



# **Development Management Plan (Regulation 19)**

## **Housing and Economic Land Availability Assessment (HELAA)**

### **Appendix 2.2b: Sites Promoted for Housing Area 2b**

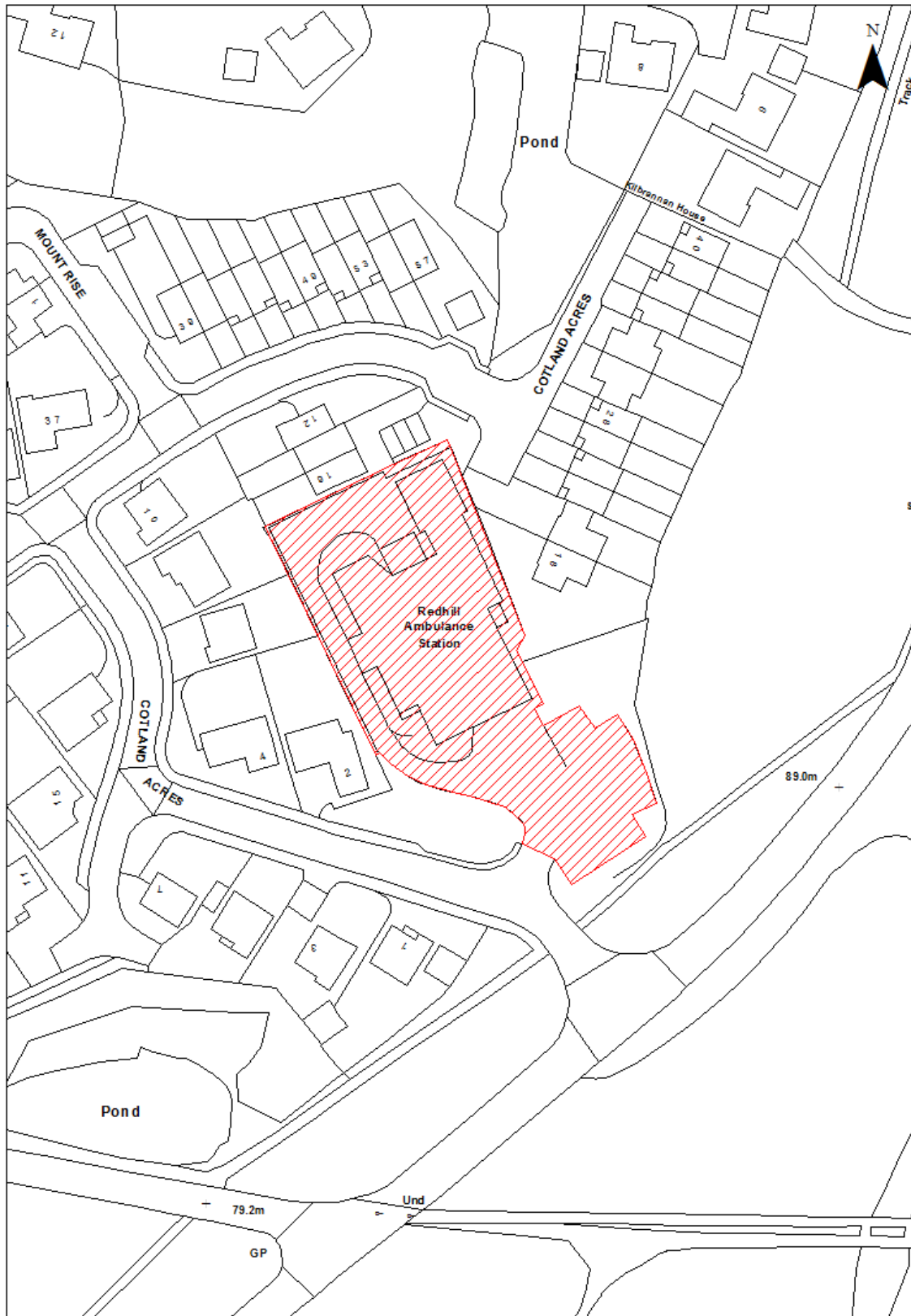
**~~January 2018~~**

**May 2018**

<b><u>List of updates between Reg 19 Publication version and Submission</u></b>	
---	--

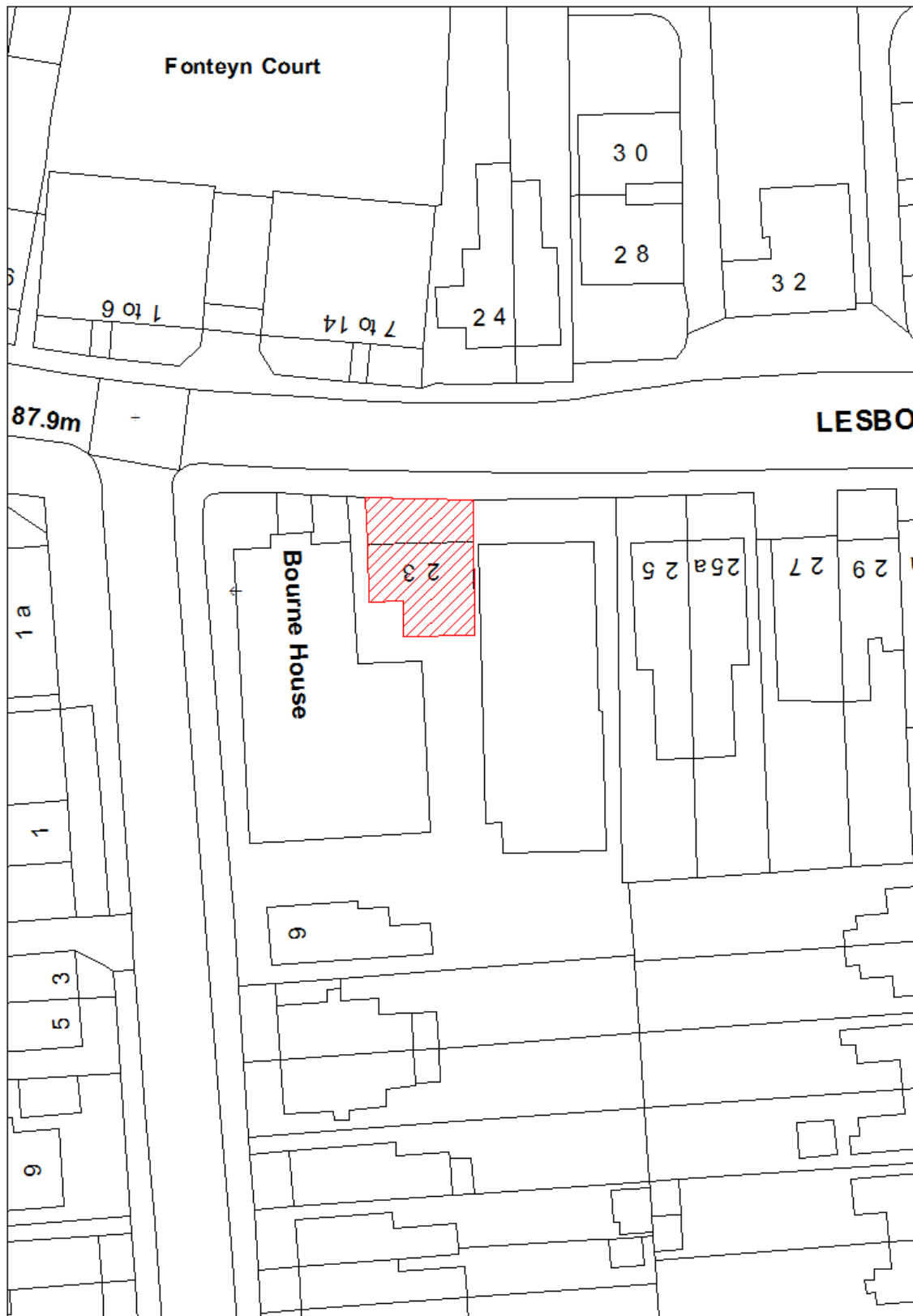
<b><u>Whole document</u></b>	<b><u>Updated with latest information submitted, some correction following points raised in Regulation 19 and addition of further sites promoted since the previous version</u></b>
------------------------------	---

## MSJ03 – Redhill Ambulance Station, Pendleton Road, Redhill



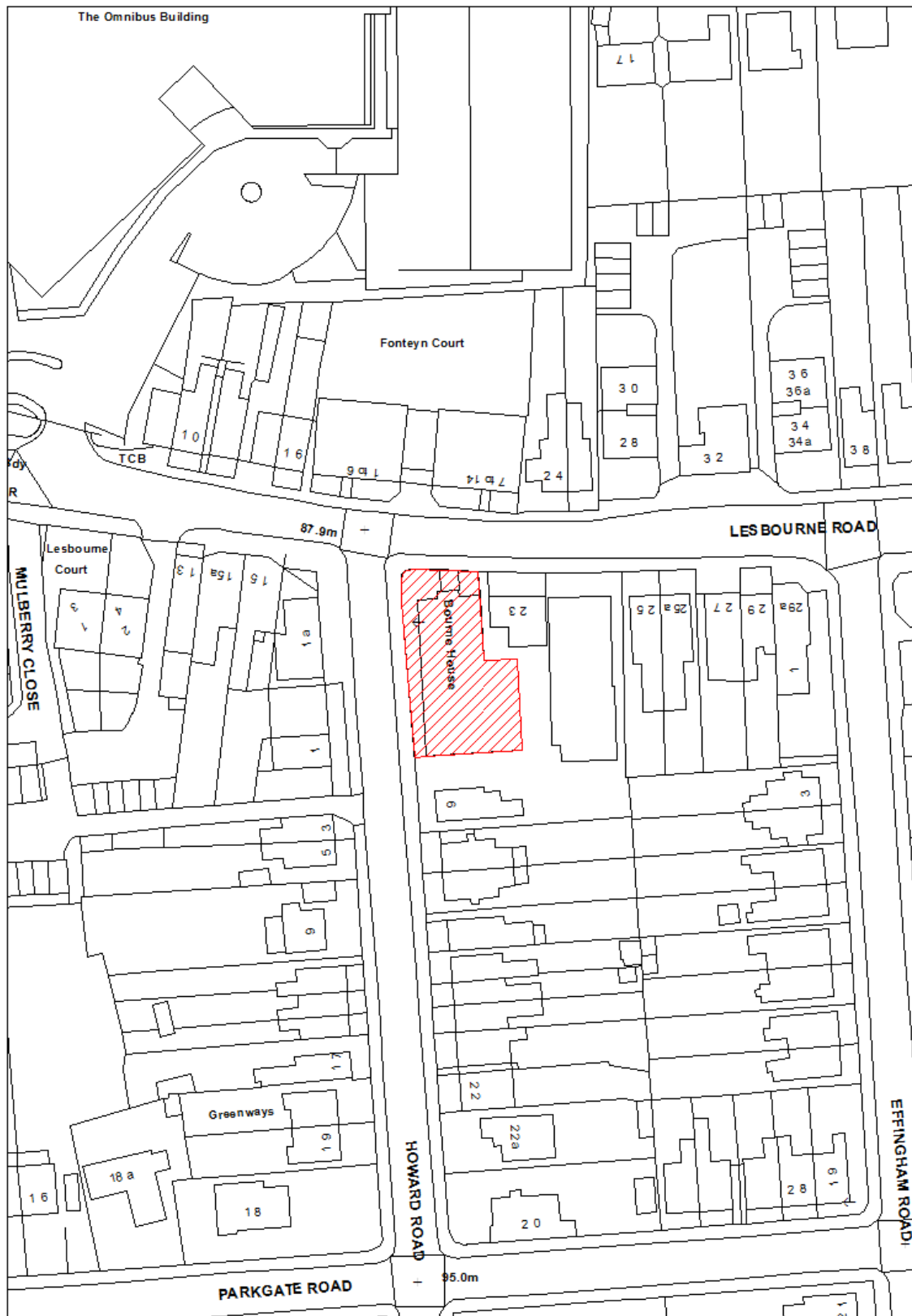
Site details	
HELAA Reference	MSJ03
Source of site	Call for Sites
Site name	Redhill Ambulance Station, Pendleton Road, Reigate
Existing use	Ambulance station
Housing Potential	
Density	50dph
Capacity	8
Total site area (ha)	0.18
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><del>Loss of community uses would be contrary to policy.</del></p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would most likely be suited to higher density development, potentially 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.
<p><del>The site is not considered to be suitable for housing development.</del></p> <p><b>The site is considered to be suitable for housing development.</b></p>	
Availability	
<p>The site is owned by the SE Coast Ambulance Service.</p> <p>The site is currently operational as an ambulance station and redevelopment would be contingent on service needs.</p> <p>The landowner has been previously promoted for housing development.</p> <p>It has not been possible to confirm intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p><del>The site is not considered to be suitable for housing development and availability is uncertain.</del></p> <p><del>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.</del></p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; <del>strategic policy change</del></p>	

**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	
Policy Considerations	<p>The site lies within the urban area adjacent to the Lesbourne Road Local Centre. The site therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for office to residential conversion. Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p> <p>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.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by CS Property Company.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the existing prior approval will be implemented.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by CS Property Company.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>Development of the site would likely be delivered by a single developer in a single phase.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from prior approval.</p> <p>The residential market in the area is good and would likely support the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

## MSJ05 – Bourne House, Lesbourne Road, Reigate

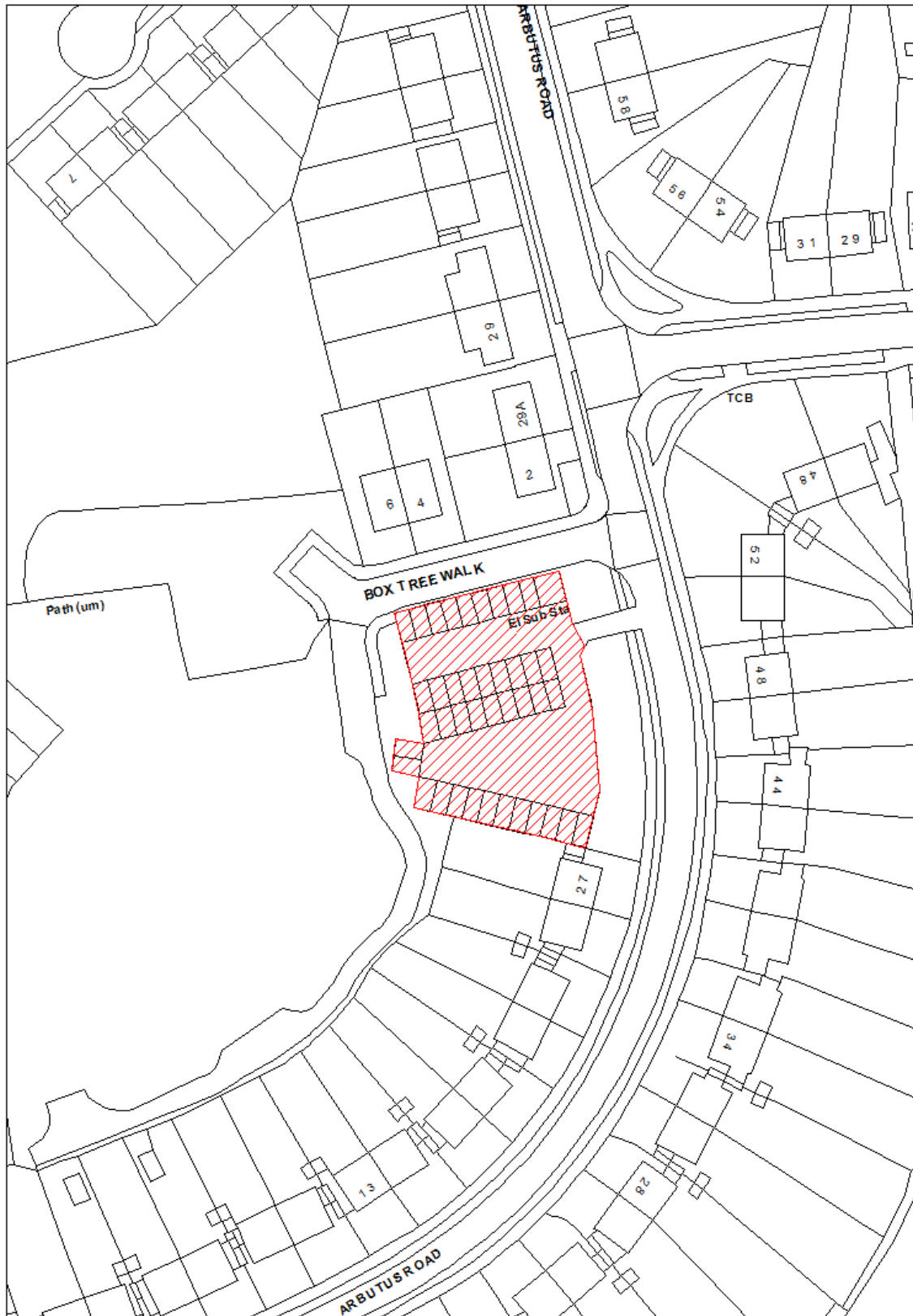


© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:711

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	
Policy Considerations	<p>The site is within the urban area, adjacent to Reigate town centre and Lesbourne Road Local Centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has prior approval for 13 units.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	There are no significant physical limitations associated with the site.
Potential Impacts	There are no specific potential impacts associated with the site.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Nordic Estates Ltd.</p> <p>The site benefits from prior approval for 13 units.</p> <p>A planning application has recently been submitted for exterior alterations to complement the prior approval. <u>This is currently awaiting decision.</u></p> <p>The site is vacant.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the current prior approval will be implemented.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a local developer who intends to build out the consent themselves. They have completed schemes previously in the borough and are considered to have the capacity to complete the scheme.</p> <p>A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum.</p> <p>Development could therefore be completed with 12-13 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from prior approval.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

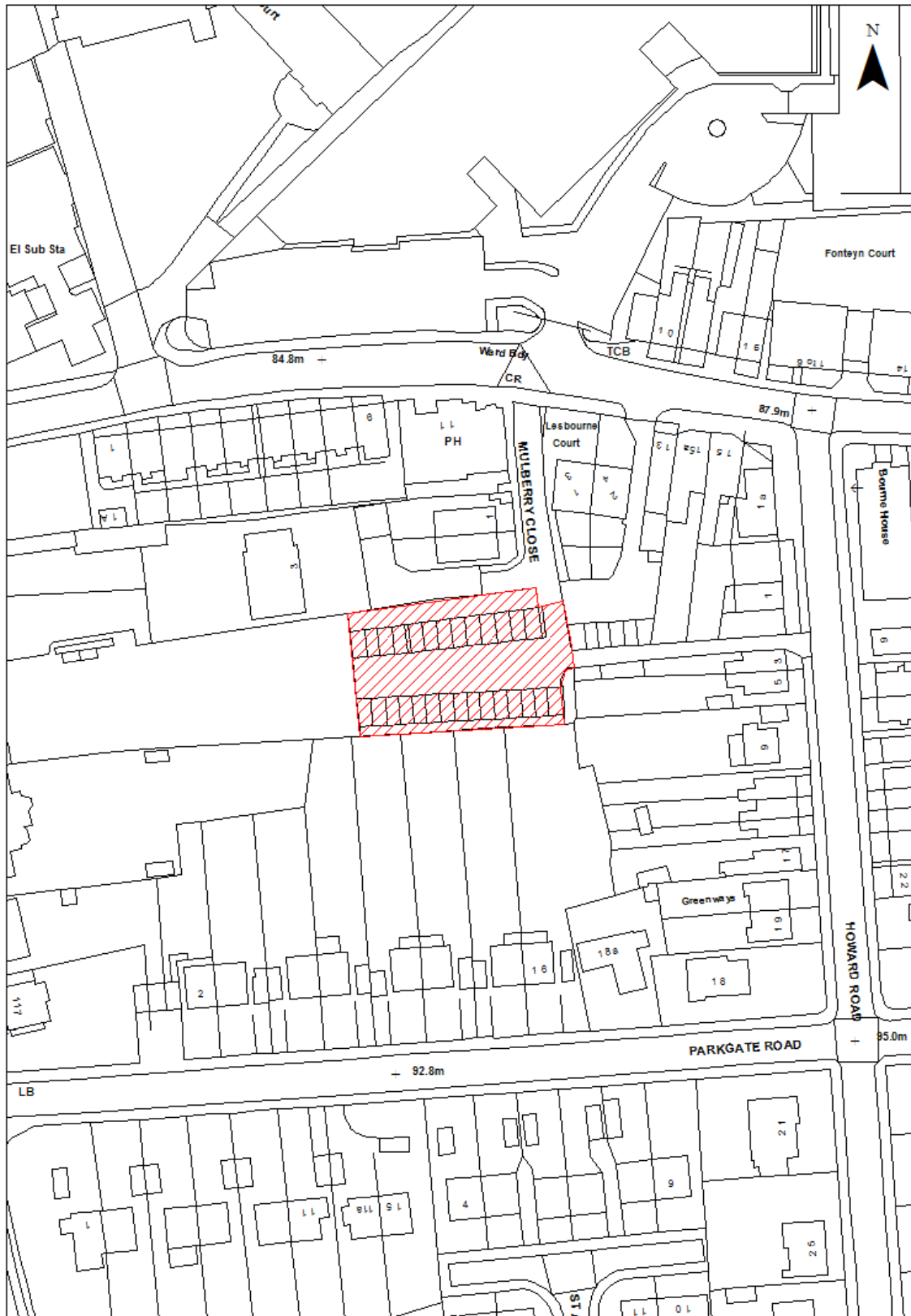


## MSJ06 – Garages Arbutus Road, Redhill



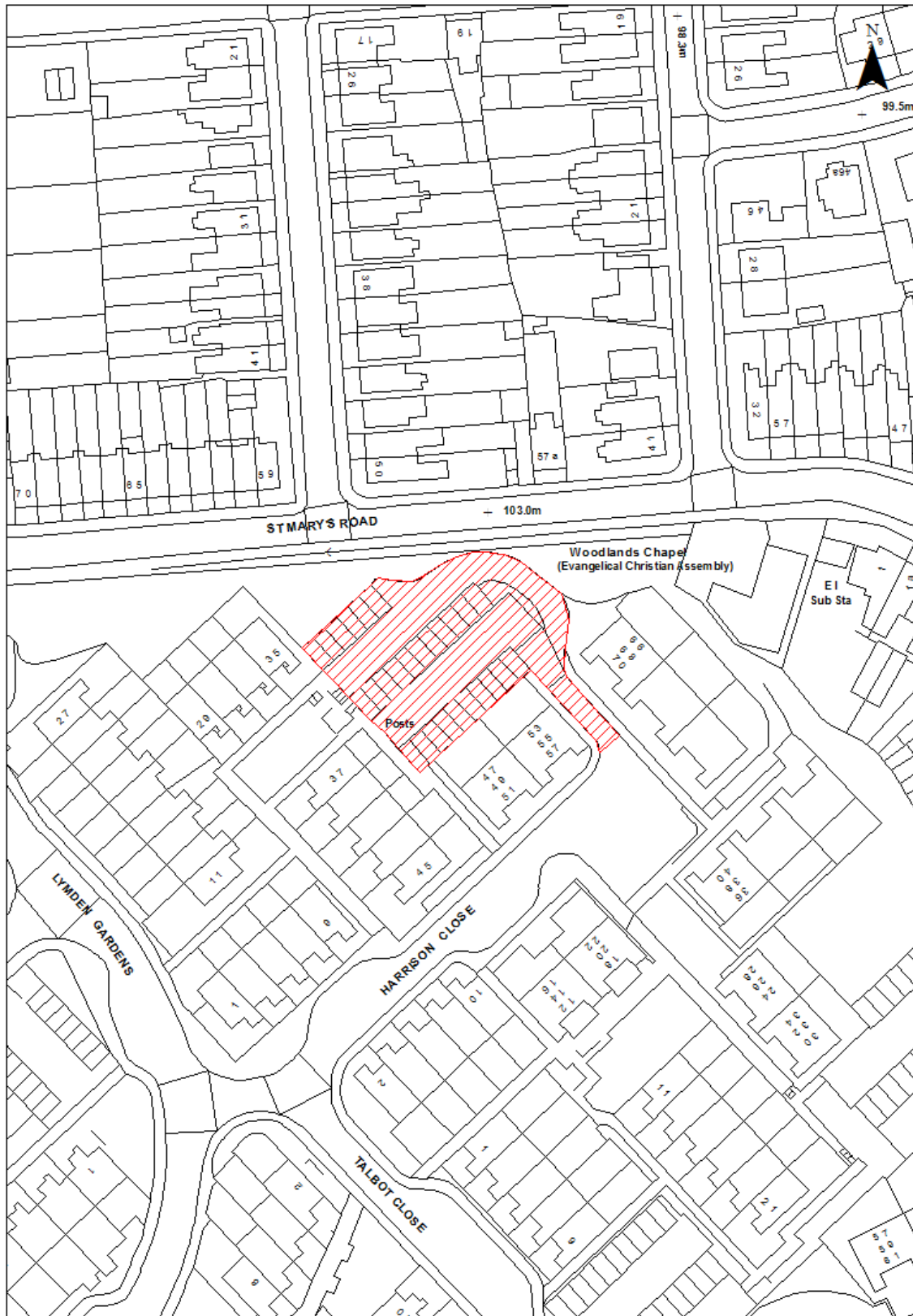
Site details	
HELAA Reference	MSJ06
Source of site	Extant Planning Permission
Site name	Garages Arbutus Road, Redhill
Existing use	Garages
Housing Potential	
Density	70dph
Capacity	14
Total site area (ha)	0.2
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site is proposed to deliver lower density units (houses).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site benefits from planning permission for 14 units.</p> <p>A number of the pre-commencement conditions have been discharged.</p> <p><u><a href="#">A S73 application has been recently submitted and approved.</a></u></p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the existing planning permission will be implemented.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Raven Housing Trust.</p> <p>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.</p> <p>Development will be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

