garages |
| Site name | Garages Felland Way, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 100dph |
| Capacity | 6 |
| Total site area (ha) | 0.06 |
| Suitability | |
| Policy | The site lies within the urban area and therefore lies within a location contemplated |
| Considerations | for housing development through Policy CS4 of the Core Strategy. |
| considerations | The site has not been identified in the Regulation 19 Development Management Plan |
| | for housing development. |
| | Accessibility to local services and facilities is reasonable and access to public |
| | transport is good. |
| | The site adjoins the Green Belt. |
| Market | The site would be most suitable to delivering higher density development (flats). |
| Considerations | |
| Physical Limitations | Access to the site via Felland Way is constrained and would require improvements. |
| Potential Impacts | No potential impacts have been identified. |
| | ered to be suitable for housing development. |
| Availability | |
| The site is owned by F | Raven Housing Trust. |
| The site is currently u | - |
| It has not been possible to ascertain landowner intentions. | |
| No legal constraints to | o development have been identified. |
| Availability of the site | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | 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 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 months of commencement. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | Generic assessments of sites for housing development within Reigate suggests that |
| | development of the site would be financially viable. |
| | The residential market in the area is considered to be strong and 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 | |
| | ered to be suitable for housing development and availability is uncertain. |
| The site is therefore not currently developable. | |
| Overcoming constraints: availability; access | |



SPW28 – Garages Priory Road, Reigate



| Site details | |
|---|--|
| HELAA Reference | SPW28 |
| Source of site | Garages |
| Site name | Garages Priory Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 125dph |
| Capacity | 5 |
| Total site area (ha) | 0.04 |
| Suitability | |
| Policy | The site lies within the urban area and therefore a location contemplated for housing |
| Considerations | 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 reasonable. |
| Market | The site would be most suited to deliver higher density units (flats). |
| Considerations | |
| Physical Limitations | Access to the site may require improvement. |
| Potential Impacts | Development may give rise to residential amenity constraints. |
| | to be suitable for housing development. |
| Availability | |
| The site is currently us | |
| The site is owned by R | - |
| • | le to ascertain landowner intentions. |
| | o development have been identified. |
| - | e for housing development is therefore uncertain. |
| Achievability | |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. |
| Considerations | A scheme of this scale/ type would likely attract interest from local or regional house |
| | builders who would likely have the capacity to deliver a scheme of this nature. |
| | A scheme of this type would be completed within a single phase and could achieve |
| | delivery rates of 20-30 dwellings per annum. Hence, the development could be |
| Market & Economic | completed within 12 months of commencement. No site specific viability work has been undertaken as availability of the site for |
| Viability | housing development is uncertain. |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that |
| Considerations | development would be financially viable. |
| | The residential market within the area is strong and would most likely be capable of |
| | supporting the type of development envisaged. |
| There is a reasonable | prospect that development of the site would be achievable. |
| Summary | |
| · · · · · · · · · · · · · · · · · · · | 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 currently developable. | |
| Overcoming constraints: availability; access | |



SPW29 – Garages Reeve Road, Reigate



| Site details | | |
|---|---|--|
| HELAA Reference | SPW29 | |
| Source of site | Garages | |
| Site name | Garages Reeve Road, Reigate | |
| Existing use | Garages | |
| Housing Potential | | |
| Density | 60dph | |
| Capacity | 6 | |
| Total site area (ha) | 0.1 | |
| Suitability | | |
| Policy | The site lies within the urban area and therefore within a location contemplated for | |
| Considerations | 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 | The site is most likely to be suitable to deliver higher density units (flats). | |
| Considerations | | |
| Physical Limitations | The site is long and thin – this may reduce development potential. | |
| | The site has been identified as being at risk of surface 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 R | - | |
| The site is currently us | | |
| - | le to confirm landowner intentions. | |
| | o development have been identified. | |
| | e for housing development is uncertain. | |
| Achievability | | |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. | |
| Considerations | A site of these characteristics would likely attract interest from local or regional | |
| | developers and who would likely have the capacity. | |
| | A site of this nature would be completed in a single phase and could achieve delivery | |
| | rates of 20-30 dwellings per annum; hence development could be completed within | |
| | 12 months of commencement. | |
| Market & Economic | Specific viability work has not been undertaken as availability of the site for housing | |
| Viability | development is uncertain. | |
| Considerations | Generic assessment of sites for housing development within Reigate suggests that | |
| | development of the site would be economically viable. | |
| | The residential market in the area is strong and would likely support the scale of | |
| Thora is a reasonable | development proposed. prospect that development of the site would be achievable. | |
| Summary | prospect that development of the site would be achievable. | |
| • | 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 | | |
| overcoming constraints, availability | | |