## MSJ13 – Garages, Howard Road, Reigate



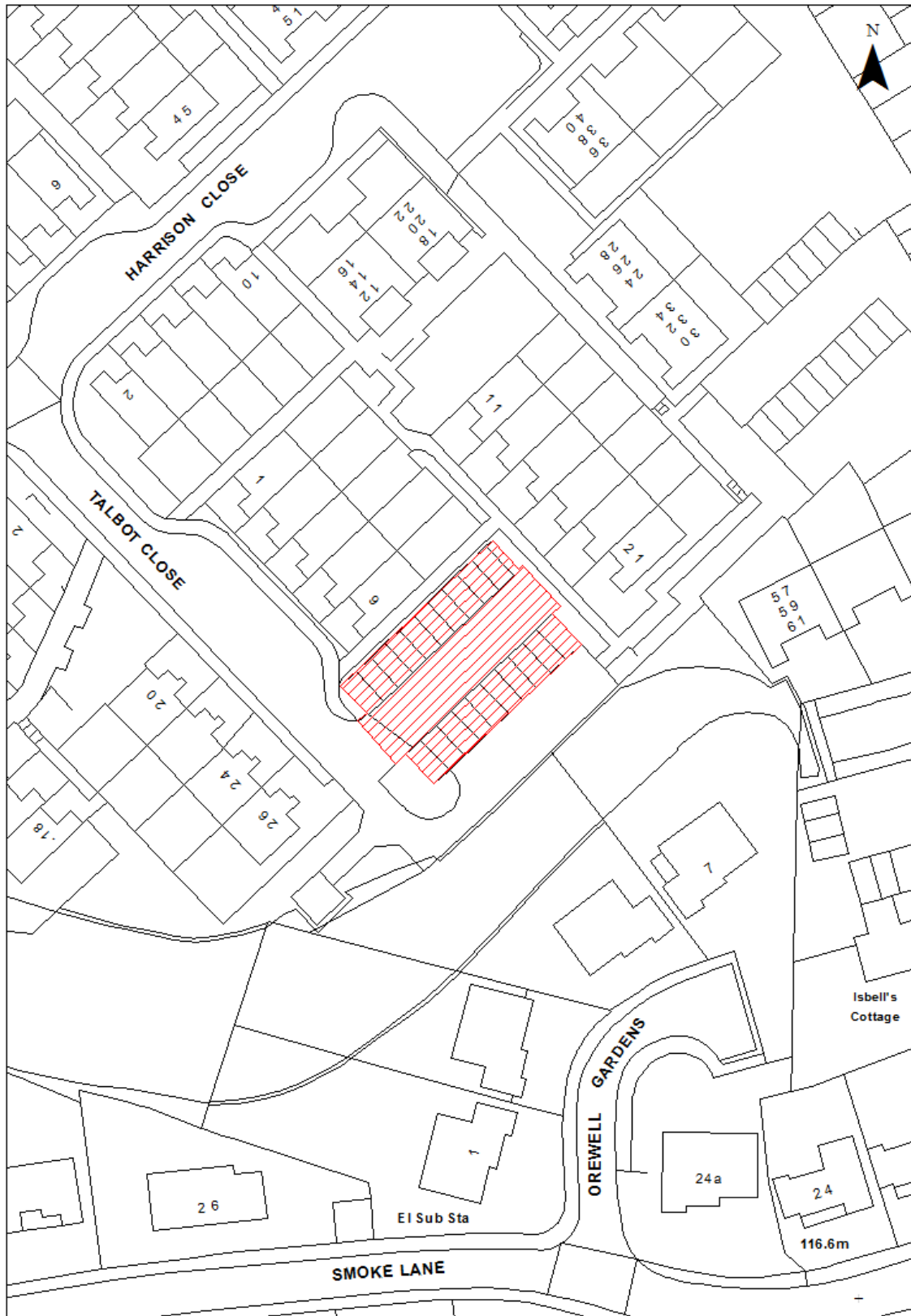
Site details	
HELAA Reference	MSJ13
Source of site	Garages
Site name	Garages, Howard Road, Reigate
Existing use	Garages
Housing Potential	
Density	6dhp
Capacity	6
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site lies within the urban area, adjacent to Redhill town centre and Lesbourne Road local centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is adjacent to the Reigate town centre conservation area.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suitable to delivering small family homes.
Physical Limitations	Access to the site is constrained and would need to be improved.
Potential Impacts	Development could impact upon the adjoining conservation area.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by Sixmile Developments.</p> <p>The landowners have previously submitted a planning permission for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Sixmile Developers, an experienced local developer, who would likely have the capacity to develop a scheme of this size.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>The residential market in the area would be capable of supporting the type and scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability of housing development is uncertain.</p> <p><b>The site is therefore not currently considered to be suitable for housing development.</b></p> <p><b>Overcoming constraints:</b> availability; access</p>	

## 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 Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled in order to enable development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>Development would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; assembly</p>	

## 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 Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most likely suited to deliver higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts to development have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled in order to enable development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>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.</p> <p>Development of the site would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; assembly</p>	

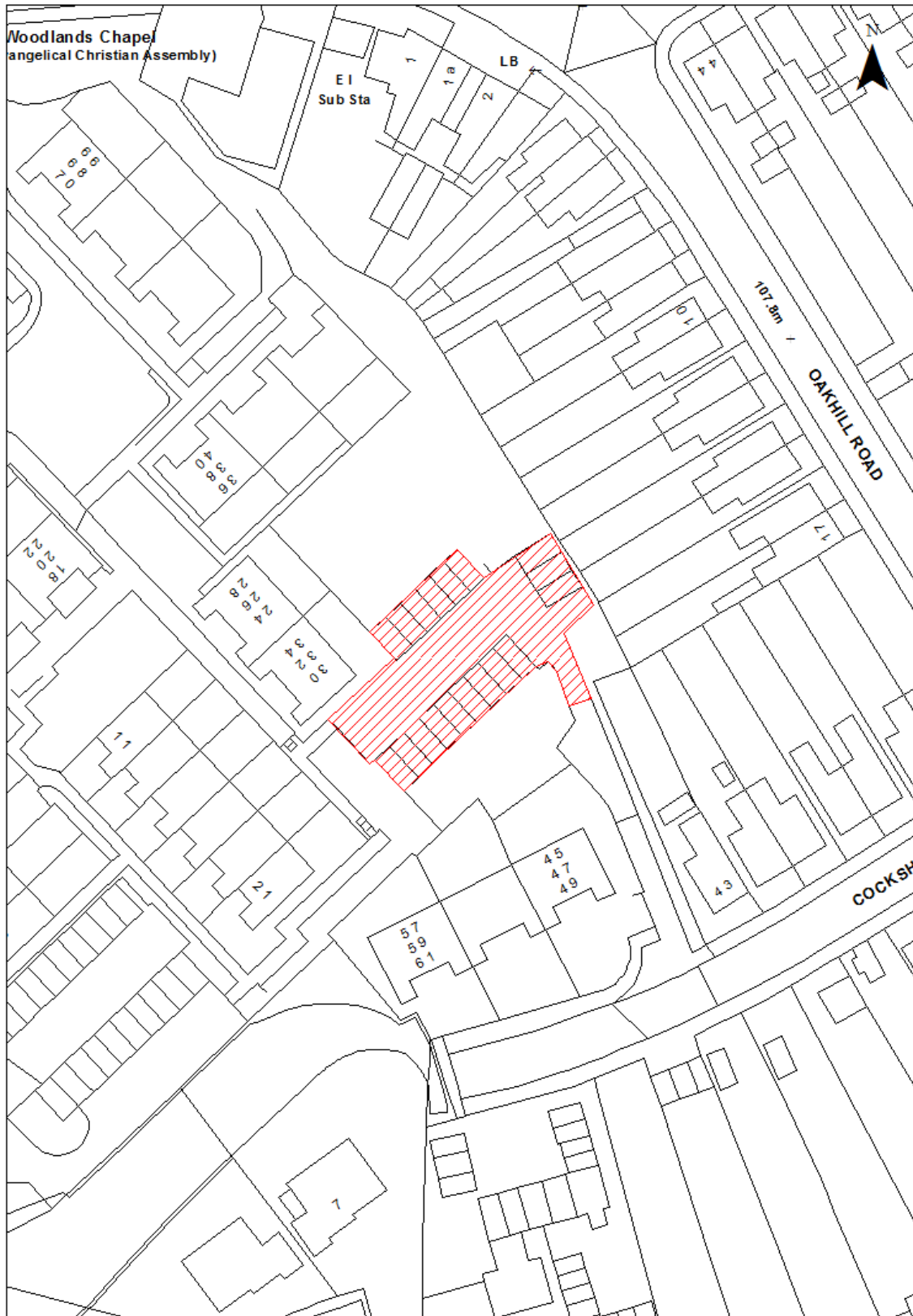


## MSJ16 – Garages Cranston Close, Reigate



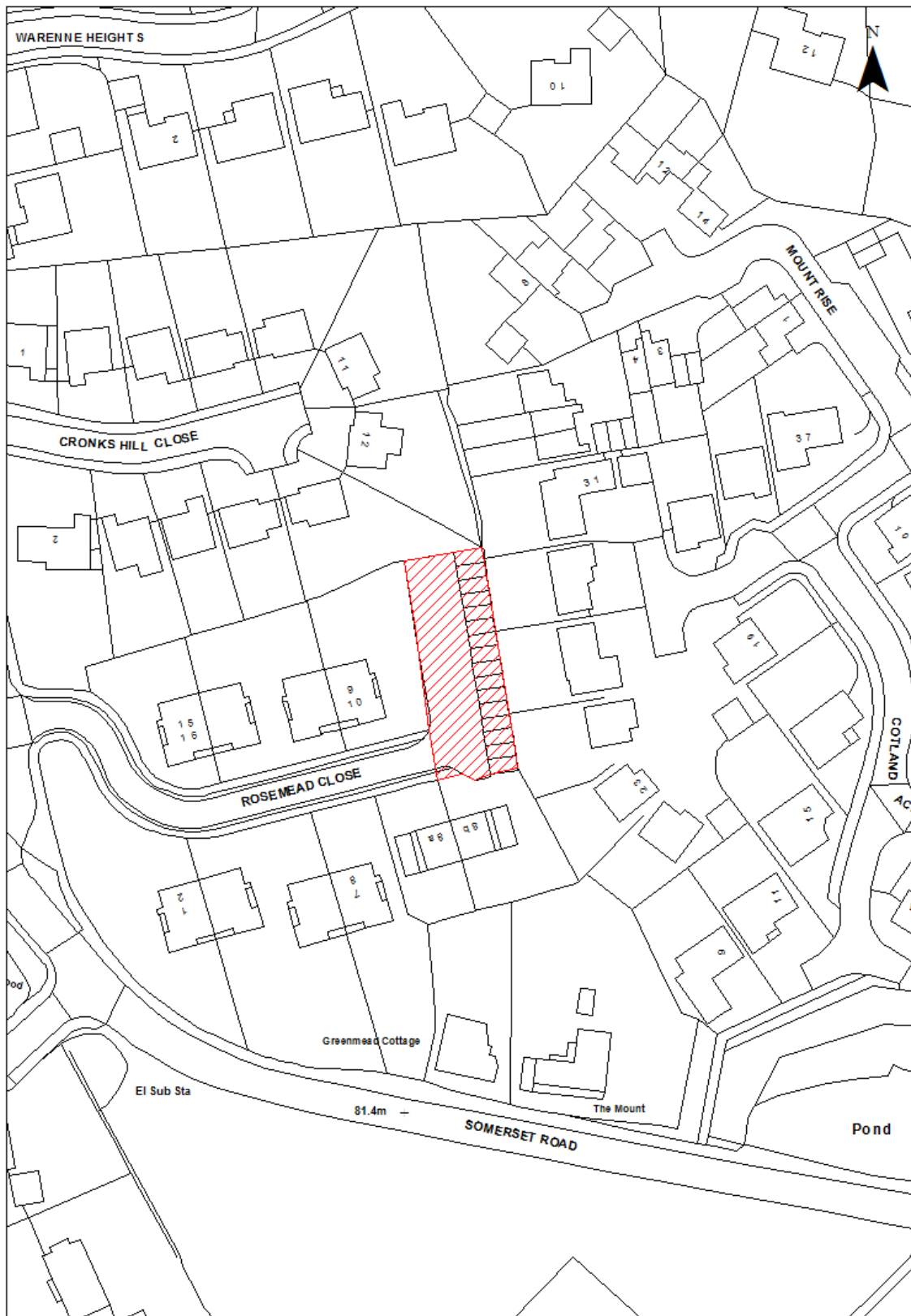
Site details	
HELAA Reference	MSJ16
Source of site	Garages
Site name	Garages Cranston Close, Reigate
Existing use	Garages
Housing Potential	
Density	200dph
Capacity	6
Total site area (ha)	0.03
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity to Reigate town centre, and therefore lies within an area considered for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats).
Physical Limitations	No physical limitations to development have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners and would need to be assembled in order to enable development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional housebuilders.</p> <p>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.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development of the site would be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; assembly</p>	

## 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 Considerations	<p>The site lies within the urban area and therefore within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would most likely be suited to deliver higher density units (flats).
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.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled to enable housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to develop a scheme such as this.</p> <p>Development would be completed within a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development of the site could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; access; land assembly</p>	

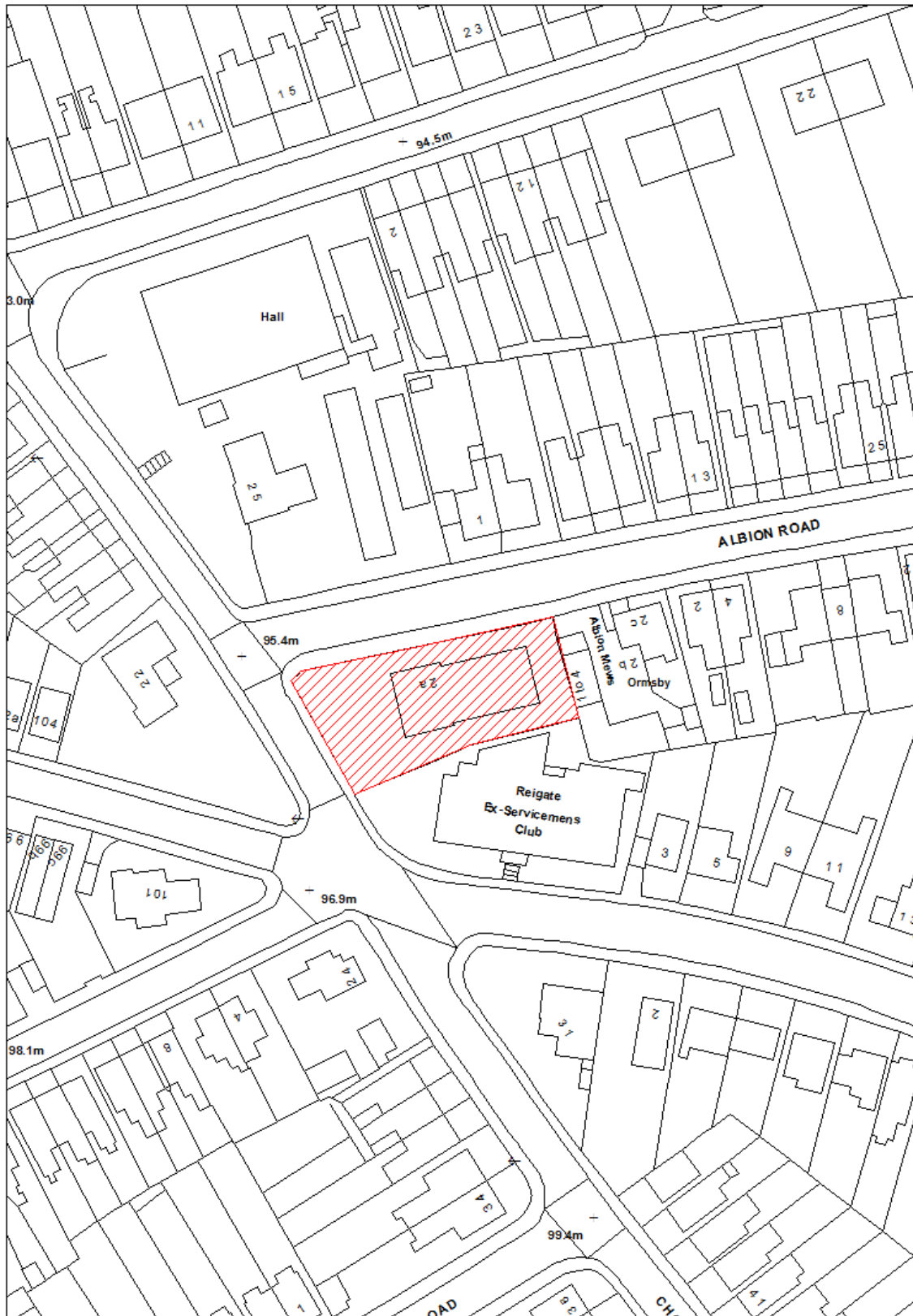
## MSJ18 – Garages Rosemead Close, Reigate



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 Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is excellent and there is good access to public transport.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>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.</p> <p>A site of this scale/ type would likely be completed in a single phase by a single developer.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	



## MSJ19 – Group House, Albion Road, Reigate

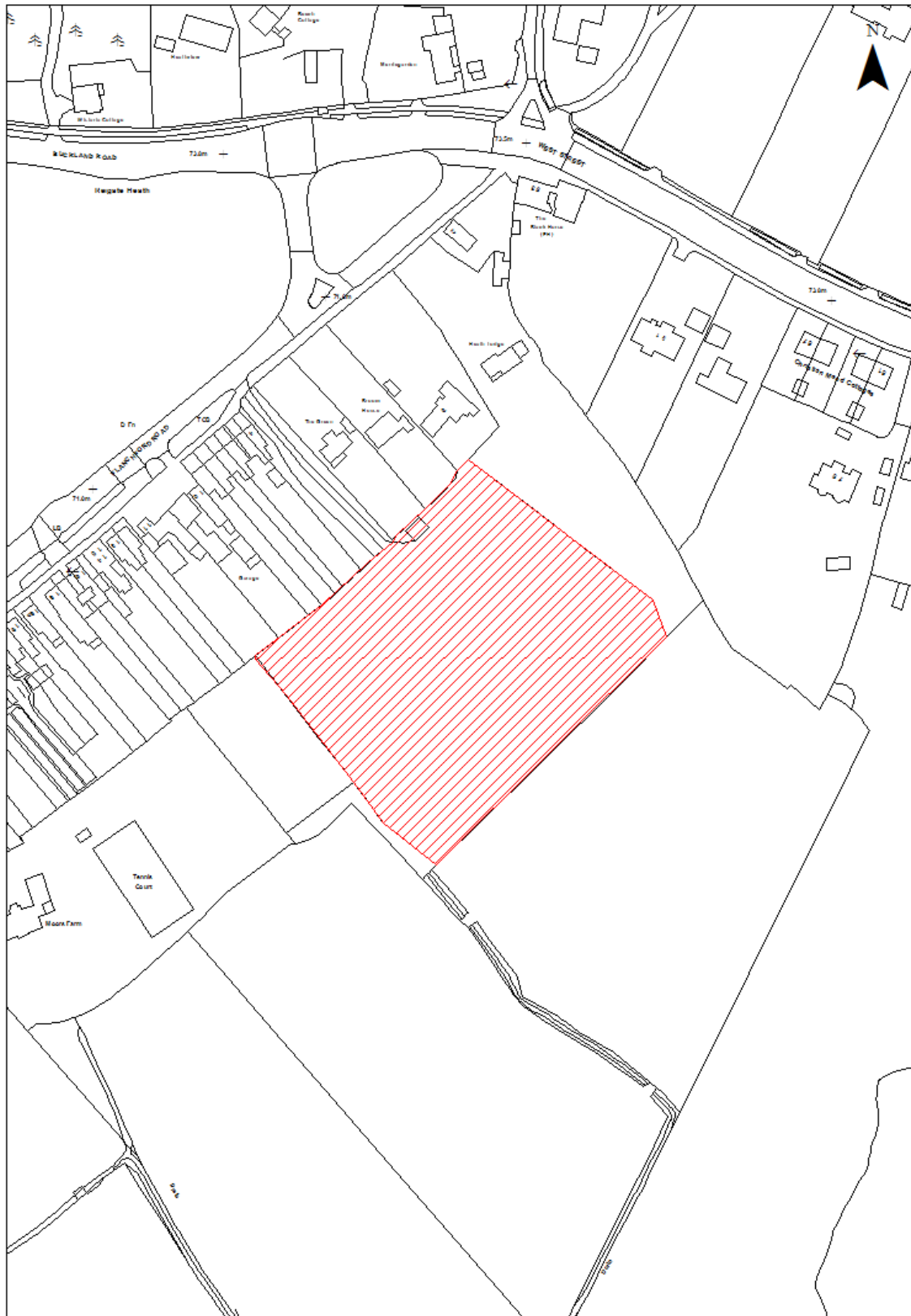


© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:750

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	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 8 units.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p> <p>Whilst not in a designated employment area, loss of office accommodation would run contrary to policy. However, loss would be acceptable through permitted development.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by the Sale Group.</p> <p>The site benefits from planning permission for 8 units.</p> <p><u>A number of the pre-commencement conditions have been approved.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the existing planning permission will be implemented.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>Development of this nature would likely be delivered by a single developer in a single phase.</p> <p>Delivery rates of 25-30 units per annum could be achieved on a site such as this.</p> <p>Development of the site could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	



## RC01 – Land R/O Flanchford Road, Reigate Heath



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 Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	<p>The site would likely be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards family homes, thus potentially meeting a range of market requirements.</p>
Physical Limitations	<p>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.</p> <p>The site is identified as being potentially contaminated.</p> <p>A large part of the site is identified as being at risk from surface water flooding.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the integrity and setting of the adjoining Conservation Area.</p> <p>Development could have an adverse visual impact upon the Area of Great Landscape Value.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a number of private individuals and would need to be assembled in order to enable development.</p> <p>The landowners have previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local and regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>

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

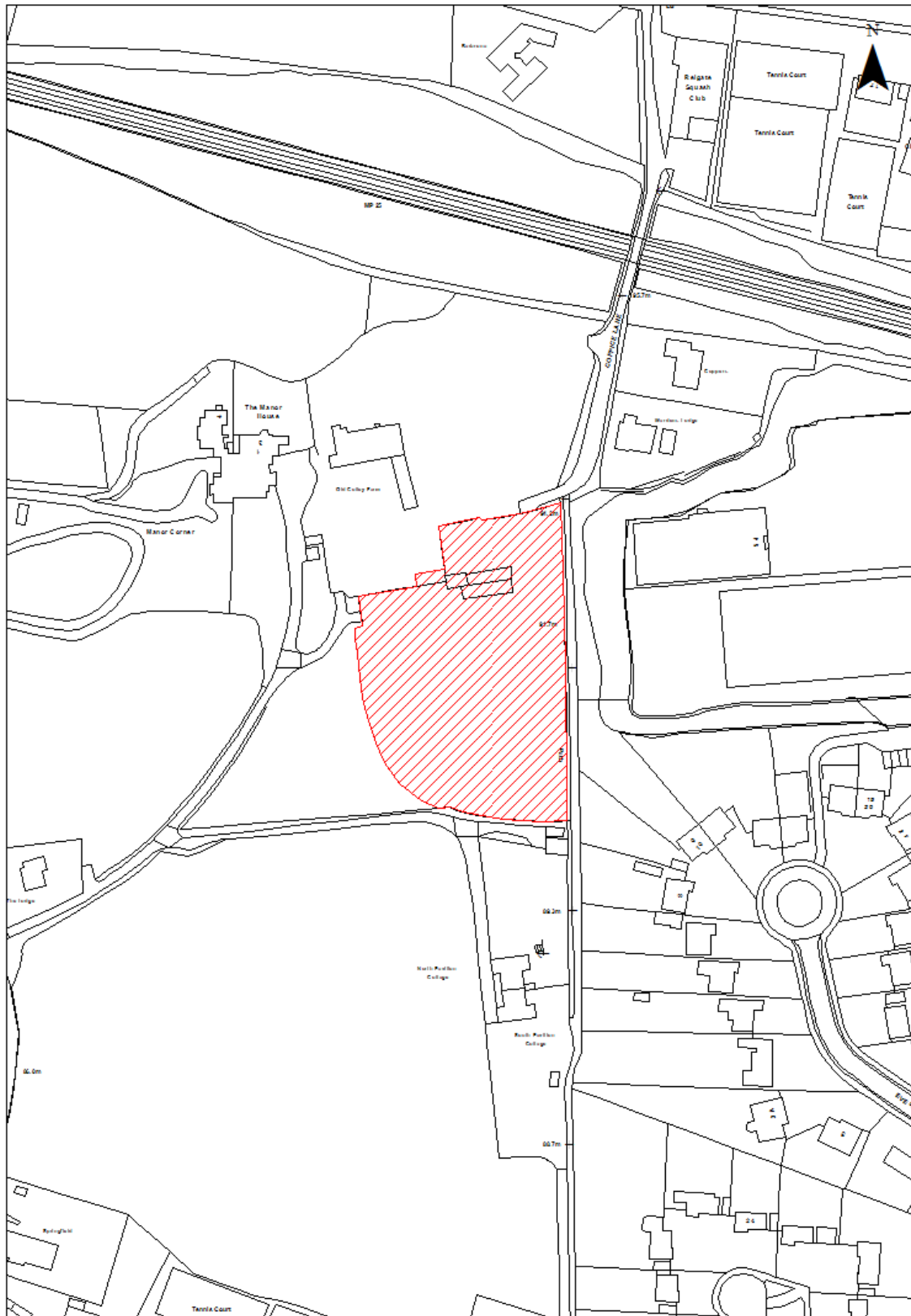
Summary

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

**The site is therefore not currently developable.**

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

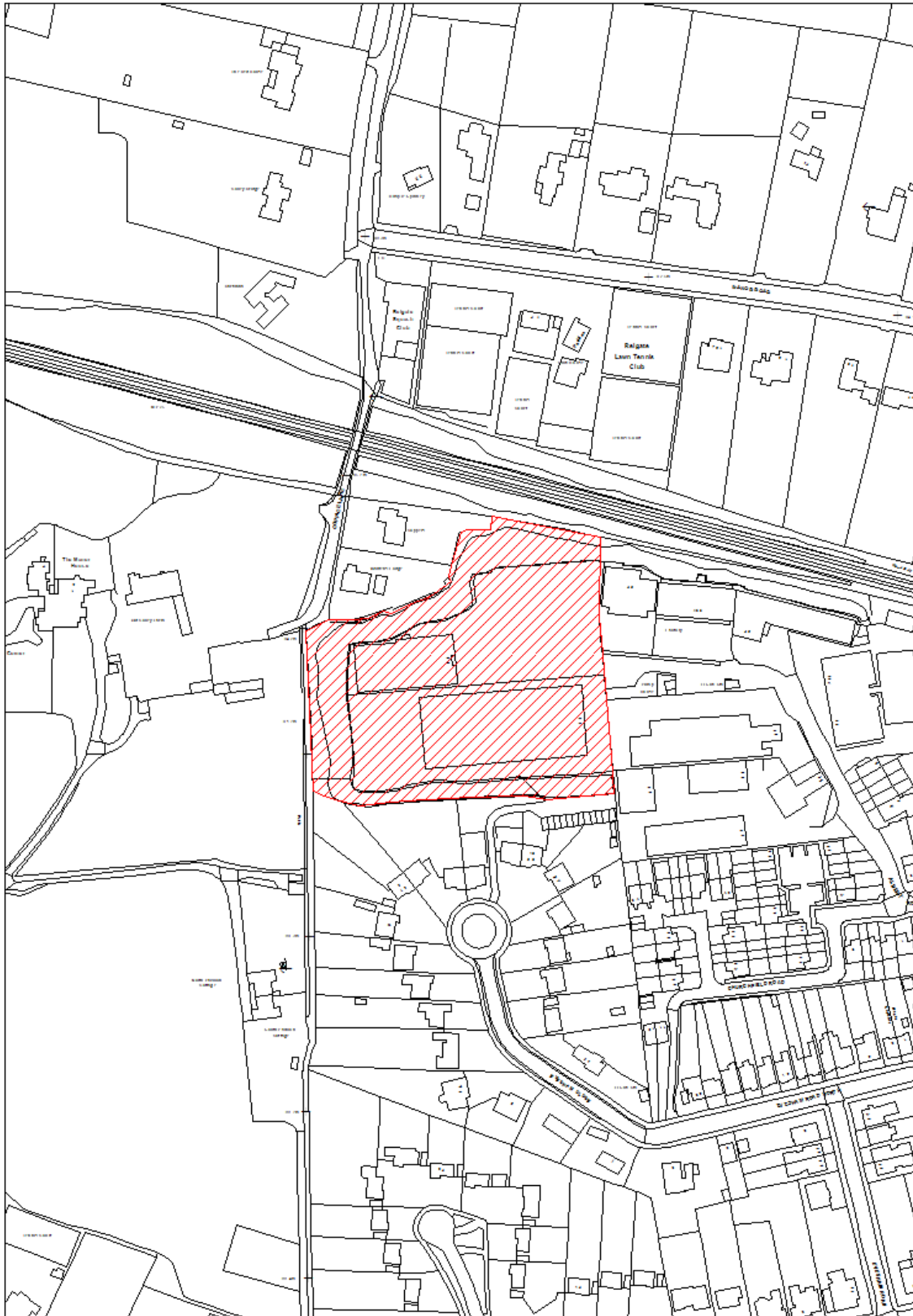
## RC02 – Land at Old Colley Farm, Colley Lane, Reigate



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 Considerations	<p>The site is wholly within the Green Belt.</p> <p>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.</p> <p>The site does not lie within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be most suited to delivering larger family homes.
Physical Limitations	<p>Access to the site is via a narrow private spur/ driveway from Coppice Lane which may be unsuitable for further residential development.</p> <p>The site is identified as being potentially contaminated.</p> <p>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.</p>
Potential Impacts	<p>Development could have an adverse visual impact upon the integrity of the Conservation Area within which it sits and adjoining listed building.</p> <p>Development could adversely impact upon the recognised nature conservation value of the site.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Hence a scheme could be built out within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>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</p>

	envisaged.
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; access; contamination</p>	

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



© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:2,000

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	<p>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>.</p> <p>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.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	<p>The majority of the site is identified as being at risk from surface water flooding.</p> <p>The site is potentially contaminated as a result of existing and historic uses.</p>
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	
<p>The site is owned by several private landowners and has not been formally promoted to the Council for housing development.</p> <p>Availability of the site would also be dependent upon vacant possession and as such the individual lease arrangements on the numerous occupied units.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristics would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Viability work suggests that development within Reigate would be viable.</p> <p>Costs of remediation associated with any land contamination could impact upon financial viability.</p> <p>Residential market demand in the area, for both flats and houses, is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
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 redevelopment.	

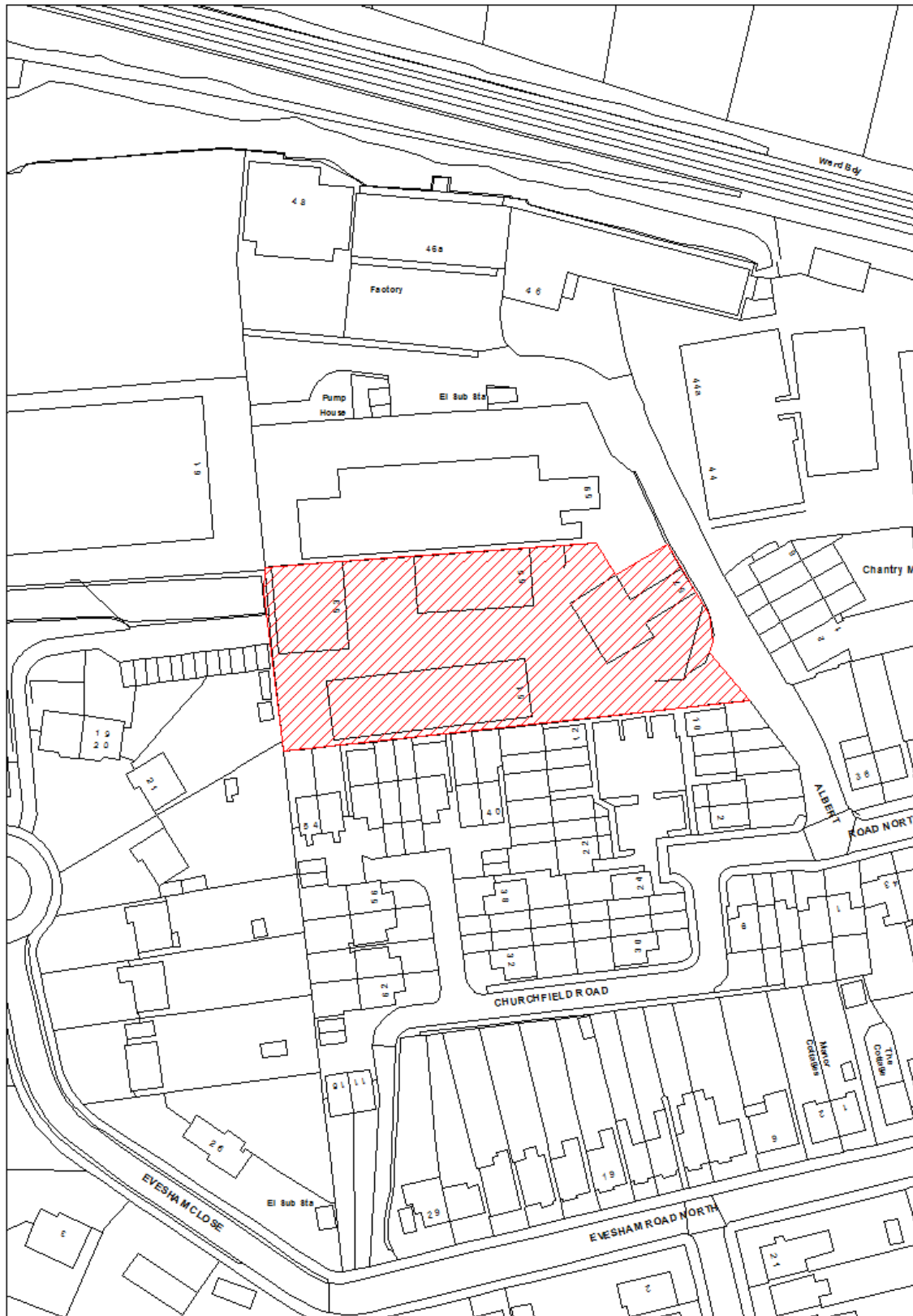


The site is considered to be suitable for development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site is uncertain.

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

**Overcoming constraints:** availability; contamination; residential amenity

## RC04 – 51-57 Albert Road North, Reigate



© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,000

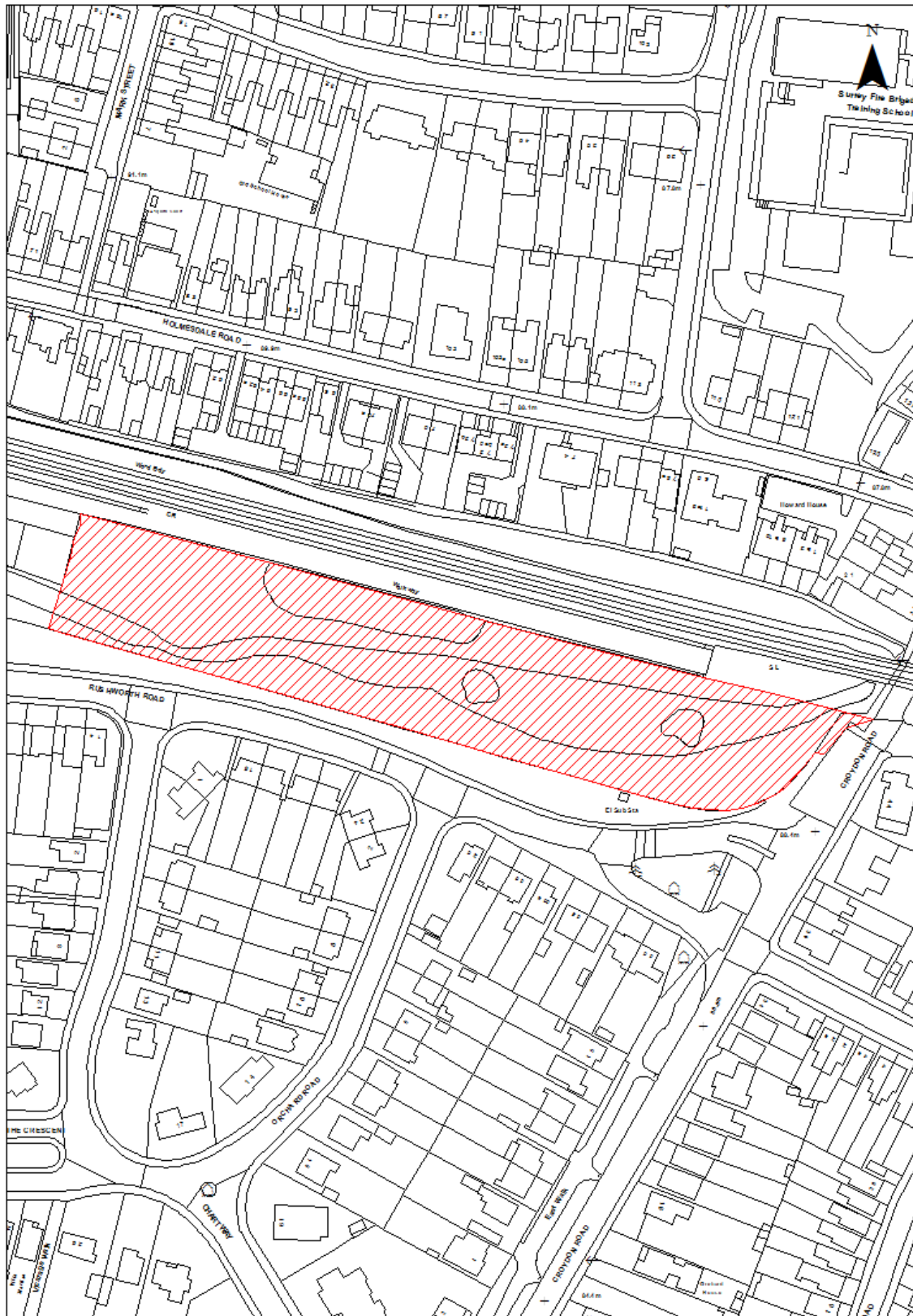
Site details	
HELAA Reference	RC04
Source of site	51-57 Albert Road North, Reigate
Site name	RBBC – Development Management
Existing use	51-57 Albert Road North, Reigate
Housing Potential	
Density	30dph
Capacity	20
Total site area (ha)	0.59
Suitability	
Policy Considerations	<p>The site forms part of a designated Employment Area – loss of employment would run contrary to <u>proposed</u> policy <u>EMP4</u>. <u>However, 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 including employment uses.</u></p> <p>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.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport services is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	<p>The majority of the site is identified as being at risk from surface water flooding.</p> <p>The site is potentially contaminated as a result of existing and historic uses.</p>
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	
<p>The site is owned by Fieldwood Products Ltd.</p> <p>The landowners have previously submitted a planning application for residential development. It was refused as it would lead to a loss of employment provision. The allocation in the Development Management Plan overcomes this issue.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristics would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of 20-30 dwellings could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Viability work suggests that development within Reigate would be viable.</p> <p>Costs of remediation associated with any land contamination could impact upon financial viability.</p> <p>Residential market in the area, both for flats and houses, is considered to be sufficient to support the type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
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 redevelopment.	

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.**

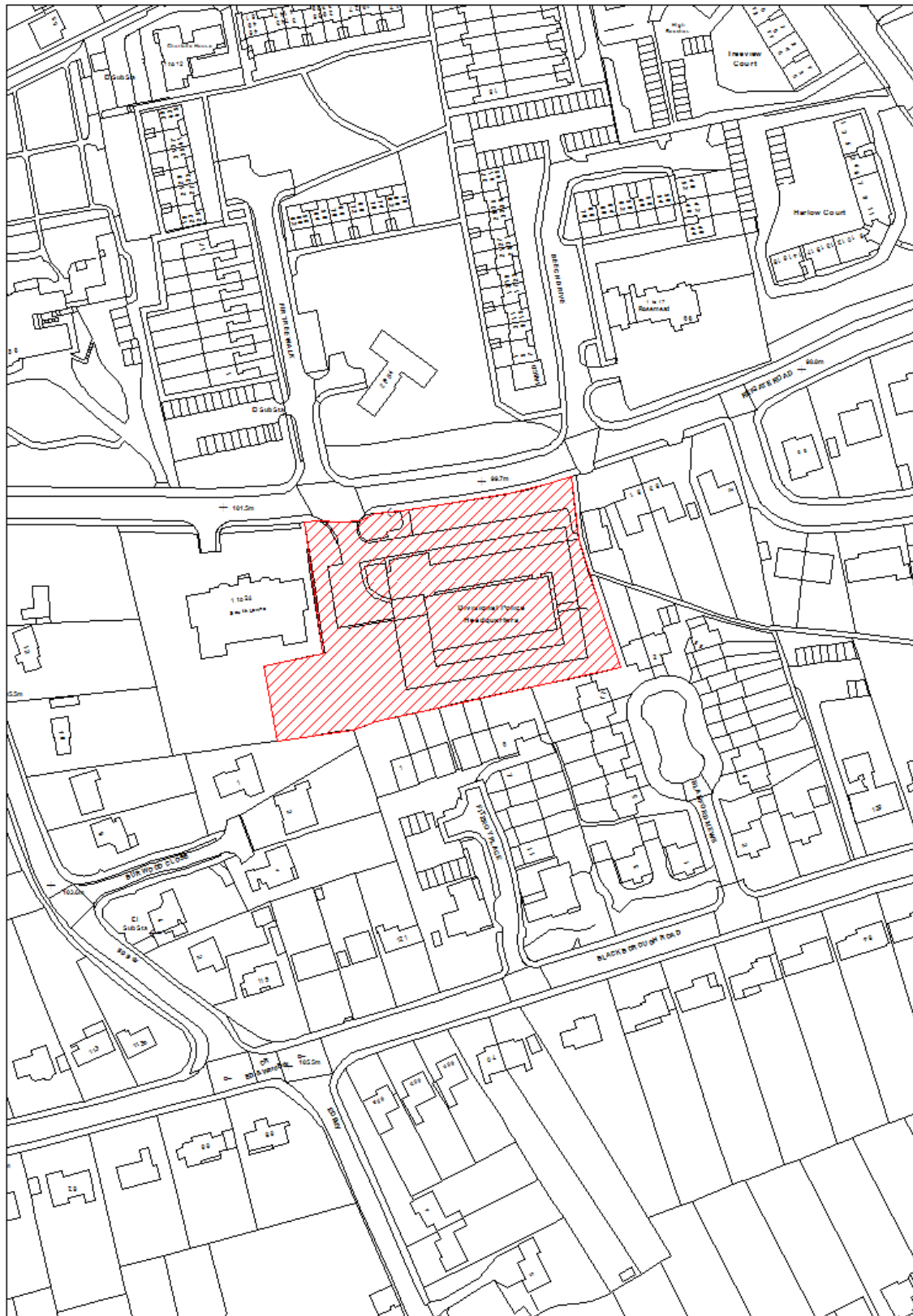
**Overcoming constraints:** availability; contamination; residential amenity

## RC05 – Land at Rushford Road, Reigate



Site details	
HELAA Reference	RC05
Source of site	RBBC – Development Management
Site name	Land at Rushworth Road, Reigate
Existing use	Woodland
Housing Potential	
Density	40dph
Capacity	0
Total site area (ha)	0.89 (gross) / 0 (developable)
Suitability	
Policy Considerations	<p>The site lies 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.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing which is predominantly geared towards higher density flats.
Physical Limitations	<p>The site is banked up to the railway line which could impinge upon development potential and the nature of development which could be achieved.</p> <p>The site is also entirely densely wooded which further limits capacity.</p>
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>Ownership of the site is unknown.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local house builders who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved.</p> <p>Hence a scheme could be built out within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of housing development within Reigate suggests that the site would be economically viable.</p> <p>The residential market in the area, for both flats and houses, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; land/ topographical conditions; residential amenity</p>	