SPW30 – Garages Staplehurst Road, Reigate



| Site details | |
|---|--|
| HELAA Reference | SPW30 |
| Source of site | Garages |
| Site name | Garages Staplehurst Road, Reigate |
| Existing use | Garages |
| Housing Potential | |
| Density | 60dph |
| Capacity | 6 |
| Total site area (ha) | 0.1 |
| Suitability | |
| Policy | The site is within the urban area and therefore within an area considered for housing |
| Considerations | 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 reasonable. |
| Market | The site is most likely to be capable of supporting higher density development (flats). |
| Considerations | |
| Physical Limitations | The southern part of the site has been identified as potentially being at risk of surface |
| 6 · · · · · | water flooding. |
| Potential Impacts | Development may give rise to residential amenity constraints. |
| | to be potentially suitable for housing development. |
| Availability | |
| The site is currently u The site is owned by F | |
| • | ble to ascertain landowner intentions. |
| | o development have been identified. |
| | |
| Achievability | e for housing development is uncertain. |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. |
| Considerations | A site of this size/ type would likely attract interest from local or regional house |
| Considerations | builders who would likely have capacity to deliver a scheme of this nature. |
| | A site 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 months of commencement. |
| Market & Economic | Specific viability work has not been undertaken as availability of the site is uncertain. |
| Viability | Generic assessment of sites for housing development within Reigate suggests that |
| | |
| considerations | development would be financially viable. |
| Considerations | development would be financially viable. The residential market in the area is considered to be sufficient to support the scale |
| Considerations | development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged. |
| | The residential market in the area is considered to be sufficient to support the scale and type of development envisaged. |
| | The residential market in the area is considered to be sufficient to support the scale |
| There is a reasonable Summary | The residential market in the area is considered to be sufficient to support the scale and type of development envisaged. |
| There is a reasonable Summary The site is considered | The residential market in the area is considered to be sufficient to support the scale and type of development envisaged. prospect that development of the site would be achievable. |
| There is a reasonable Summary The site is considered that development of t | The residential market in the area is considered to be sufficient to support the scale and type of development envisaged. prospect that development of the site would be achievable. to be potentially suitable for housing development and there is a reasonable prospect |



SPW31 – Garages New North Road, Reigate

| Site details | | |
|--|--|--|
| HELAA Reference | SPW31 | |
| Source of site | Garages | |
| Site name | Garages New North Road, Reigate | |
| Existing use | Garages | |
| Housing Potential | | |
| Density | 86dph | |
| Capacity | 6 | |
| Total site area (ha) | 0.07 | |
| Suitability | | |
| Policy | The site lies within the urban area and therefore within a location contemplated for | |
| Considerations | 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. | |
| | No legal constraints to housing development have been identified. | |
| | Access to local services, facilities and public transport is limited. | |
| Market | The site would be most suited to deliver higher density units (flats). | |
| Considerations | | |
| Physical Limitations | No specific limitations have been identified. | |
| Potential Impacts | Development may give rise to residential amenity conflict. | |
| The site is considered | to be potentially suitable for housing development. | |
| Availability | | |
| The site is currently us | • • | |
| | number of landowners. | |
| | o be assembled in order to enable development. | |
| | le to ascertain landowner intentions. | |
| | o development have been identified. | |
| | e for housing development is therefore uncertain. | |
| Achievability | | |
| Delivery & Timing | There is no known specific developer involvement in the site at this point. | |
| Considerations | A site of this scale/ type would likely attract interest from local or regional house | |
| | builders who would likely have the capacity to deliver a scheme of this nature. | |
| | 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; hence development could | |
| Mauluat Q. Faanansia | be completed within 12 months of commencement. | |
| Market & Economic | No specific viability work has been undertaken as availability of the site is uncertain. | |
| Viability | Generic assessment of sites for housing development within Reigate suggests that | |
| Considerations | development of the site would be economically viable. | |
| | The residential market within the area is strong and would likely be capable of supporting the type of development envisaged. | |
| Thoro is a reasonable | prospect that development of the scheme would be achievable. | |
| Summary | prospect that development of the scheme would be achievable. | |
| 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 for housing development is uncertain. | |
| The site is therefore not currently considered to be developable. | | |
| Overcoming constraints: availability; assembly; residential amenity constraints | | |
| e rei centing constran | | |