## RC06 – Surrey Police Headquarters, Reigate Road, Reigate



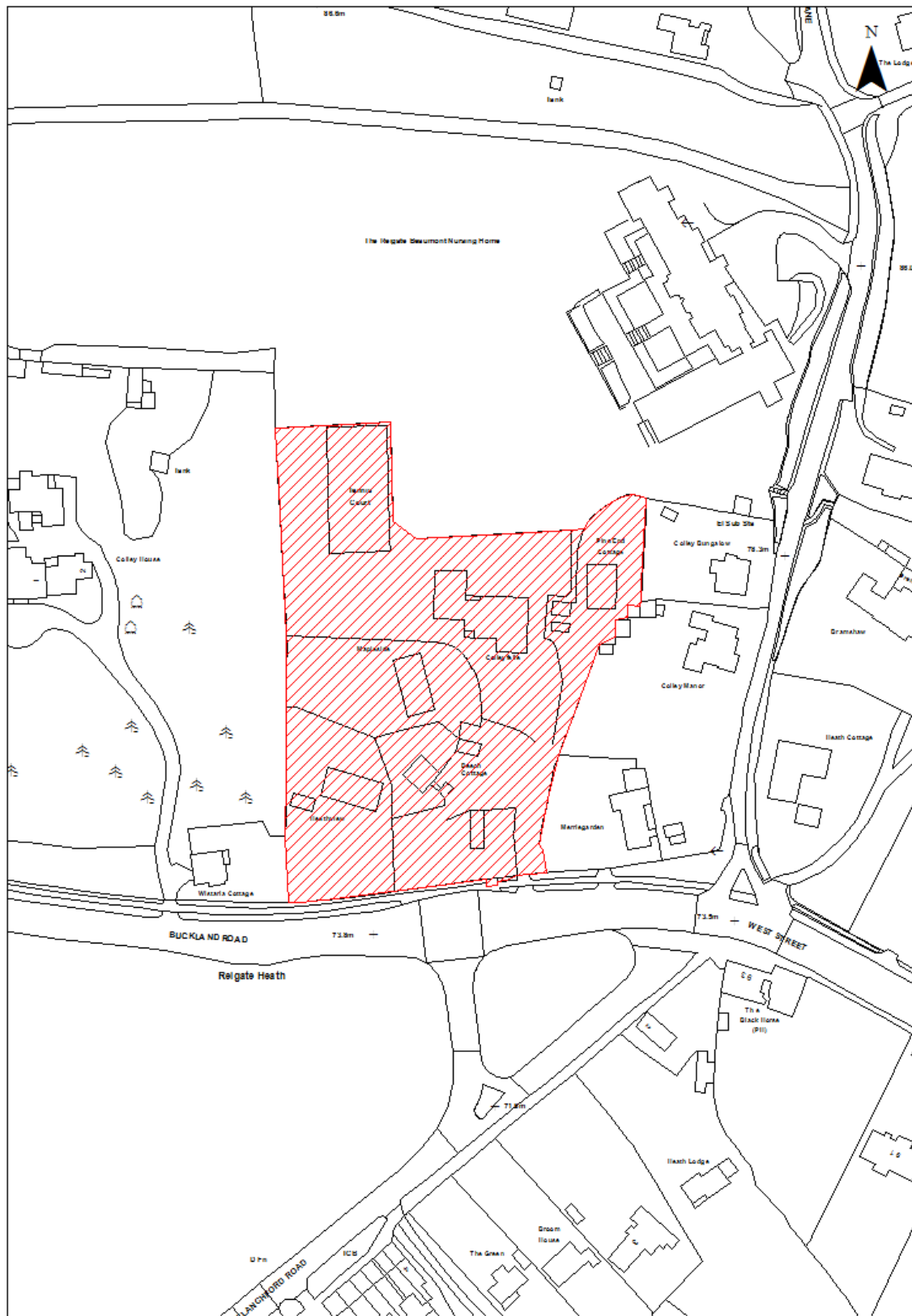
© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,500



Site details	
HELAA Reference	RC06
Source of site	Call for Sites
Site name	Surrey Police Headquarters, Reigate Road, Reigate
Existing use	Police station, offices and car parking
Housing Potential	
Density	40dph
Capacity	25
Total site area (ha)	0.57
Suitability	
Policy Considerations	<p>The site lies within the urban area between Redhill and Reigate town centres and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing which is predominantly geared towards higher density flats.
Physical Limitations	<p>A small part of the site is affected by surface water flooding risk.</p> <p>The site is identified as being potentially contaminated as a result of previous and current uses.</p>
Potential Impacts	There are no significant impacts associated with development.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by the Police and Crime Commissioner for Surrey.</p> <p>The site is currently an operational police station; however, the landowner has indicated that the police station is no longer fit for purpose.</p> <p>Availability of the site for housing development will be dependent upon an alternative location for a police station being found. The landowner has indicated that this will be likely in the next 5-10 years.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>There is a reasonable prospect that the site will be made available for housing development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from local or regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>A scheme of this scale/ type could achieve delivery rates of 20-30 units per annum.</p> <p>A scheme could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken.</p> <p>Generic assessment of town centre sites suggests that development would be viable.</p> <p>The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development.</p> <p>There is a reasonable prospect that the site would be made available for housing development and that development would be achievable.</p> <p><b>The site is therefore considered to be developable.</b></p>	



## 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 Considerations	<p>The site lies wholly within the Green belt but given the site is brownfield and there are existing buildings on the site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within a conservation area.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	<p>There is a band of land running through the middle of the site which is identified as being at risk from surface water flooding.</p> <p>There is a group of TPO trees along the southern boundary of the site with Buckland Road.</p>
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.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by five separate individual landowners, some of whom have previously promoted the site for housing development.</p> <p>It has not been possible to ascertain whether all of the landowners are interested in promoting the site for housing development and therefore there can be no certainty that the site could be assembled.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is very strong, particularly for family homes, and would be capable of supporting the type and scale of development envisaged.</p>

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

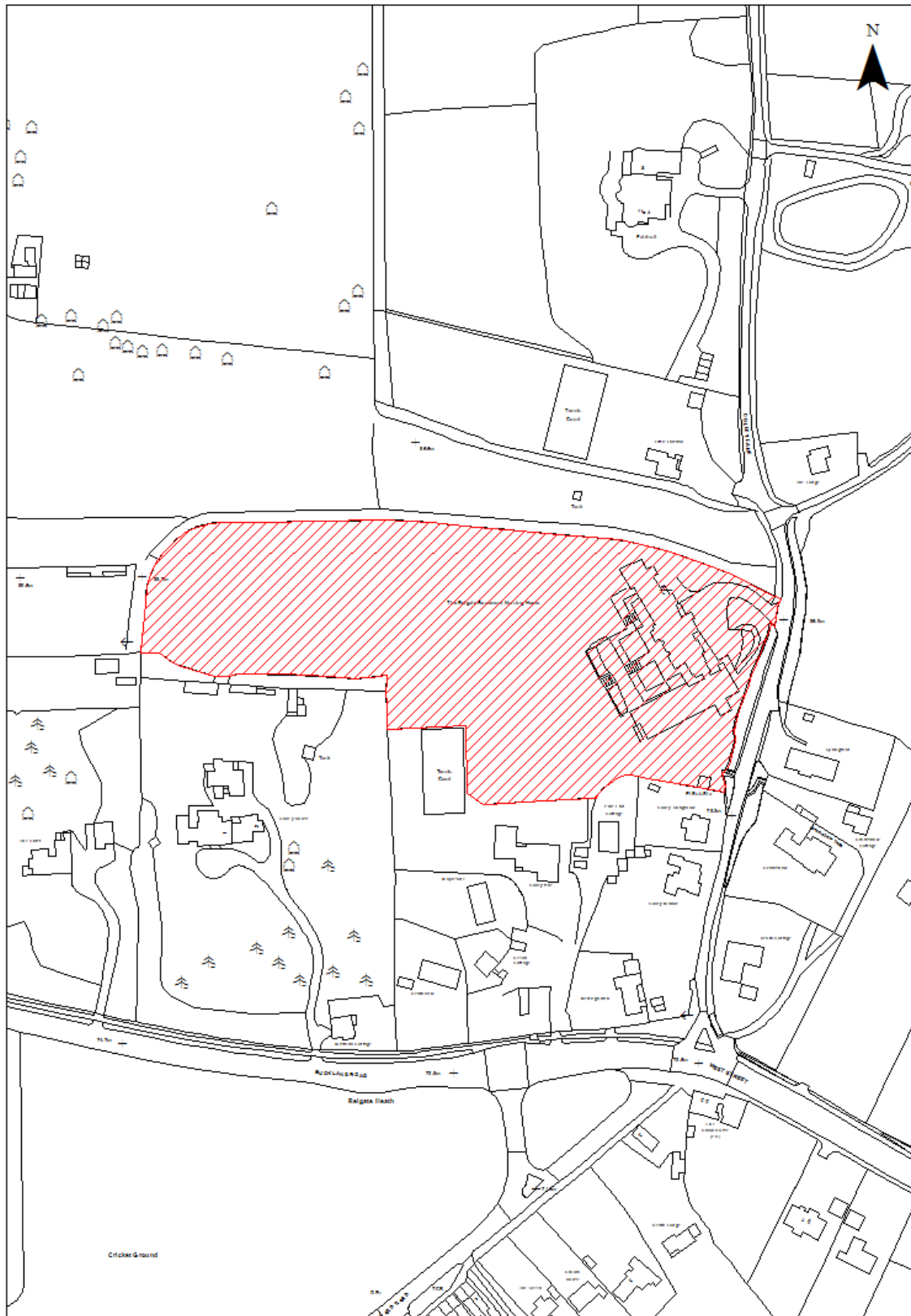
Summary

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

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

**Overcoming constraints:** availability; land assembly; strategic policy change

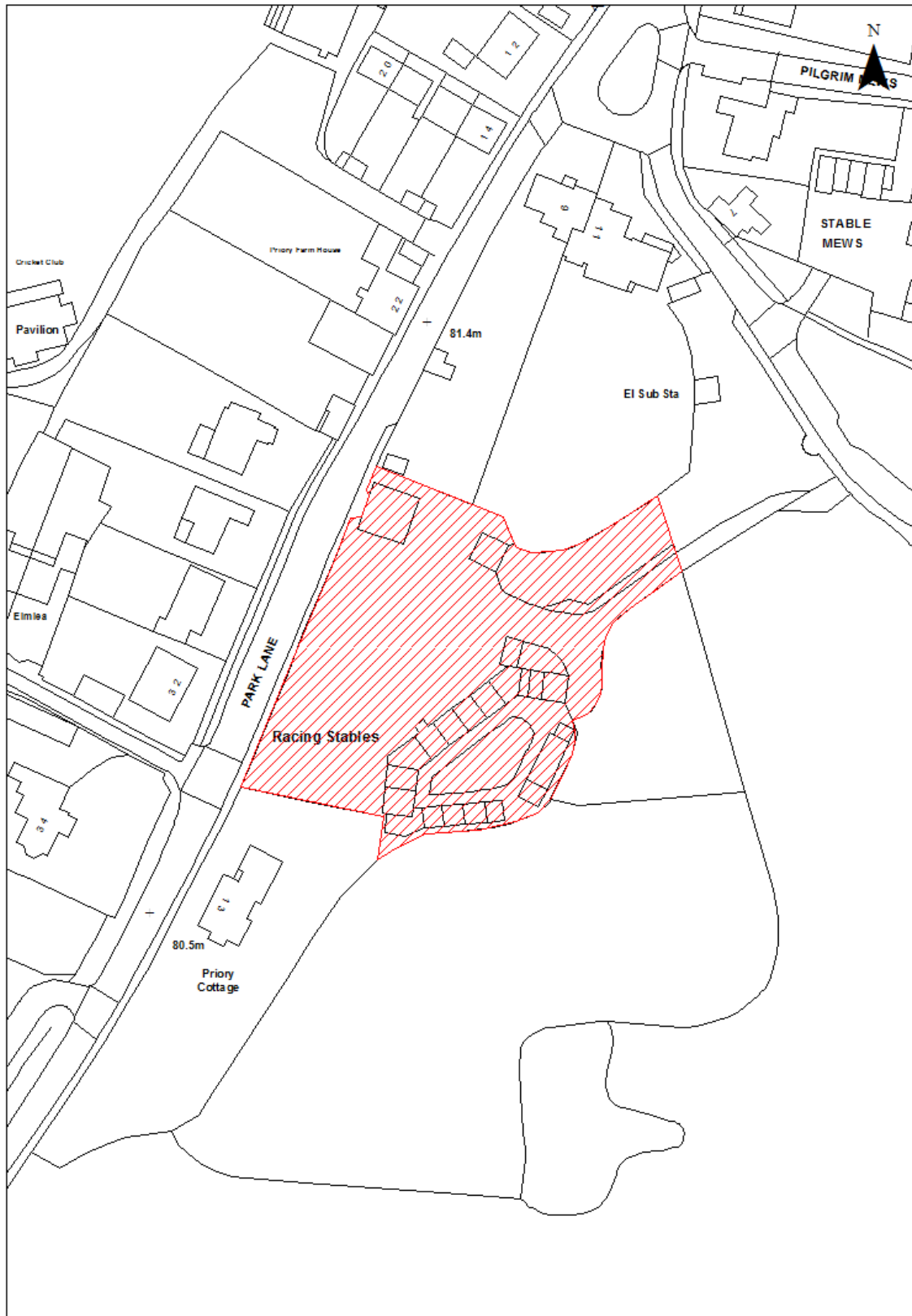
## RC13 – Reigate Beaumont Care Home, Colley Lane, Reigate



Site details	
HELAA Reference	RC13
Source of site	Call for Sites
Site name	Reigate Beaumont Care Home
Existing use	<u>Residential dwellings</u> Care home
Housing Potential	
Density	20dph
Capacity	30 units (or additional care accommodation)
Total site area (ha)	1.4
Suitability	
Policy Considerations	<p>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.</p> <p>The site also lies within a conservation area.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>The site is used as a care home. Proposed policy DES7 resists the loss of such uses 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.</u></p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	<p>The site would likely be most suited to delivering large family homes.</p> <p>The site could also provide accommodation for older residents, including additional care accommodation.</p>
Physical Limitations	<p>There is a band of land running through the middle of the site which is identified as being at risk from surface water flooding.</p> <p>There is a group of TPO trees along the southern boundary of the site with Buckland Road.</p> <p>Access to the site via Colley Lane is slightly constrained.</p>
Potential Impacts	<p>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.</p>
<b>The site is not considered to be suitable for large scale housing development.</b>	
Availability	
<p>The site is owned by Barchester Care.</p> <p>The landowners have previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability of the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 18 months of commencement.</p> <p>Delivery of additional care accommodation would likely require a specialist developer/ operator.</p>

Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>Generic assessment of greenfield development within the borough suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> strategic policy change; availability; land assembly</p>	

## RC15 – Former Priory Stables, Park Lane, Reigate



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 Considerations	<p>The site is adjacent to the urban area, adjacent to Reigate town centre.</p> <p>The site lies within the Green Belt.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Part of the site is previously developed. There may therefore be potential to develop the site through paragraph 89 of the NPPF.</p> <p>The site is within a conservation area.</p> <p>The site is within the boundary of a registered historic park.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	<p>There is an area of surface water flood risk in the centre of the site.</p> <p>Parts of the site are quite densely wooded with a large extent of mature tree coverage.</p> <p>Road access to the site is quite constrained and would require improvement to support residential development.</p>
Potential Impacts	<p>Development of the site could potentially impact adversely upon the integrity of the conservation area and historic park.</p> <p>Development could impact upon the adjoining Site of Nature Conservation Importance.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The site has <u>previously</u> been promoted to the Council for housing development.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to housing development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for housing development. Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>



**There is a reasonable prospect that 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; availability

## RC16 – The Croft, Buckland Road, Reigate



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 Considerations	<p>The site lies wholly within the Green Belt but given the site is brownfield and there are existing buildings on the site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>The site also lies within a conservation area.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>The site has good access to public transport services.</p>
Market Considerations	The site would most likely be suited to delivering either a small number of large 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.
<b>The site is not considered to be suitable for large scale housing development.</b>	
Availability	
<p>The site is owned by Heddmara Ltd.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>A planning application (15/00370/F) for housing redevelopment was refused in 2015 for inappropriate design, bulk and massing.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point; 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.</p> <p>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.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>No specific viability work for housing development has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	

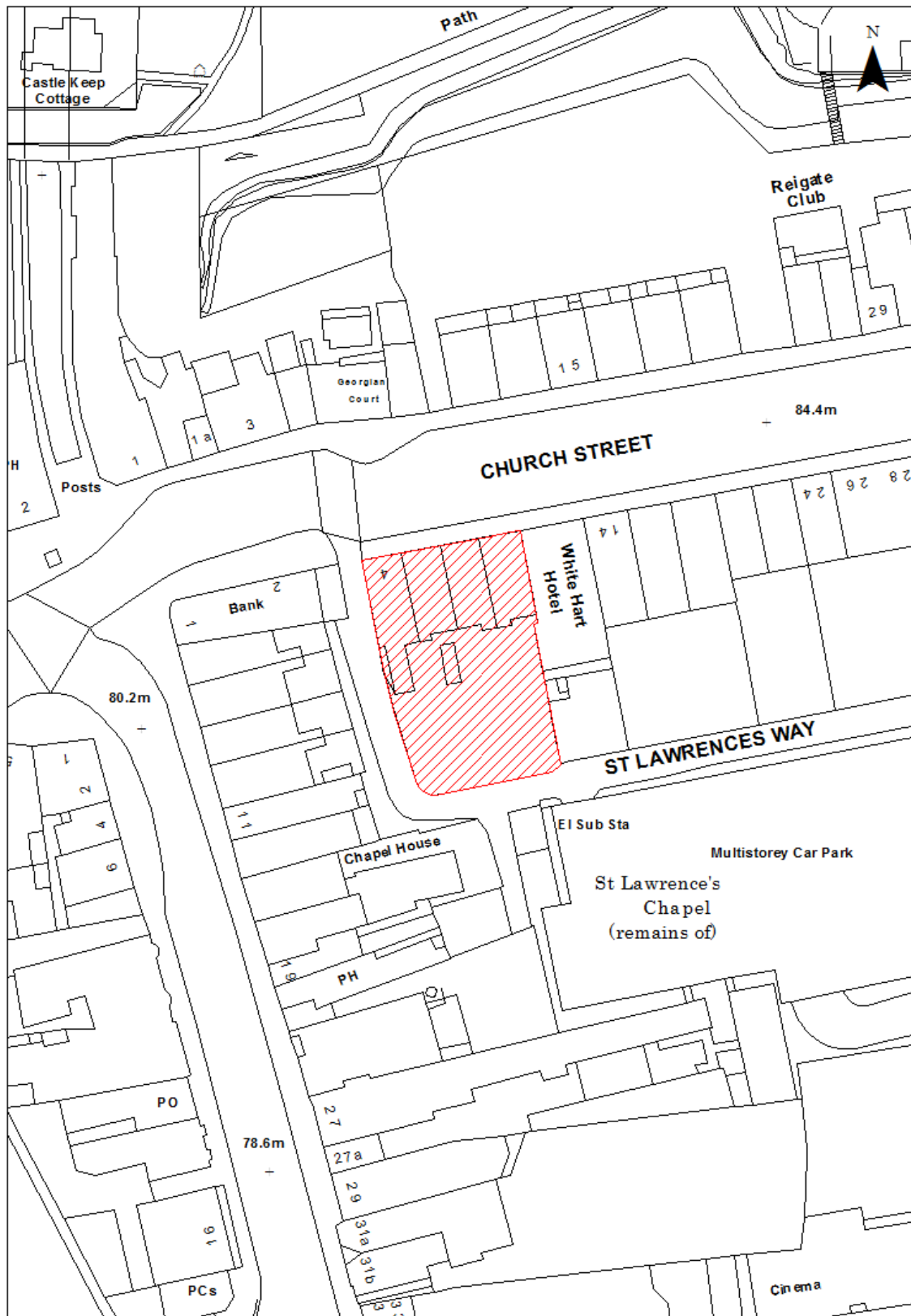
### Summary

The site is not considered to be suitable for large scale development but may have limited potential in accordance with paragraph 89 of 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

## RC20 – 4-10 Church Street, Reigate



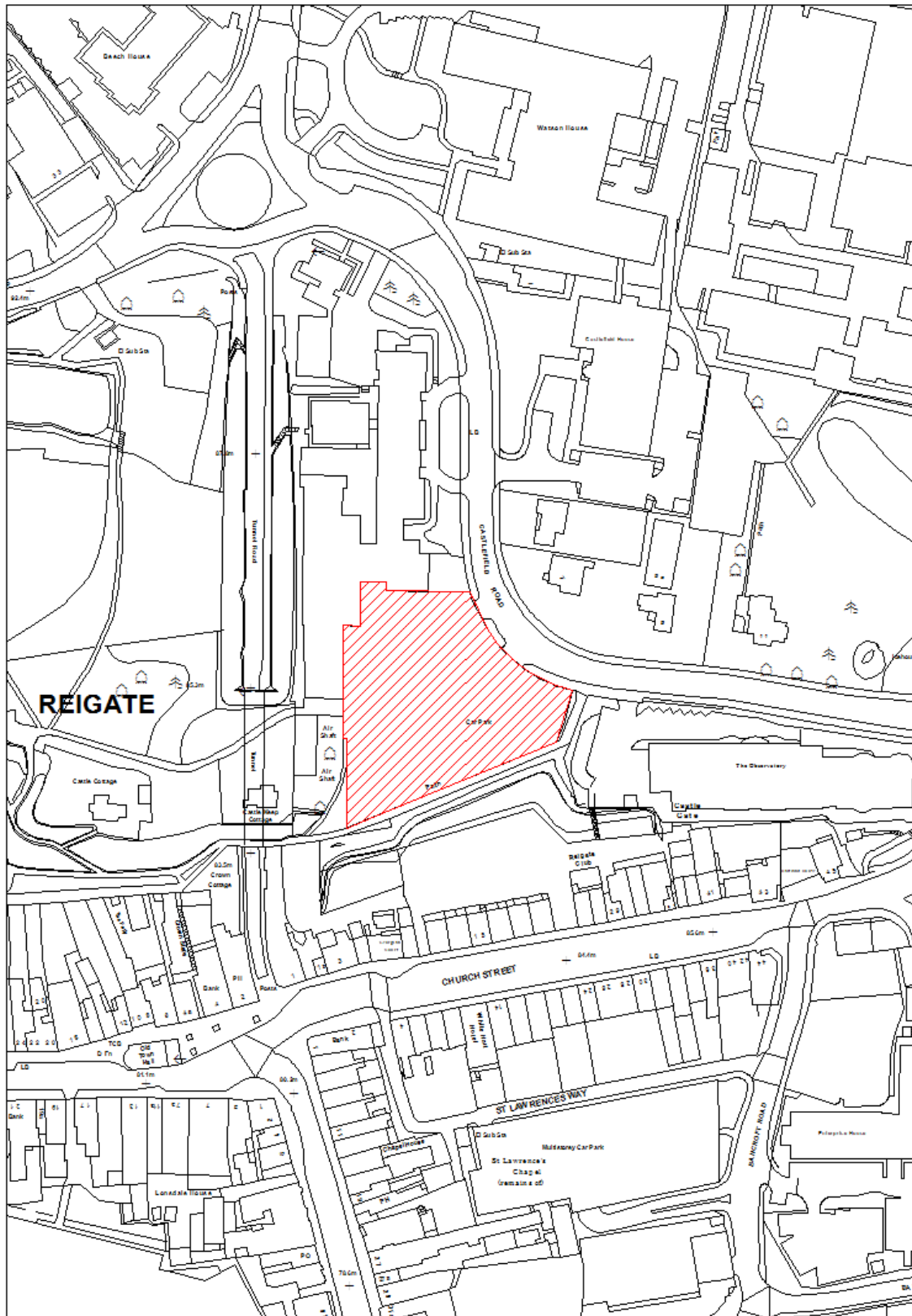
Site details	
HELAA Reference	RC20
Source of site	Extant Planning Permission
Site name	4-10 Church Street, Reigate
Existing use	Mixed use: retail and residential
Housing Potential	
Density	143dph
Capacity	10
Total site area (ha)	0.07
Suitability	
Policy Considerations	<p>The site is within Reigate town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 10 units.</p> <p>The site falls within the Reigate Town Centre Conservation Area.</p> <p>The site falls within Reigate town centre primary shopping area.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site lies within an area of high archaeological importance.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
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 enhancing the current cluttered/ unattractive areas.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Windsor Fairlawn.</p> <p>No legal constraints to development have been identified.</p> <p>The site benefits from planning permission for 10 units.</p> <p>There are however a number of existing residential occupiers and all of the existing ground floor retail units are currently leased, these interests would need to be acquired or agreement reached with the individual parties before development can commence.</p> <p>The site also historically had planning consents for the same development which was not implemented.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single developer or contractor in conjunction with the current landowner.</p> <p>A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings could be achieved on a site such as this; hence the development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability appraisal has not been carried out as the site benefits from planning permission.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and benefits from planning permission. However, the landownership situation is potentially complicated and the lack of implementation of the</p>	

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



© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,500

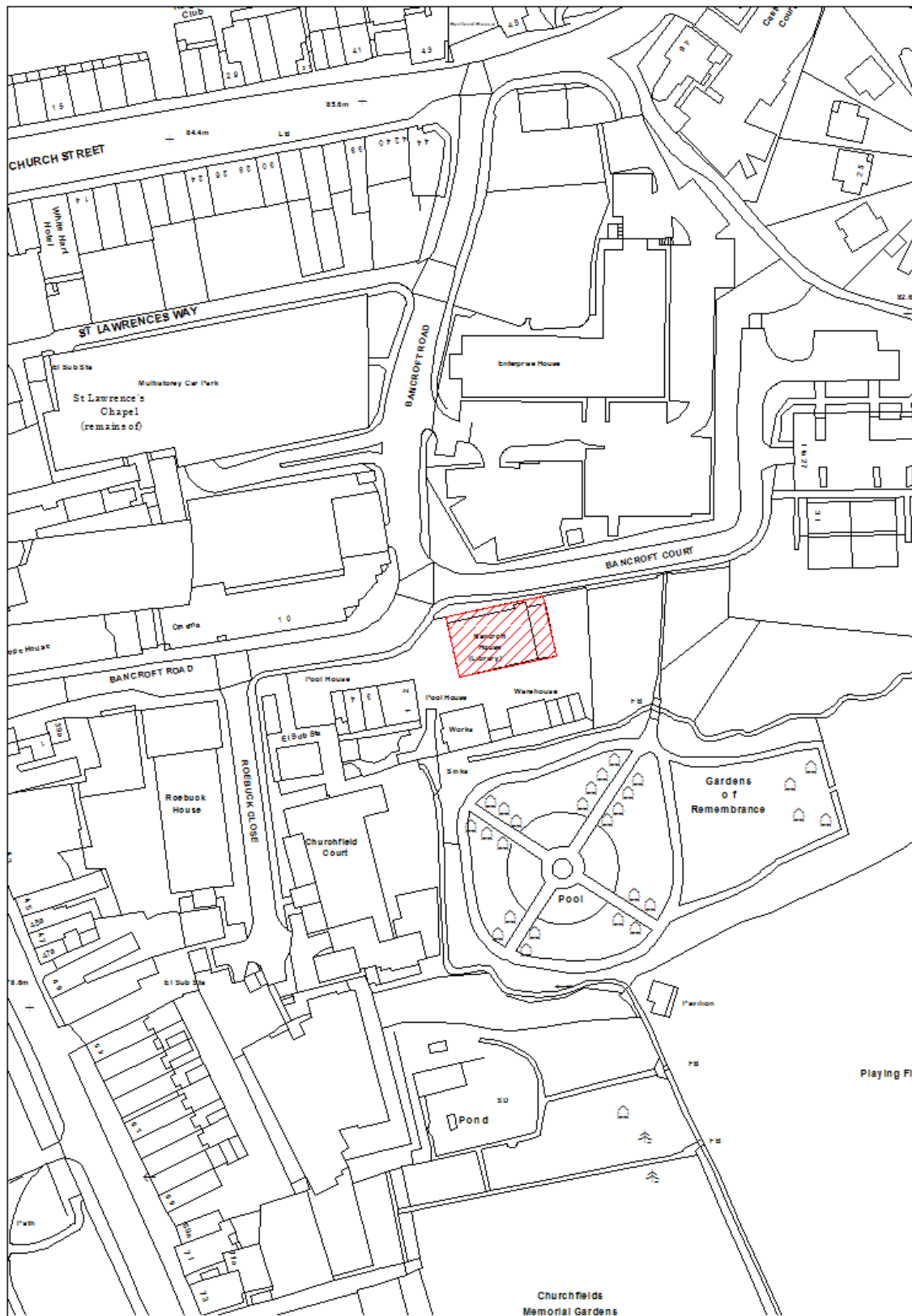


Site details	
HELAA Reference	RC22
Source of site	Call for sites
Site name	Town Hall, Castlefield Road, Reigate
Existing use	Car park
Housing Potential	
Density	<del>77dph</del> <u>100dph</u>
Capacity	<del>3023</del>
Total site area (ha)	0.3
Suitability	
Policy Considerations	<p>The site is within Reigate town centre and is therefore within a location 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.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site lies within Reigate Town Centre Conservation Area and adjacent to the Grade II Listed Town Hall.</p> <p>The site lies within an area of archaeological potential and is adjacent to Castle Grounds (a Schedule Monument and Historic Park).</p>
Market Considerations	The site would most likely deliver higher density units (predominantly flats), potentially as part of a mixed use office scheme.
Physical Limitations	No specific physical limitations have been identified.
Potential Impacts	<p>Development would result in the loss of car parking provision.</p> <p>The site is accessed directly from Castlefield Road (A217/A25) – access would need to be carefully considered to avoid adverse highway impacts.</p> <p>Development could potentially impact upon the setting of the conservation area and adjoining listed building.</p>
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>No existing uses need to be relocated.</p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>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.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Viability work suggests that development within Reigate would be viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>The site is considered to be suitable and available for housing development and there is a reasonable</p>	

prospect that development of the site would be achievable.

**The site is therefore considered to be deliverable.**

## RC23 – Reigate Library, Bancroft Road, Reigate



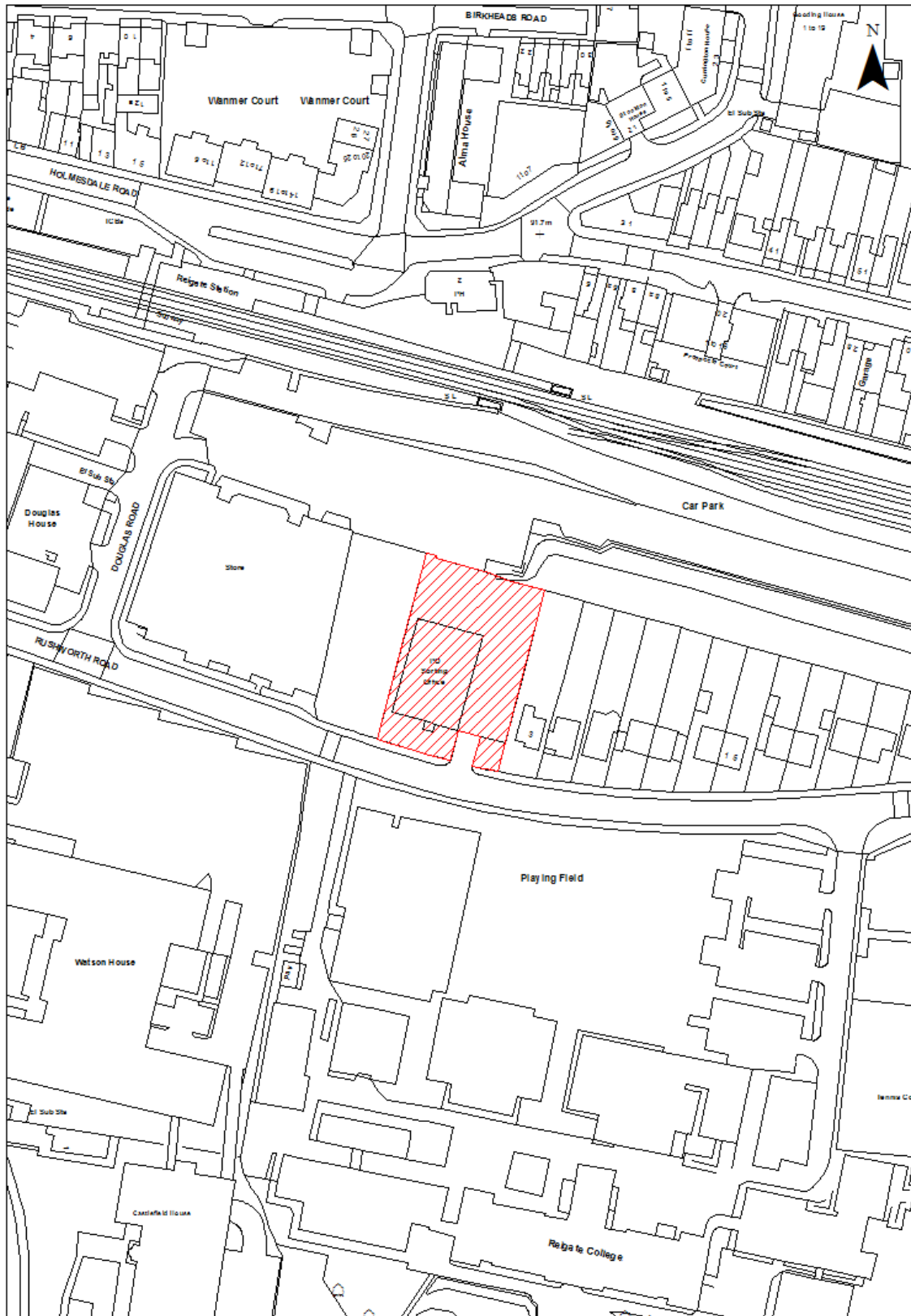
Site details	
HELAA Reference	RC23
Source of site	Call for Sites
Site name	Reigate Library, Bancroft Road, Reigate
Existing use	Library and registry office
Housing Potential	
Density	45dph
Capacity	10
Total site area (ha)	0.22
Suitability	
Policy Considerations	<p>The site lies within Reigate town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>Loss of community uses runs contrary to <del>policy-proposed policy</del> <u>INF2 which resists the loss of community facilities. However, the site has however</u> been identified, as 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 retention, replacement or relocation of existing community uses, particularly the library/ registry office.</u></p> <p>The site is adjacent to Reigate Conservation Area.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats) as part of 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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>Surrey County Council has actively promoted the site for housing development.</p> <p>Availability of the site is dependent upon alternative library and registry office accommodation being sought. <u>There is no known timeframe for this. —whilst there is no known timeframe for this at the moment, it is considered that this will be completed before the end of the plan period.</u></p> <p><u>Surrey County Council has indicated that the site could be made available for housing development in the medium to long term.</u></p> <p>No legal constraints to housing development have been identified.</p>	
<b>There is a reasonable prospect that the site will be made available for housing development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this moment in time.</p> <p>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.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per developer per annum could be achieved.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Viability work suggests that development within Reigate would be viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	

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 Considerations	<p>The site is within the urban area adjacent to Reigate town centre.</p> <p>The site is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>Whilst the site does not fall within a designated employment area, loss of employment uses would run contrary to <u>proposed</u> policy <u>EMP4 which resists the loss of employment uses</u>.</p>
Market Considerations	The site would be most suitable to delivering high density dwellings (units).
Physical Limitations	No physical constraints to development have been identified.
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Reliance Mutual Insurance Society who <u>have previously</u> <del>has actively</del> promoted the site for housing development.</p> <p>The site is subject to a leasehold interest which would need to be acquired or negotiated in order to enable development to progress.</p> <p>The landowner has <u>previously</u> indicated that the site could be made available for housing development within 2 years.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for housing development within the plan period.</b>	
<b><u>Availability of the site for housing development is uncertain.</u></b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>Development would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>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 proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	

### 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.~~

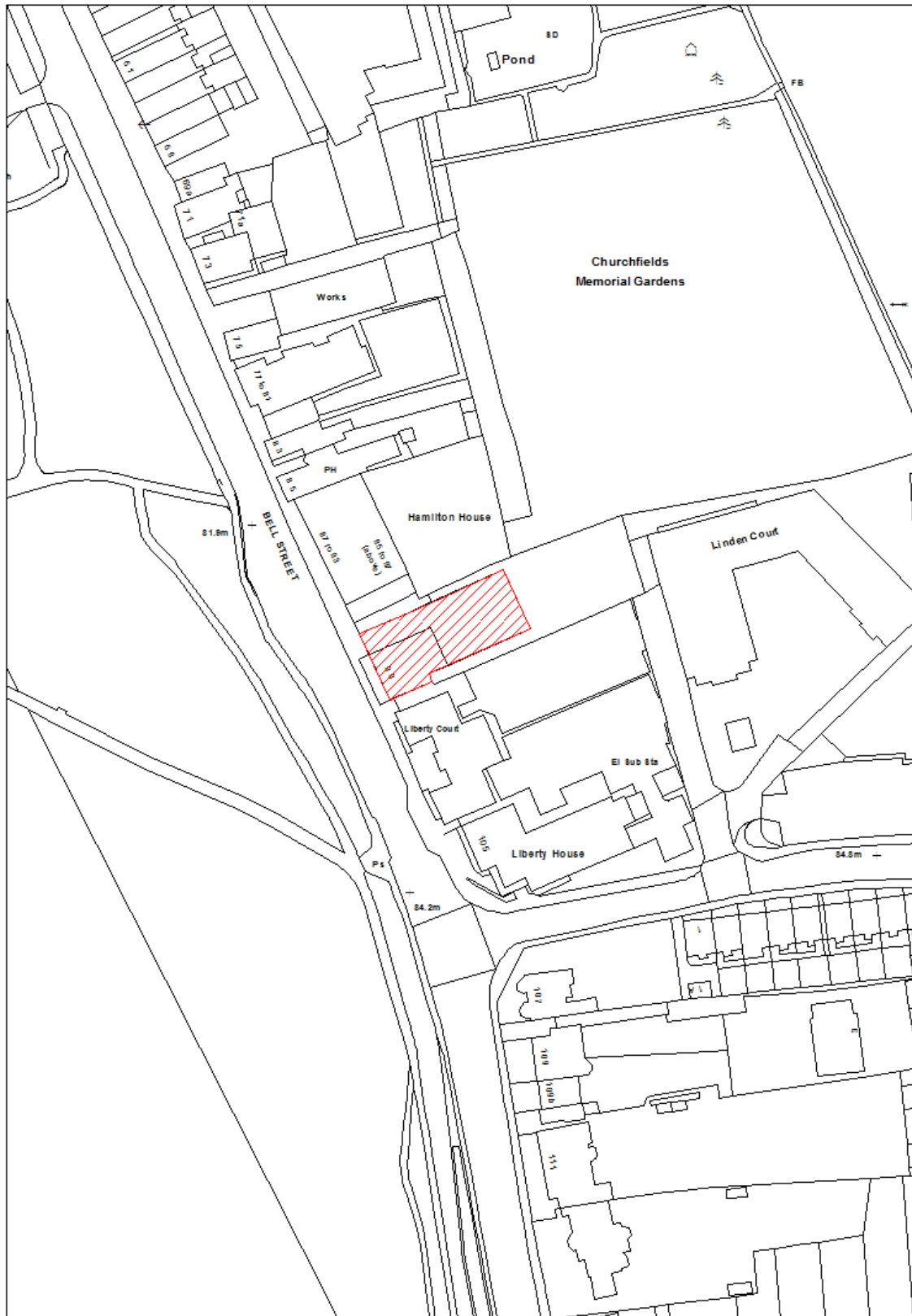
~~The site is not considered to be suitable for housing development and availability is uncertain.~~

**The site is therefore not currently developable.**

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



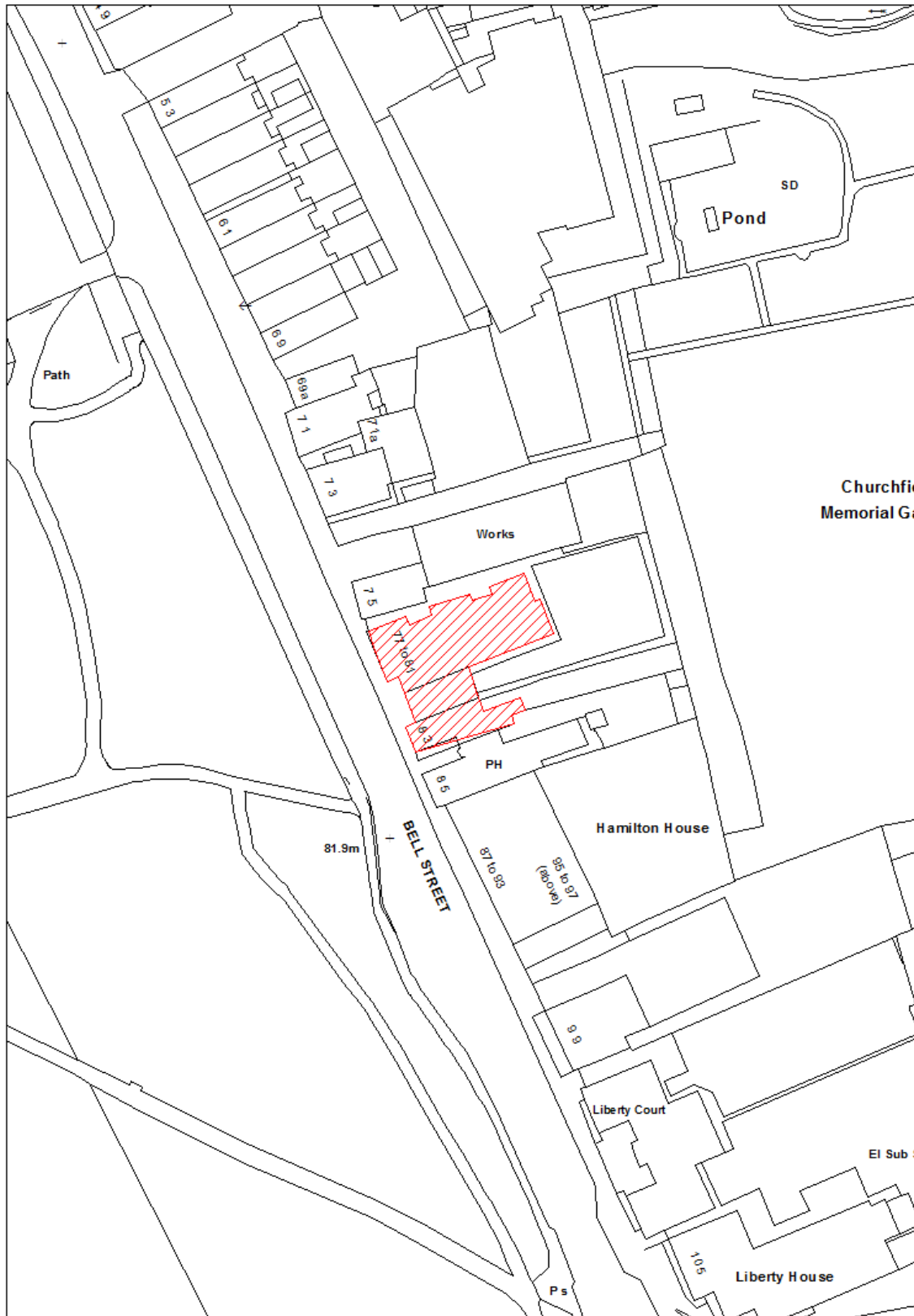
## RC26 – Millennium House, 99 Bell Street, Reigate



© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,000

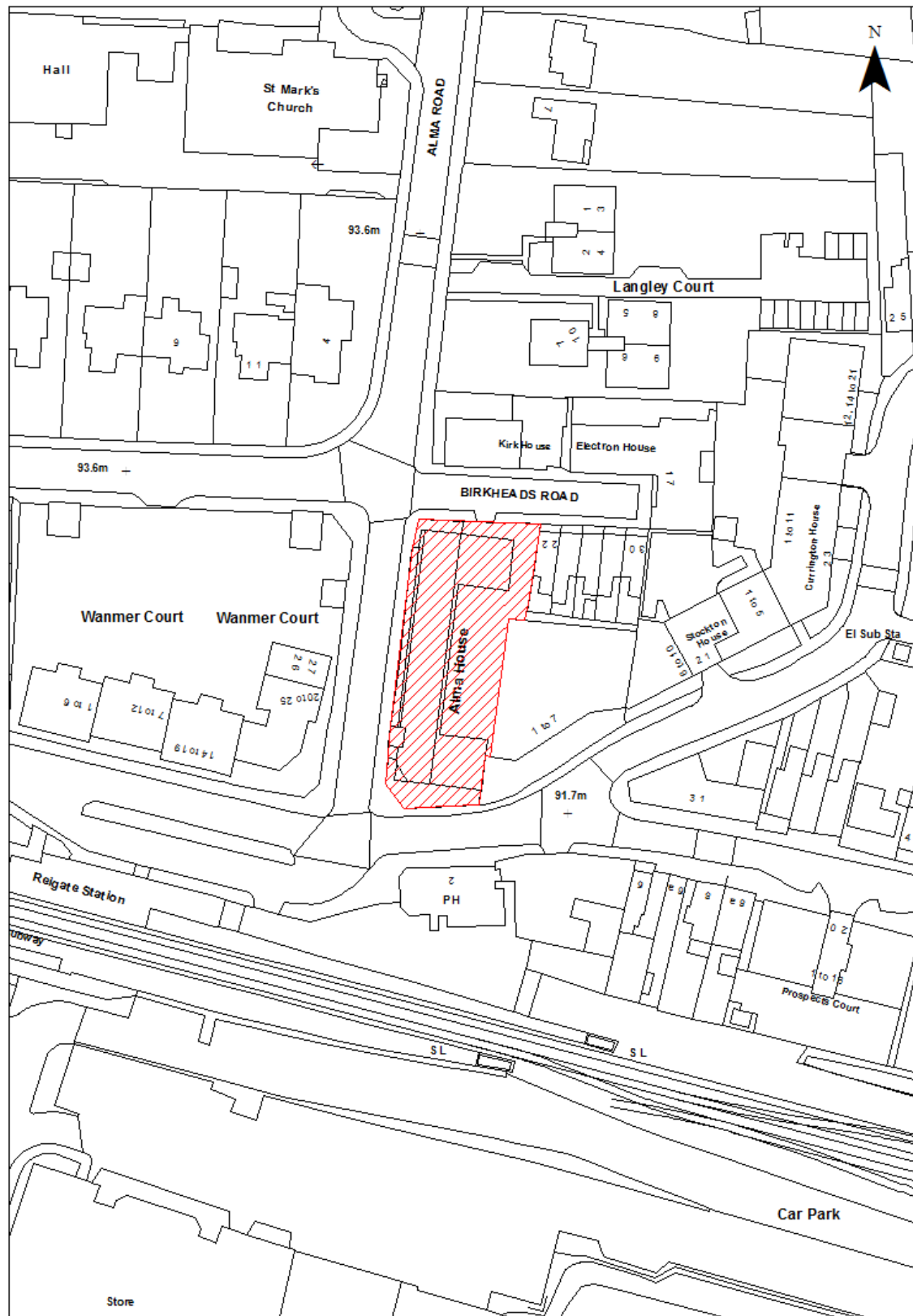
Site details	
HELAA Reference	RC26
Source of site	Extant Planning Permission and Extant Prior Approval
Site name	Millennium House, 99 Bell Street, Reigate
Existing use	Offices
Housing Potential	
Density	190dph
Capacity	19
Total site area (ha)	0.1
Suitability	
Policy Considerations	<p>The site lies within Reigate town centre and therefore a location prioritised for housing development through Policy CS4.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for 16 units and planning permission to create an additional 3 units through the addition of an extra storey.</p> <p>The site lies within the Reigate town centre conservation area.</p> <p>The site has excellent access to public transport.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>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 conversion.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	Development may impact upon the Reigate town centre conservation area.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Millennium House Sussex Ltd.</p> <p>The site benefits from both prior approval and planning permission for residential units.</p> <p><del>A further prior approval for a different configuration of units has been recently submitted and is awaiting decision.</del></p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the site will be made available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would attract local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be developed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of development.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from prior approval and planning permission.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p><b>The site is therefore deliverable.</b></p>	