SPW32 – Reigate Garden Centre, Sandcross Lane, Reigate

| Site details | |
|--------------------------|---|
| HELAA Reference | SPW32 |
| Source of site | Regulation 19 Development Management Plan Consultation |
| Site name | Reigate Garden Centre, Sandcross Lane, Reigate |
| Existing use | Garden Centre |
| Housing Potential | |
| Density | Proposed: 39.5dph |
| Capacity | Proposed: 17 |
| Total site area (ha) | 0.43 |
| Suitability | |
| Policy | The site lies within the Metropolitan Green Belt. |
| Considerations | The site lies within a location contemplated for housing development through policy |
| | CS4 of the Core Strategy. |
| | The site has not been identified for development in the Regulation 19 Development |
| | Management Plan. |
| | There are a number of buildings and hardstanding on the site, there may therefore |
| | be limited potential for infilling or development in accordance with paragraph 89 of |
| | the NPPF. |
| | The site is currently used for retail – loss of retail uses would be contrary to proposed |
| | policy RET4. |
| | Accessibility to local services and facilities is good and the site also has reasonable |
| | access to public transport. |
| Market | The scheme is proposed to deliver family accommodation. |
| Considerations | |
| Physical Limitations | 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 not conside | ered to be suitable for housing development. |
| Availability | |
| The site has not forma | ally been promoted for housing development; however, a planning permission has |
| | ted for redevelopment. |
| No legal constraints to | o development have been identified. |
| | |
| | prospect that the site will be made available for housing development. |
| Achievability | |
| Delivery & Timing | There is not known to be any specific developer involvement in the site at this point. |
| Considerations | The planning permission has been made by Ashill Land Ltd. a strategic land promoter. |
| | A site of these characteristics would likely attract interest from regional developers |
| | who would likely have the capacity to deliver such a scheme. |
| | A site of this scale/ type 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. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for housing development. |
| Considerations | The residential market in the area is good and would likely support the scale and type |
| These transitions of the | of development envisaged. |
| | prospect that development of the site will be achievable. |
| Summary | |
| | prospect that the site will be made available for housing development and that |
| development of the si | ite will be achievable, however, the site is not considered to be suitable for housing |

<u>development.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints: strategic policy change</u>



<u>SPW33 – Land south of Duxhurst Farm, Dovers Green Road, Reigate</u>

| Site details | |
|------------------------|---|
| HELAA Reference | <u>SPW33</u> |
| Source of site | Call for Sites |
| Site name | Land south of Dovers Farm, Dovers Green Road, Reigate |
| Existing use | Agriculture |
| Housing Potential | |
| Density | 25dph |
| Capacity | 500 |
| Total site area (ha) | 24.25 (gross) 20.24(net) ha |
| Suitability | |
| Policy | The site lies within the Green Belt. |
| Considerations | The site lies within an area contemplated for housing development through policy |
| | CS4 of the Core Strategy. |
| | The site has not been identified for development in the Regulation 19 Development |
| | Management Plan. |
| | Adjoining the site to the north is a Grade II Statutory Listed Building. |
| | Accessibility to local services and facilities is reasonable, however, given the scale of |
| | development proposed would require enhancement. |
| | Accessibility to public transport is limited given the scale of development envisaged. |
| Market | The site has been promoted for housing development with ancillary uses such as |
| Considerations | retail, community facilities, recreation and open space. |
| | The site could therefore meet a range of market requirements. |
| Physical Limitations | Whilst there are a number of mature trees on the site, none are protected by TPOs. |
| | Land in the east and south of the site adjoining the Salfords Stream and Earlswood |
| | Brook falls within Flood Zone 2 and 3. |
| | Small parts of the site have been identified as being at risk from surface water |
| | flooding. |
| Potential Impacts | Development may impact upon the setting of the statutory listed building. |
| | ered to be suitable for housing development. |
| Availability | |
| The site is owned by a | |
| | moted for development by Emmerton Developments with the landowners consent. |
| | that there is no third party land required to access the adopted highway or enable the |
| development of the si | |
| | med that there are no other occupational tenancies or licences that would need to be |
| | to enable development. |
| | that the site is available for development immediately. |
| | o development have been identified, |
| | to be available for housing development. |
| Achievability | The site has been submitted by a level developer. Environmentar Developments |
| Delivery & Timing | The site has been submitted by a local developer, Emmerton Developments. |
| Considerations | <u>A site with these characteristics would likely attract interest from regional or national</u> developers who would likely have the capacity to deliver a scheme such as this. |
| | A scheme of this nature would most likely be delivered in a number of phases. |
| | The site would most likely be delivered by a number of housing developers. |
| | Delivery rates of 20-30 units per annum could be achieved per developer. |
| | Assuming three developers working in tandem, development could be completed |
| | within 5-8 years. |
| Market & Economic | No specific viability work has been undertaken as the site is not considered to be |
| Viability | suitable for development. |
| Considerations | Generic assessment of greenfield development suggests that development would be |
| considerations | Senerie assessment of greenheid development suggests that development would be |