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



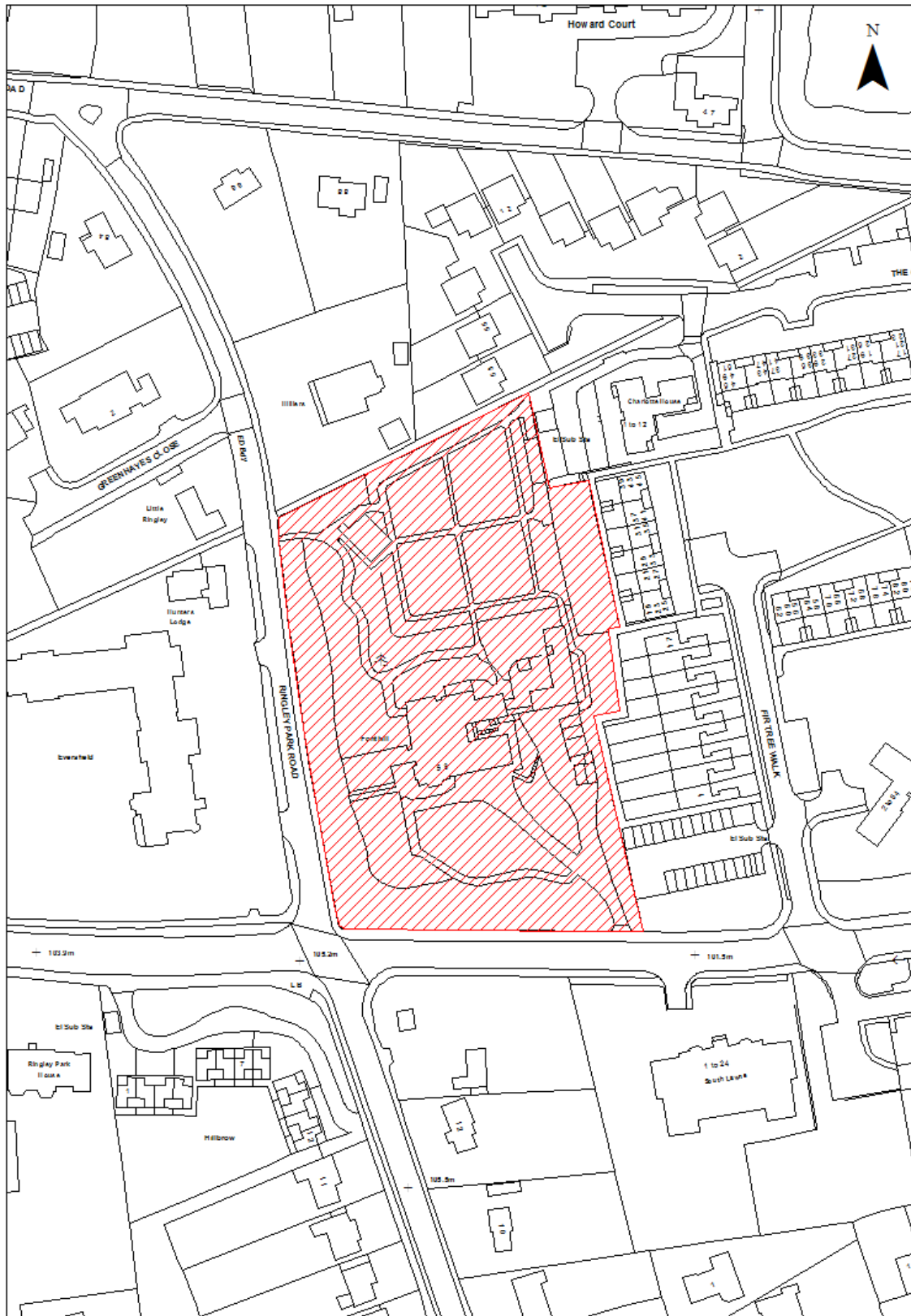
Site details	
HELAA Reference	RC27
Source of site	Extant Prior Approval
Site name	Park House, 77-83 Bell Street, Reigate
Existing use	Offices
Housing Potential	
Density	267dph
Capacity	16
Total site area (ha)	0.06
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Reigate town centre, and therefore lies within a priority location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from office to residential conversion for office to residential conversion.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. However, the site benefits from prior approval for office to residential conversion.</p> <p>The site lies within the Reigate town centre conservation area.</p> <p>The site is a locally listed building.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	Development could impact upon the listed building and conservation area.
<b>The site is considered to be suitable for residential development.</b>	
Availability	
<p>The site is owned by Debonair Homes Ltd.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the extant prior approval will be implemented.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from prior approval for office to residential conversion.</p> <p>The residential market in the area, particularly for flats, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p><b>The site is therefore deliverable.</b></p>	

## RC28 – Alma House, Alma Road, Reigate



Site details	
HELAA Reference	RC28
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Alma House, Alma Road, Reigate
Existing use	Offices
Housing Potential	
Density	133dph
Capacity	12
Total site area (ha)	0.09
Suitability	
Policy Considerations	<p>The site lies within the urban area, adjacent to Reigate town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>Whilst the site is not within a designated Employment Area, loss of employment uses would run contrary to <u>proposed</u> policy <u>EMP4</u>. However, there may be potential for office to residential conversion through prior approval.</p>
Market Considerations	The site would be most suitable to delivering higher density uses (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
<del>The site not suitable for housing development.</del>	
<b>The site is considered to be potentially suitable for housing development.</b>	
Availability	
<p>It has not been possible to ascertain landowner intentions.</p> <p>The site is currently used for offices – development may be subject to vacant occupation.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ type would likely attract interest from local/ regional developers who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would be delivered in a single phase and could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development of the site would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p><del>The site is not considered to be suitable for housing development and availability is uncertain.</del></p> <p><u>The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site is uncertain.</u></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; strategic policy change</p>	

## RC29 – 2 Fonhill, 58 Reigate Road, Reigate

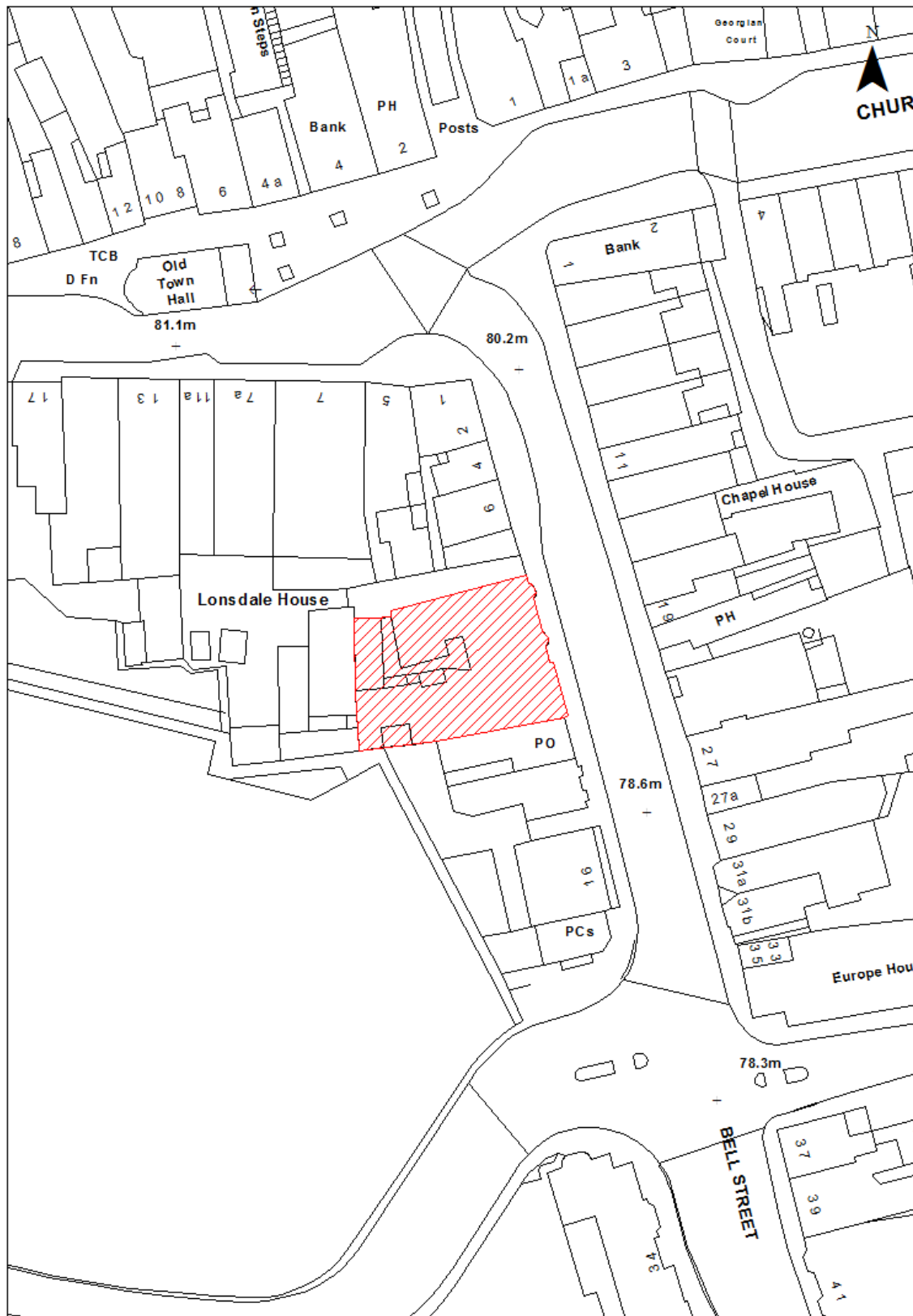




Site details	
HELAA Reference	RC29
Source of site	Extant Planning Permission
Site name	2 Fonthill, 58 Reigate Road, Reigate
Existing use	Former Nursing Home
Housing Potential	
Density	29dph
Capacity	29
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity to Reigate town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 29 units.</p> <p>Accessibility of local services, facilities and public transport is good.</p> <p>The building is locally listed.</p> <p>The site is within the Wray Common Conservation Area.</p> <p>There is a TPO covering three large groups of trees along the Reigate Road frontage.</p>
Market Considerations	The site is proposed to deliver high density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could impact upon the locally listed building and conservation area.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from planning permission for 29 units; however, there is a history of unimplemented planning permissions.</p> <p>It has not been possible to ascertain whether the landowner intends to implement the current planning permission.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	



## RC30—Former Knights, 8-10 Bell Street, Reigate



Site details	
HELAA Reference	RC30
Source of site	Extant Planning Permission
Site name	Former Knights, 8-10 Bell Street, Reigate
Existing use	Vacant retail store
Housing Potential	
Density	120dph
Capacity	7
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Reigate town centre, and therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 7 units.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The building is a Grade II Listed Building.</p> <p>The site lies within the Reigate Conservation Area.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development of the site may impact upon the listed building and the conservation area.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by St Dominic's Property Ltd.</p> <p>The site benefits from planning permission for 7 residential units.</p> <p>The landowners are currently seeking to discharge the conditions.</p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area, particularly for flats, is very strong and would most likely be capable of supporting the type and scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p><b>The site is considered to be deliverable.</b></p>	
<u>Planning permission has been implemented.</u>	

## 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 Considerations	<p>The site lies within the urban area, within close proximity of Lesbourne Road Local Centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 5 units.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is adjacent to the Chart Lane Conservation Area.</p> <p>The site is adjacent to an area of Urban Open Land.</p>
Market Considerations	The site is proposed to deliver a mix of low and high density units (houses and flats).
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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from planning permission for 5 units; <del>however, there is a history of unimplemented planning permissions.</del></p> <p><del>A subsequent planning application has been recently refused for 6 units – this is currently at appeal.</del></p> <p><del>The site is currently used as an active car sales and workshop – availability may be dependent upon alternative accommodation being sought.</del></p> <p><del>There is a history of unimplemented planning permissions, however, the site is currently vacant, following the closure of the garage.</del></p> <p>It has not been possible to ascertain whether the landowner intends to implement the planning permission.</p> <p>No legal constraints to development have been identified.</p>	
<del>Availability of the site for housing is therefore uncertain.</del>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>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.</p> <p>A scheme of this characteristic would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development proposed.</p>

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

Summary

~~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.~~

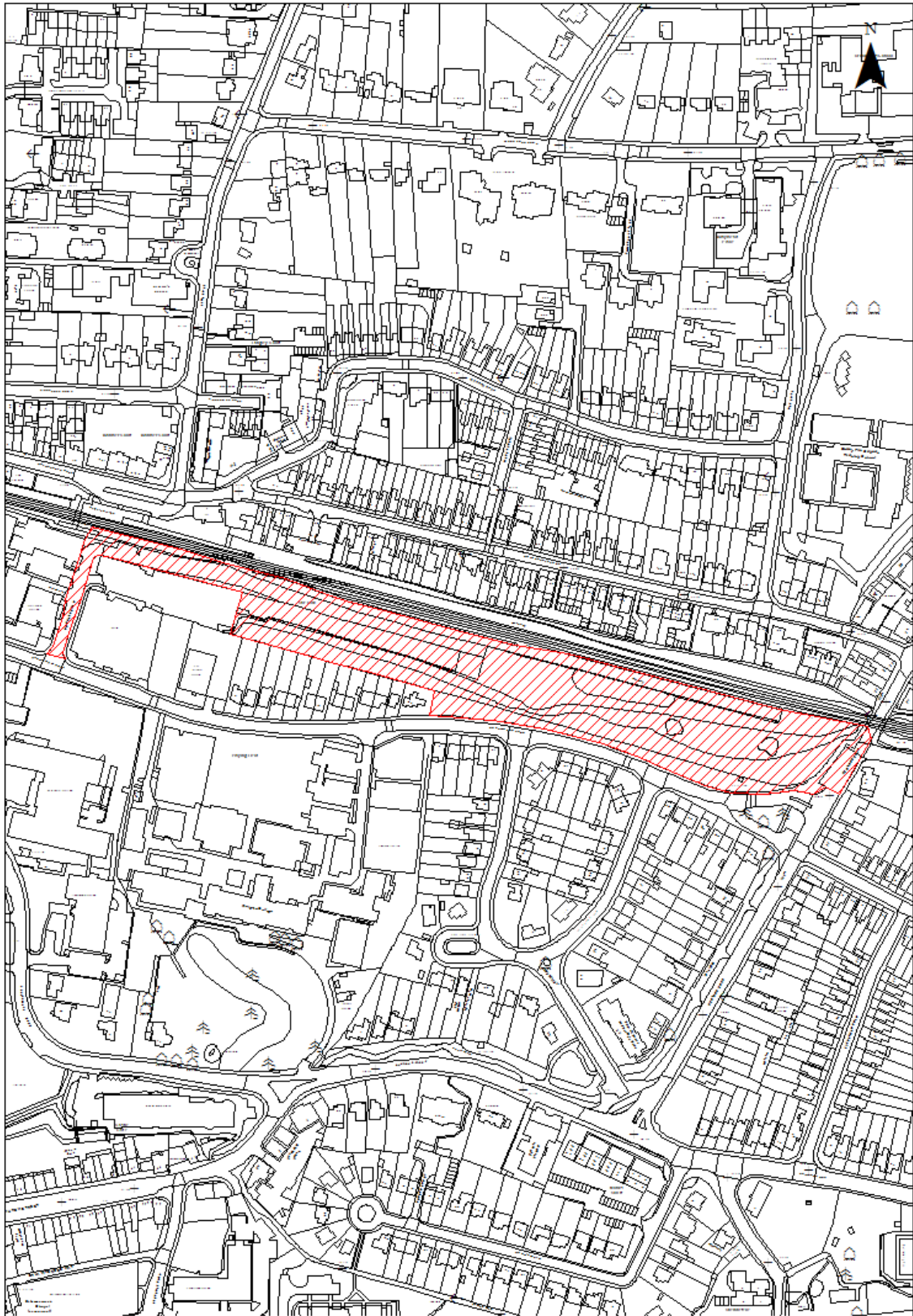
~~**The site is therefore not considered to be developable.**~~

~~**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	
Policy Considerations	<p>The site lies within the urban area, adjacent to Reigate town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>Proposed policy TAP1 requires applications that would lead to the loss of parking to demonstrate that there is no need for these parking spaces.</u></p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	<p>Access to the site is via the Homebase store entrance. There may be need to acquire access permissions.</p> <p>The site is long and thin – this may impact upon the type of development possible.</p>
Potential Impacts	<p>Loss of car parking could impact upon the viability of the station.</p> <p>Proximity to the railway line could give rise to residential amenity conflicts.</p>
<b>The site is potentially considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Network Rail.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>There may be a need to acquire access.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>No specific developer involvement in the site is known at this point.</p> <p>A site of this size/ characteristics would likely attract interest from regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not currently considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<b>The site is considered to be potentially suitable for housing development and there is a reasonable prospect</b>	

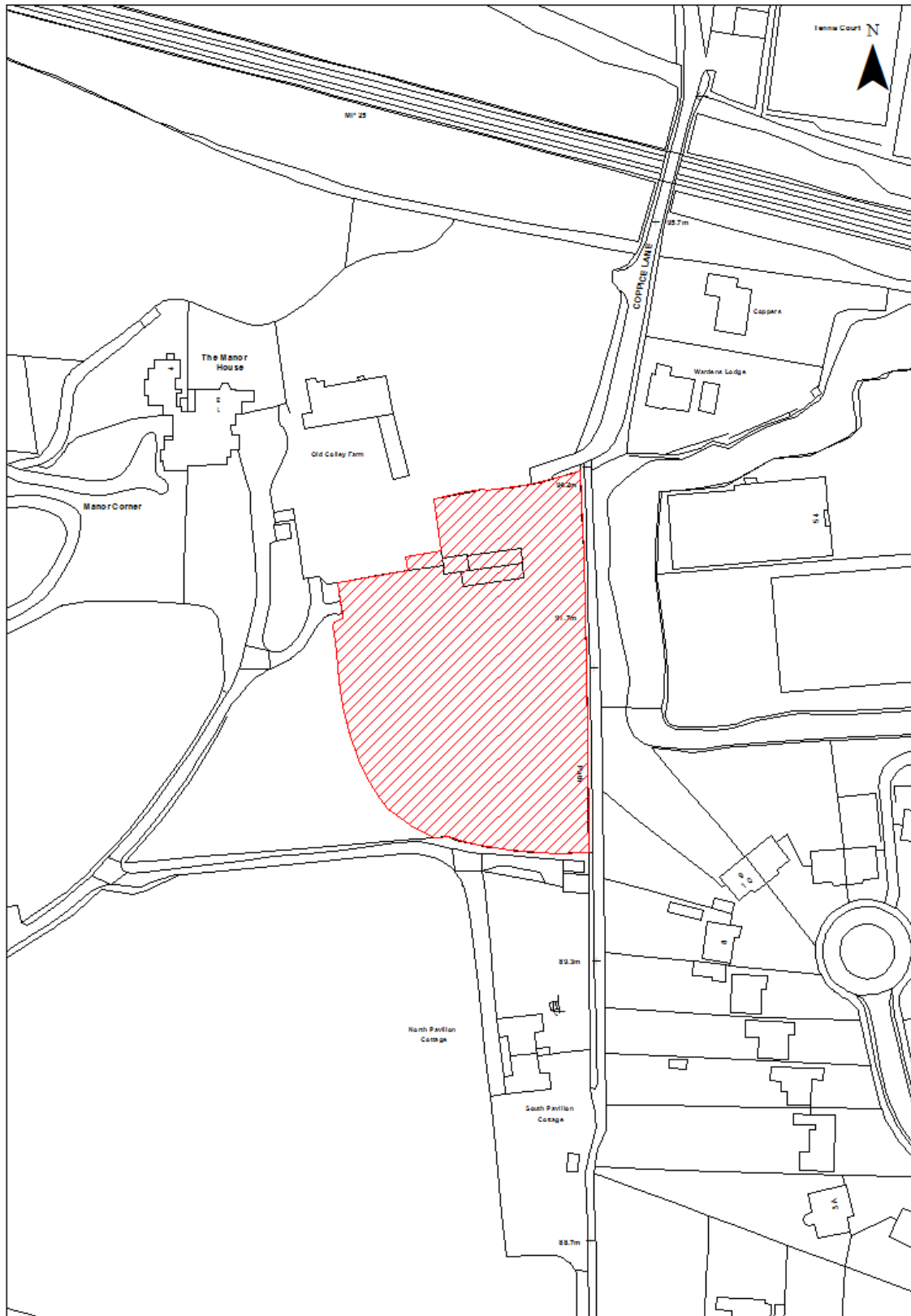
that development of the site would be achievable. However, availability of the site for housing development is uncertain.

**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



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 Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is located within a Conservation Area.</p> <p>A large part of the site is identified as a potential Site of Nature Conservation Importance.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>The site has reasonable access to public transport services.</p>
Market Considerations	The site would be most suited to delivering larger family homes.
Physical Limitations	<p>Access to the site is via a narrow private spur/ driveway from Coppice Lane which may be unsuitable for further residential development.</p> <p>The site is identified as being potentially contaminated.</p> <p>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.</p>
Potential Impacts	<p>Development could have an adverse visual impact upon the integrity of the Conservation Area within which it sits and adjoining listed building.</p> <p>Development could adversely impact upon the recognised nature conservation value of the site.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>It has not been possible to ascertain whether the site would be made available for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A scheme of this nature would likely attract interest from local/ regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>

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

Summary

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

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

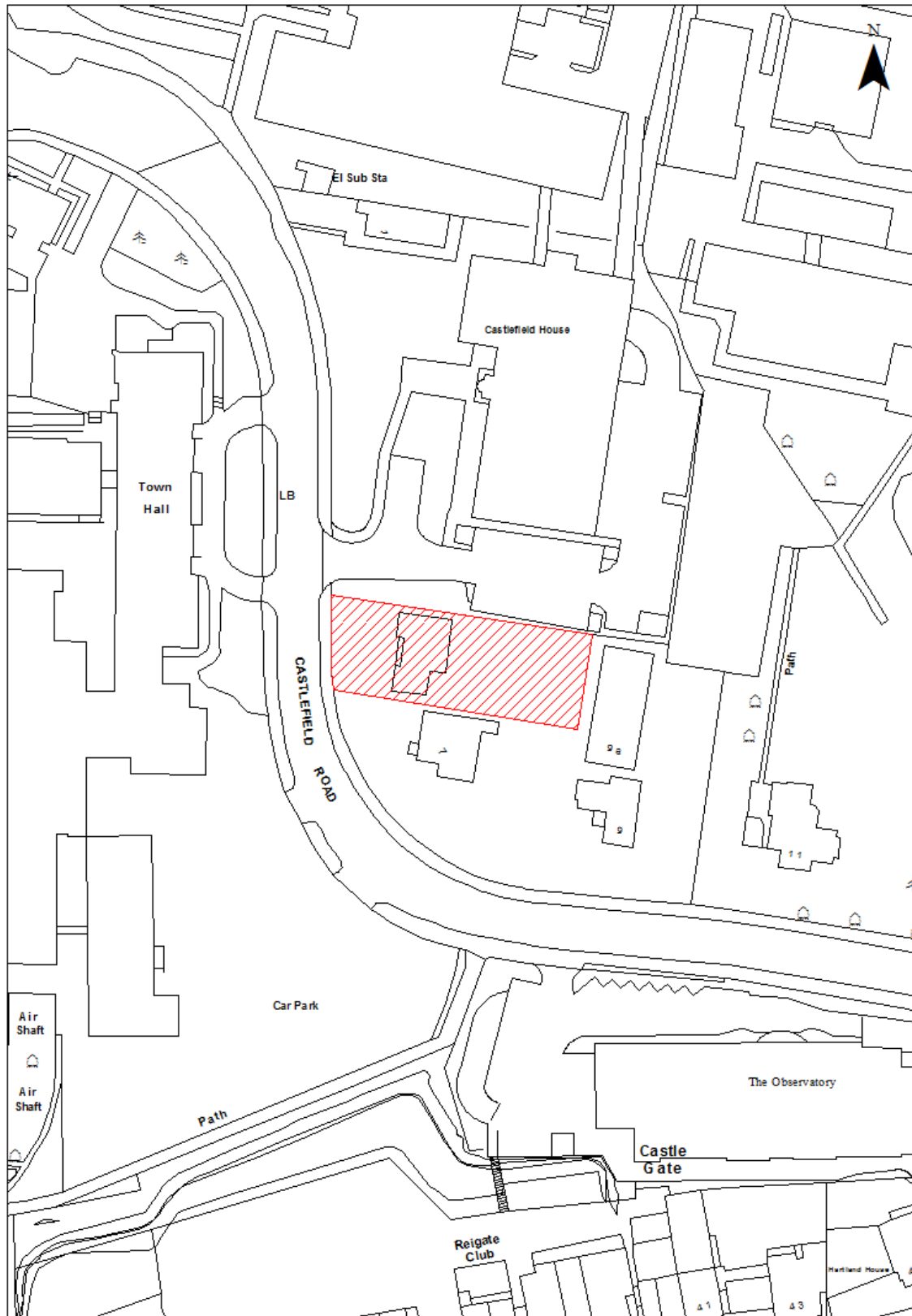
**Overcoming constraints:** availability; access; contamination; strategic policy change

## 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 Considerations	<p>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.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is adjacent to the primary shopping area.</p> <p>The site lies within the Reigate town centre conservation area.</p> <p>There are a number of locally listed buildings within the street frontage.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a number of landowners and would require land assembly.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local/ regional housebuilders who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 18 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>Whilst the site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be suitable for housing development.</b></p> <p><b>Overcoming constraints:</b> Availability; land assembly</p>	

## 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	<p>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.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is adjacent to Reigate Town Centre Conservation Area and is within close proximity to Chart Lane Conservation Area.</p> <p>The site is opposite the Grade II Listed Town Hall.</p> <p><del>Whilst the site is not within a designated employment area, loss of employment</del> uses would run contrary to <u>proposed</u> policy <u>EMP4</u>. However, there may be potential under prior approval for office to residential conversion.</p>
Market Considerations	The site would most likely be suited to deliver higher density residential units (flats).
Physical Limitations	No physical constraints to development have been identified.
Potential Impacts	<p>The site is accessed directly from Castlefield Road (A217/A25) – access would need to be carefully considered to avoid adverse highway impacts.</p> <p>Development could potentially impact upon the nearby conservation areas and listed building.</p>
<p><del>The site is not considered to be suitable for housing development.</del></p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
Availability	
<p>The site is owned by Lochplace Ltd.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p><u>Planning permission has been recently granted for change of use to allow B1(a), D1 or A2 uses.</u></p> <p>No legal constraints to development have been identified.</p>	
<p><del>Availability of the site for housing development is uncertain.</del></p> <p><b>The site is not considered to be available for housing development.</b></p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area is very strong and would likely support the type and scale of development envisaged.</p>

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

**Summary**

~~The site is 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

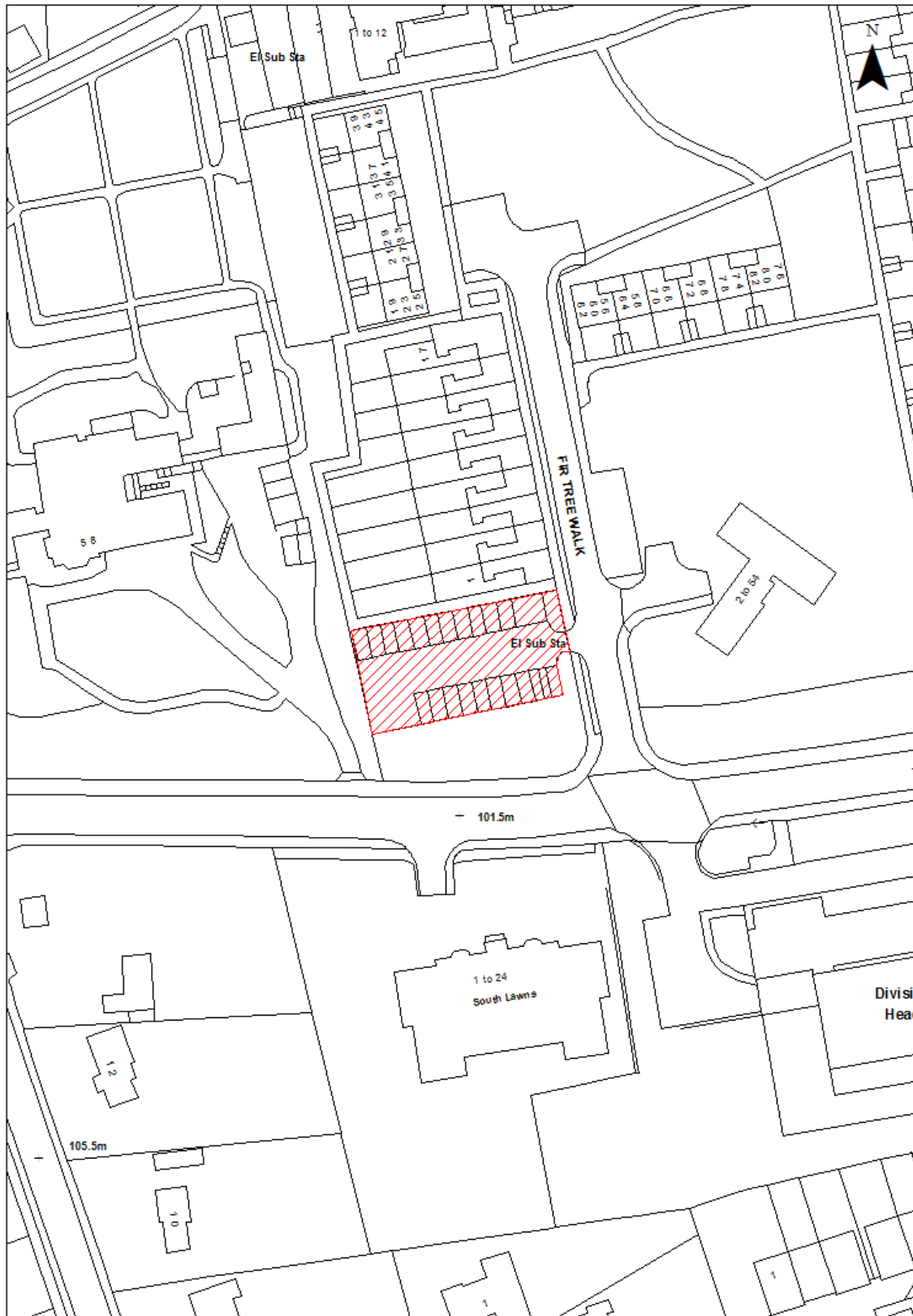


## RC67 – Garages adjacent to 41 Beech Drive, Reigate



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 Considerations	<p>The site lies within the urban area and therefore is within an area considered for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would likely be most suited to delivering higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local/ regional housebuilders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area is felt to be sufficient to support the scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	

## 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	
Policy Considerations	<p>The site lies within the urban area and therefore within a location identified for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p> <p>The site previously benefitted from planning permission for 12 flats.</p>
Market Considerations	The site is considered to be most suited to deliver higher density units (flats).
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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by Mount Green Housing Association.</p> <p>A planning permission has previously been granted for the replacement of the garages with 12 flats, however, it has not been implemented.</p> <p><del>It has not been possible to ascertain landowner intentions.</del></p> <p><u>The landowner has confirmed that they have undertaken some feasibility work and that the site will be made available for development within the mid to long term.</u></p> <p>No legal constraints to development have been identified.</p>	
<p><del>Availability of the site for housing development is uncertain.</del></p> <p><u>There is a reasonable prospect that the site will be made available for development in the mid to long term.</u></p>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point in time.</p> <p><u>However, Mount Green Housing Association are experienced developers and may choose to develop the site themselves.</u></p> <p>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.</p> <p>A site of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken. <del>as availability of the site for housing development is uncertain.</del></p> <p>Generic assessment of sites within Reigate for housing development suggests that development of the site would be economically viable.</p> <p>The residential market in the area is considered to be very strong and therefore would likely be capable of supporting the scale and type of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	

## 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.

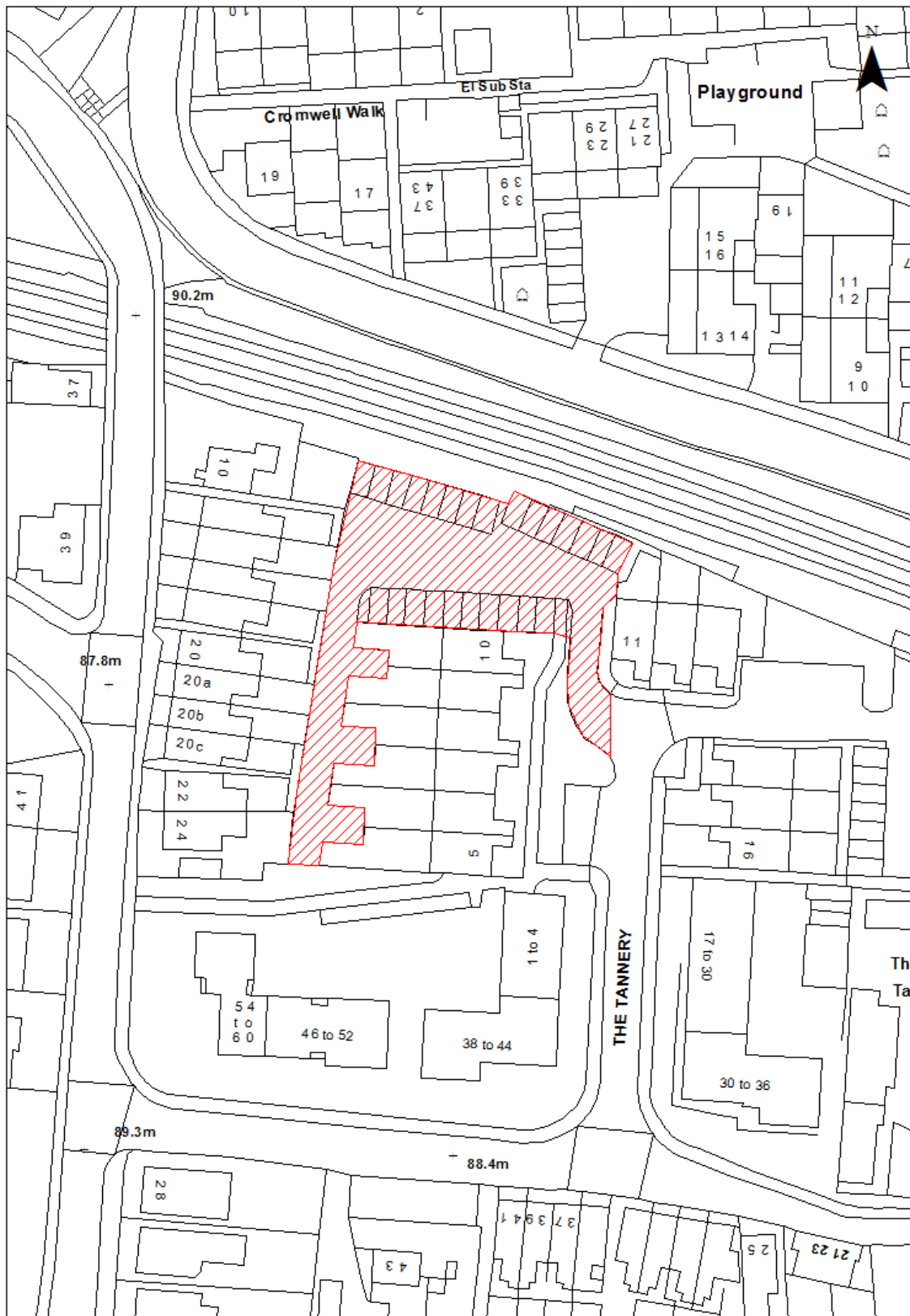
~~The site is therefore not currently developable.~~

~~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



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 Considerations	The site lies within the urban area and therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering small family homes.
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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
<b>Availability of the site for housing is uncertain.</b>	
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 Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within 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.
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain. <b>The site is therefore not considered to be currently developable.</b> <b>Overcoming constraints:</b> availability	

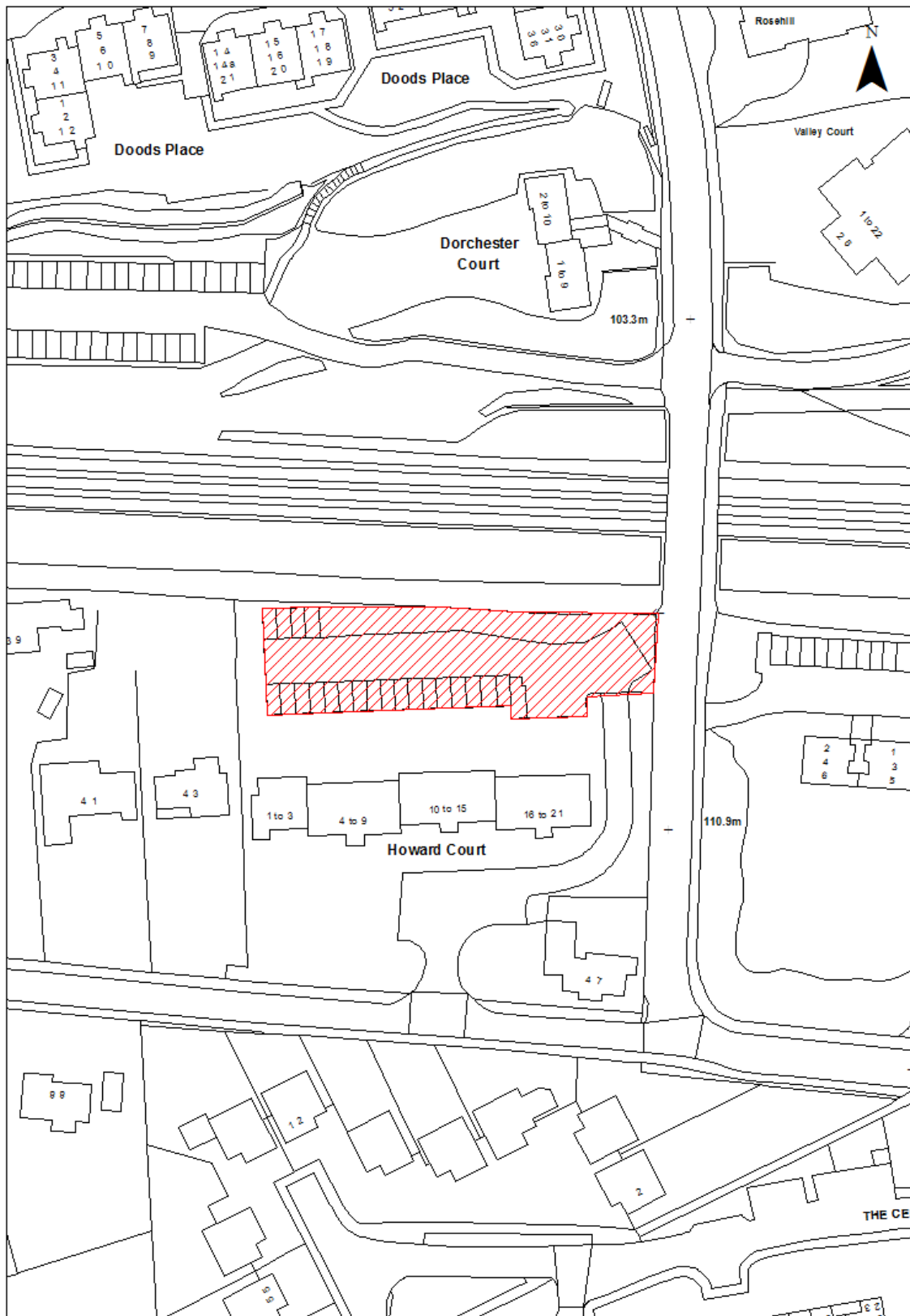
## RC70- Garages R/O 129 Blackborough Road, Reigate





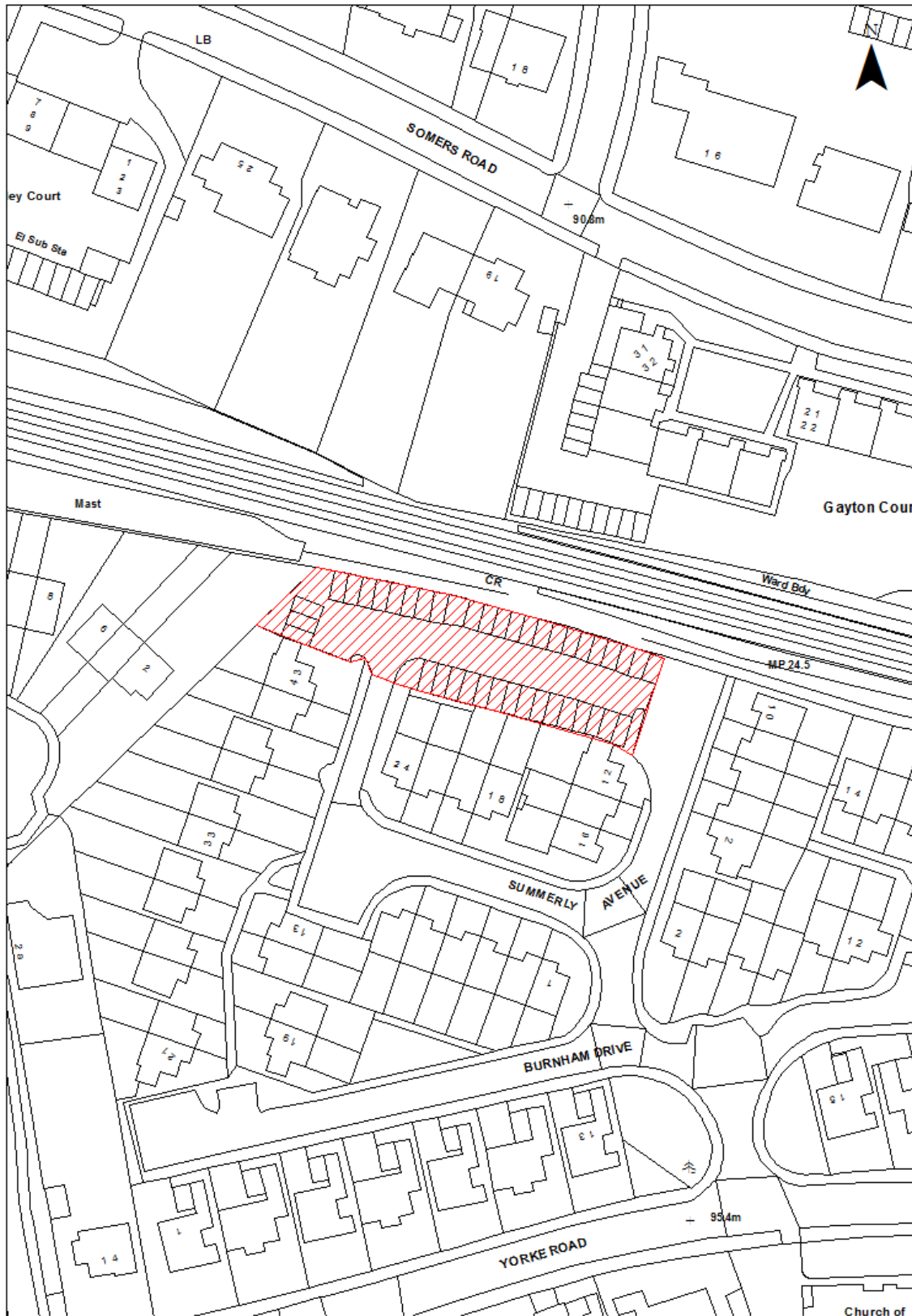
Site details	
HELAA Reference	RC70
Source of site	Garages
Site name	Garages R/O 129 Blackborough Road, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable of delivering higher density units (flats).
Physical Limitations	Access to the site is quite constrained.
Potential Impacts	Development may give rise to residential amenity constraints.
<b><del>The site is considered to be potentially suitable for housing development.</del>The site is considered to be suitable for housing development.</b>	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional 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 Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. 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 development envisaged.
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
The site is considered to be <del>potentially</del> 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. <b>The site is therefore not currently developable.</b> <b>Overcoming constraints:</b> availability; access; <del>residential amenity constraints</del>	