| I | | viable. Costs associated with providing ancillary facilities may impact upon viability. |
|---|--|---|
| | | The residential market in the area would most likely be capable of supporting the |
| | | type and scale of development envisaged. |
| ĺ | There is a reasonable prospect that development of the site would be achievable. | |
| | Summary | |
| 1 | | |

The site is considered to be 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 such development.

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; heritage; flood risk



SPW34 – Land East of Dovers Farm, Dovers Green Road, Reigate



| Site details | |
|----------------------|---|
| HELAA Reference | SPW34 |
| Source of site | Call for Sites |
| Site name | Land East of Dovers Farm, Dovers Green Farm, Reigate |
| Existing use | Mixed use: commercial, residential, agriculture and woodland |
| Housing Potential | |
| Density | 18dph |
| Capacity | 35 |
| Total site area (ha) | 4.1 (gross) 1.9 (developable) |
| Suitability | |
| Policy | The site lies within the Green Belt. |
| Considerations | The Green Belt review concluded that the site had a high priority for protection. In |
| | particular, it noted that the southern boundary is very weak – formed by a field/ |
| | curtilage boundary with little or no physical feature of note to define it. |
| | The site lies within a broad 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. |
| | Part of the site is currently used for employment uses. There may therefore be some |
| | potential for either permitted development or limited infill in accordance with |
| | paragraph 89 of the NPPF. |
| | Access to local services, facilities and public transport is reasonable. |
| | There are two statutory listed buildings within the site |
| Market | The site would likely be capable of delivering a mix of housing in terms of both types |
| Considerations | and tenures. |
| Physical Limitations | Small parts of the site have been identified as being at risk from surface water |
| | <u>flooding.</u> |
| | There are a number of ponds in the site and there is a drain running along the |
| Dotontial Impacts | boundary. |
| Potential Impacts | Development of the site may impact the setting of the statutory listed buildings. ered to be suitable for housing development. |
| Availability | |
| | number of landowners. |
| | der the control of Dover's Green Developments Ltd. and Emmerton Developments Ltd. |
| | actively promoted the site for housing development. |
| | confirmed that there are no encumbrances or ownership irregularities that would |
| prevent the developm | |
| | o development have been identified. |
| | to be available for housing development. |
| Achievability | |
| Delivery & Timing | The site is under the control of Dover's Green Developments Ltd. and Emmerton |
| Considerations | Developments Ltd. Emmerton Developments are experienced local developers |
| | A site of this size/ characteristics would likely attract regional developers who would |
| | likely have the capacity to deliver a scheme such as this. |
| | A scheme of this nature would likely be delivered by a single developer in a single |
| | <u>phase.</u> |
| | Development rates of 30-40 dwellings could be expected on a site such as this and |
| | therefore development could be expected on a site such as this. Development could |
| | therefore be completed in |
| | Development of this site would most likely be brought forward with SPW18. |
| Market & Economic | Specific viability work has not been undertaken as the site is not considered to be |

| Viability | suitable for housing development. |
|--|---|
| Considerations | 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 very strong and would most |
| | likely be capable of supporting a development of this nature. |
| There is a reasonable prospect that development of the site would be achievable. | |
| Summary | |

The site is considered to be available for housing development and there is a reasonable prospect 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: strategic policy change; heritage; surface water