## RC71 – Garages Howard Court, Doods Park Road, Reigate



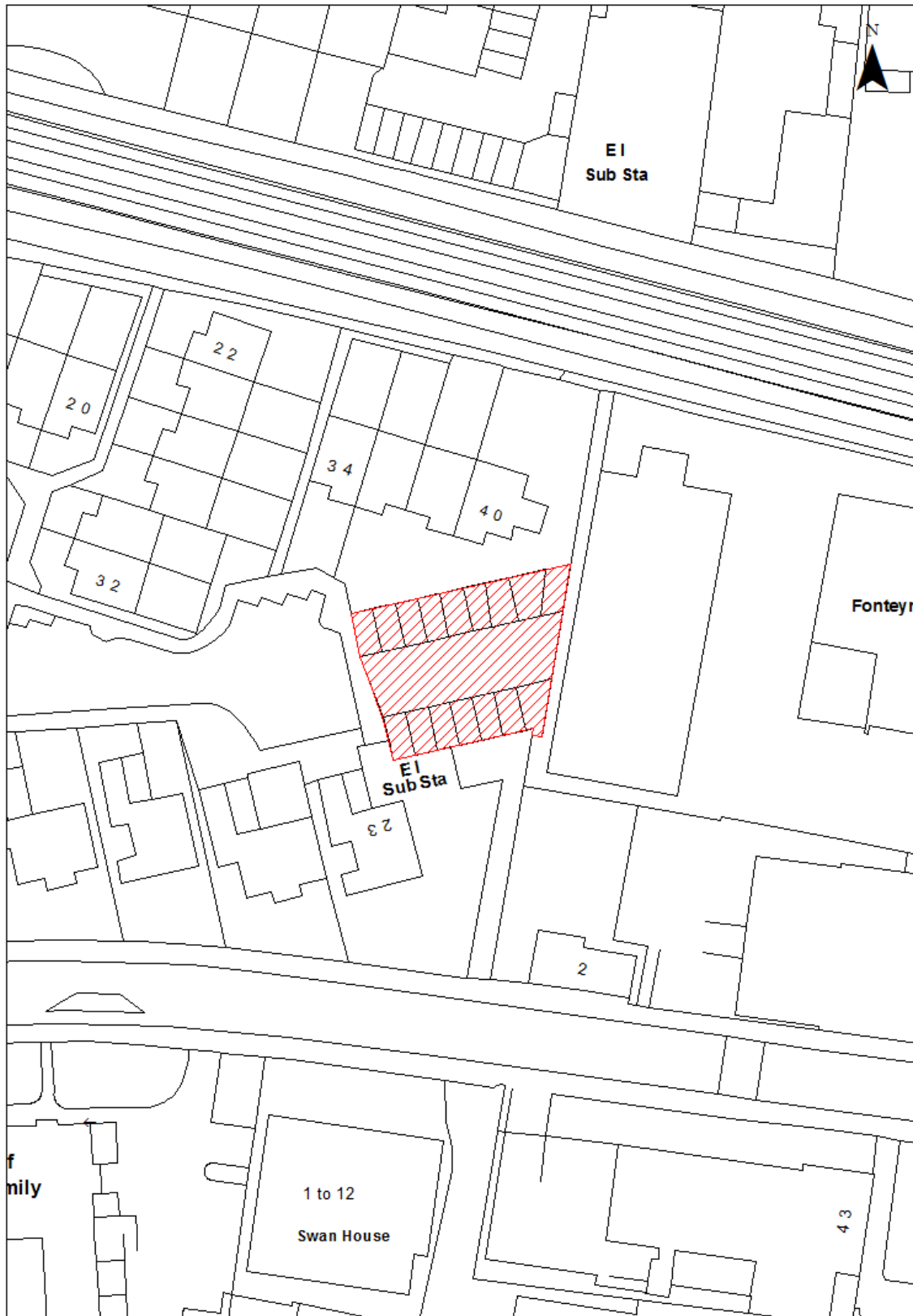
Site details	
HELAA Reference	RC71
Source of site	Garages
Site name	Garages Howard Court, Doods Park Road, Reigate
Existing use	Garages
Housing Potential	
Density	50dph
Capacity	10
Total site area (ha)	0.2
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location identified for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has good accessibility to local facilities, services and public transport.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	<p>Proximity to the railway line may give rise to residential amenity constraints.</p> <p>Proximity to residential properties may give rise to residential amenity constraints.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used as garages.</p> <p>The site is own by a single landowner.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>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.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be achievable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; access; residential amenity constraints</p>	

## RC72 – Garages Summerly Avenue, Reigate



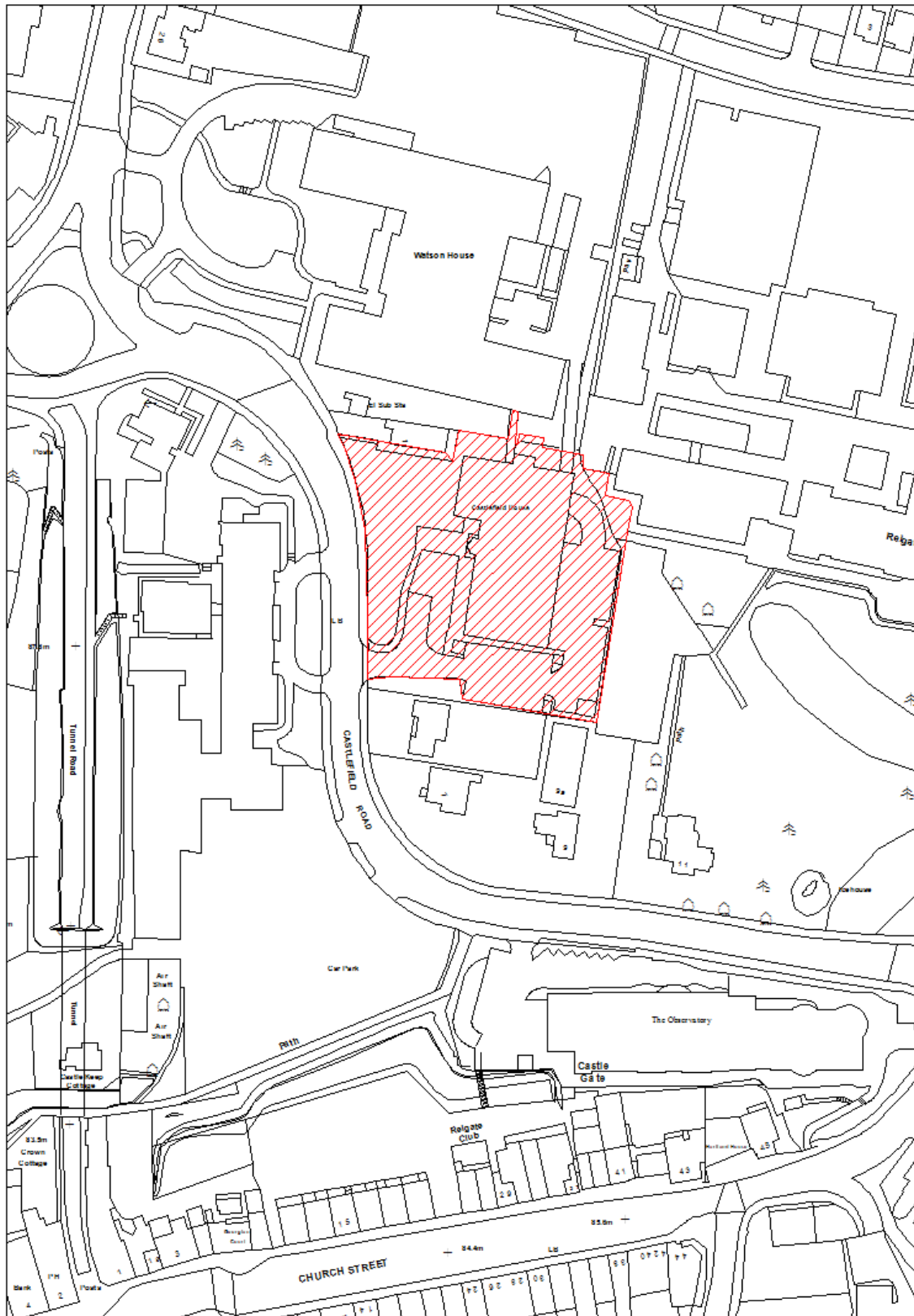
Site details	
HELAA Reference	RC72
Source of site	Garages
Site name	Garages Summerly Avenue, Reigate
Existing use	Garages
Housing Potential	
Density	50dph
Capacity	5
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is most suited to deliver small family homes.
Physical Limitations	No physical constraints to development have been identified.
Potential Impacts	Proximity to the railway line may give rise to residential amenity constraints.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled to enable development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local/ regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>
<b>There is a reasonable prospect that development of the scheme would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the scheme would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; assembly</p>	

## 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 Considerations	<p>The site falls within the urban area and therefore is within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development would give rise to residential amenity constraints.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners and would need to be assembled in order to enable development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed by a single developer in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area is very strong and would be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; residential amenity constraints.</p>	

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



© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,250



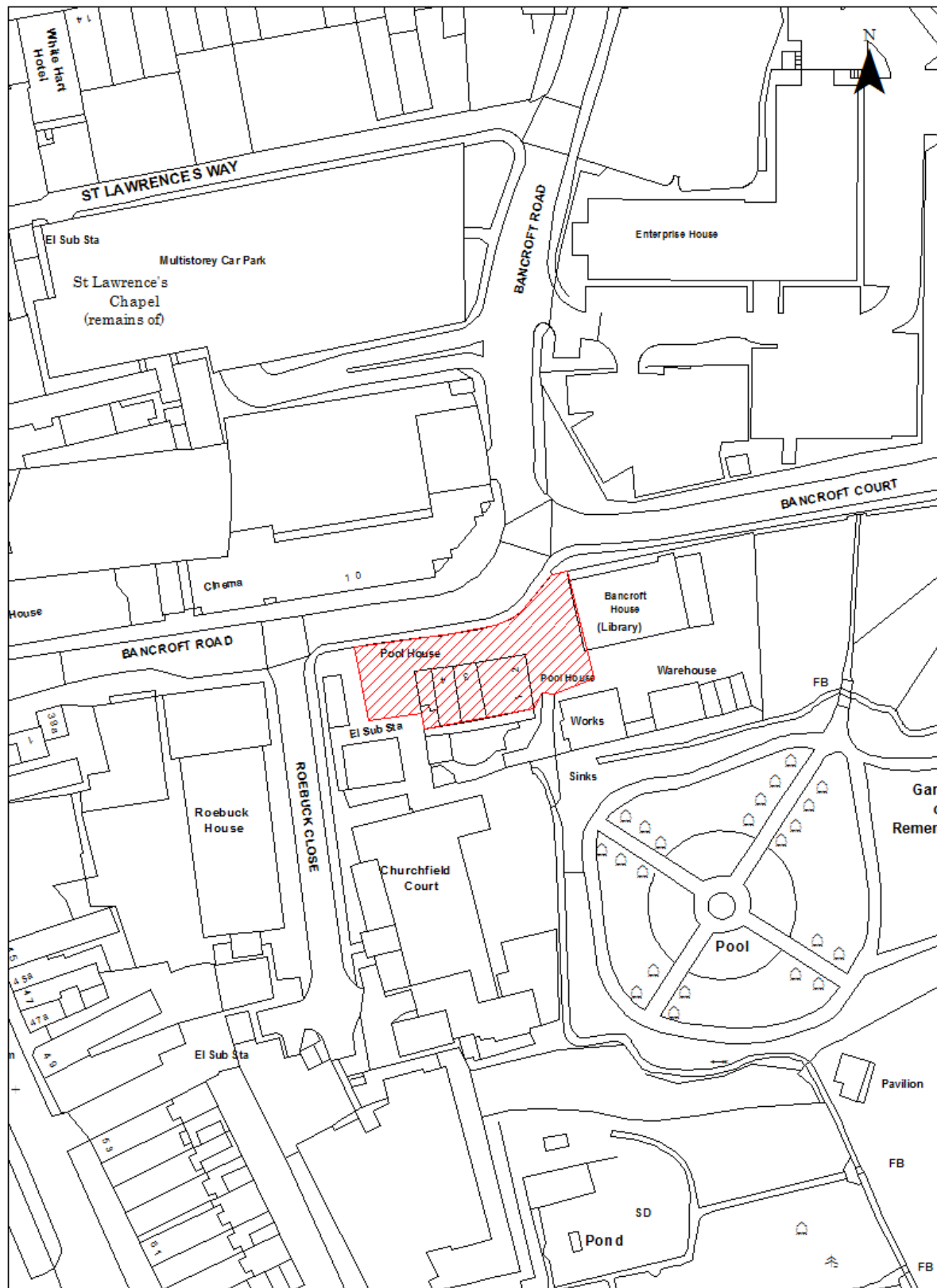
Site details	
HELAA Reference	RC74
Source of site	Extant Prior Approval
Site name	Castlefield House, 3-5 Castlefield Road, Reigate
Existing use	Offices
Housing Potential	
Density	108 dph
Capacity	43
Total site area (ha)	0.4
Suitability	
Policy Considerations	<p>The site lies within the urban area within Reigate town centre.</p> <p>The site therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public services is excellent.</p> <p>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.</p> <p>The site is opposite the Grade II Statutory Listed building.</p> <p>The site adjoins the Reigate conservation area.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	<p>The site is accessed directly from Castlefield Road (A217/A25) – access would need to be carefully considered to avoid adverse highway impacts.</p> <p>Development could potentially impact upon the setting of the conservation area and the statutory listed building.</p>
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a single landowner.</p> <p>The site benefits from prior approval for office to residential conversion.</p> <p>The site is currently occupied by Towers Watson and actively used as offices. Availability of the site may be subject to alternative provision.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional developers who would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 18 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from prior approval.</p> <p>The residential market in the area is very strong, especially for flats, and would most likely be capable of supporting the type and scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	

#### 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.

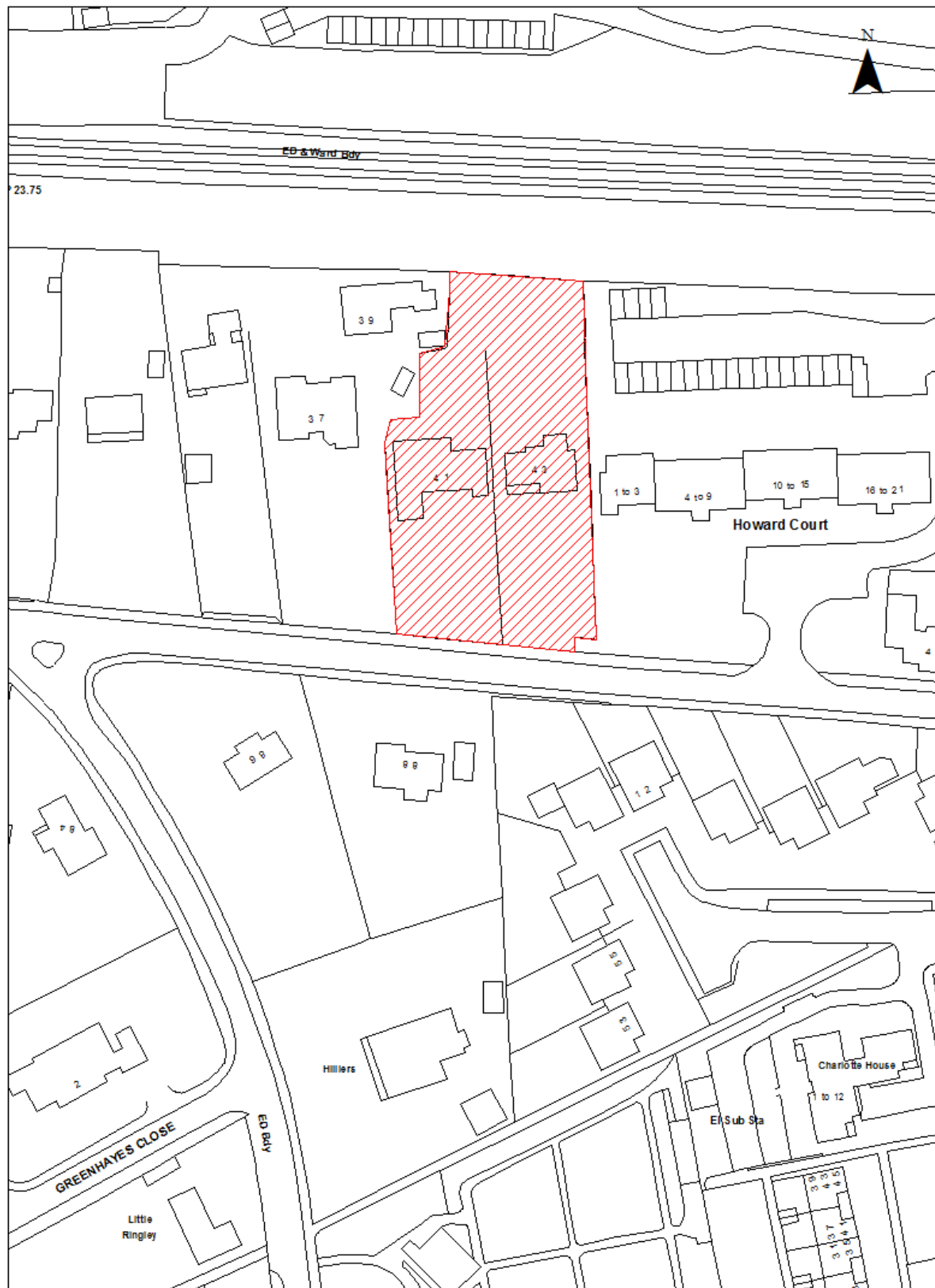
**The site is therefore considered to be deliverable.**

## RC76 – Pool House, Reigate



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	
Policy Considerations	<p>The site lies within Reigate town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site lies adjacent to the primary shopping area.</p> <p>Loss of retail uses would run contrary to <u>proposed</u> policy <u>RET4</u>. <del>However,</del> <u>the</u> 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 retail uses.</u></p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats) as part of mixed-use development including retail, commercial leisure, community and residential development.
Physical Limitations	<p>A small part of the site lies within Flood Zone 2.</p> <p>Small parts of the site have been identified as being at risk from surface water flooding.</p>
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a number of landowners.</p> <p>The site has not been formally promoted for housing development.</p> <p>The site would need to be assembled in order to enable development.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this moment in time.</p> <p>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.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per developer per annum could be achieved.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Viability work suggests that development within Reigate would be viable.</p> <p>The residential market in the area is good and would likely support the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>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.</p> <p>The site is considered to be suitable for development and there is a reasonable prospect that development will be achievable, however, availability is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p>	

## RC77 – 41 & 43 Doods Park Road, Reigate

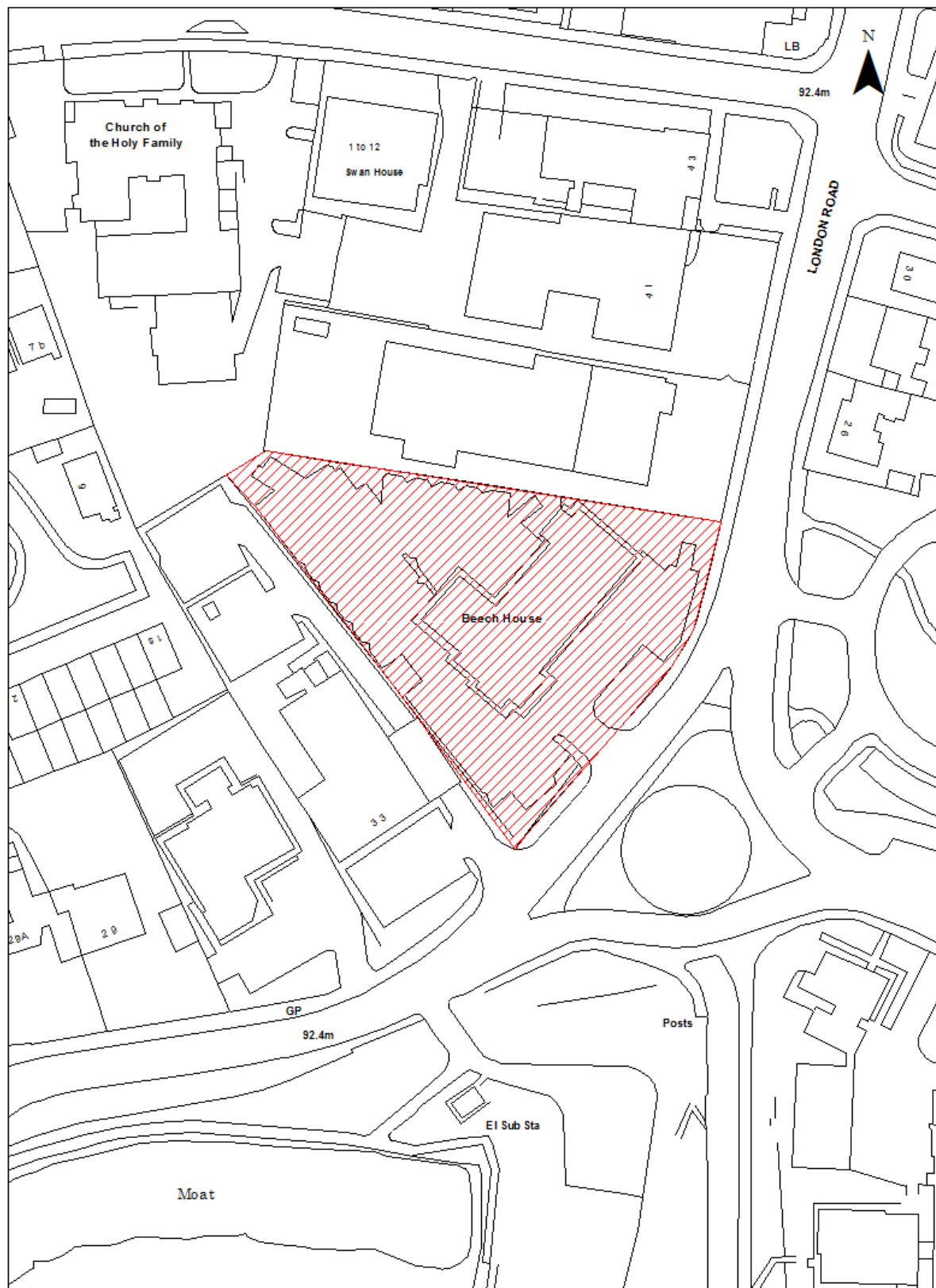


Site details	
HELAA Reference	<u>RC77</u>
Source of site	<u>Recently refused planning application</u>
Site name	<u>41&amp;43 Doods Park Road, Reigate</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 52.2dph</u>
Capacity	<u>Proposed: 12</u>
Total site area (ha)	<u>0.23ha</u>
Suitability	
Policy Considerations	<p><u>The site is within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u></p> <p><u>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.</u></p> <p><u>Accessibility to local services and facilities is reasonable.</u></p> <p><u>Accessibility to public services is good.</u></p>
Market Considerations	<u>The site is proposed to deliver 12 flats.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>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.</u>
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p><u>The site is currently under two landownerships and would need to be assembled in order to enable development.</u></p> <p><u>Whilst the site has not been formally promoted for redevelopment, there have been a number of planning applications for redevelopment.</u></p> <p><u>The most recent planning permission is currently at appeal.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<b>There is a reasonable prospect that the site will be made available for development.</b>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A scheme of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>Development of a site such as this would likely be completed in a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>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.</u></p> <p><u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u></p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<b>The site is considered to be suitable for housing development.</b>	

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.**

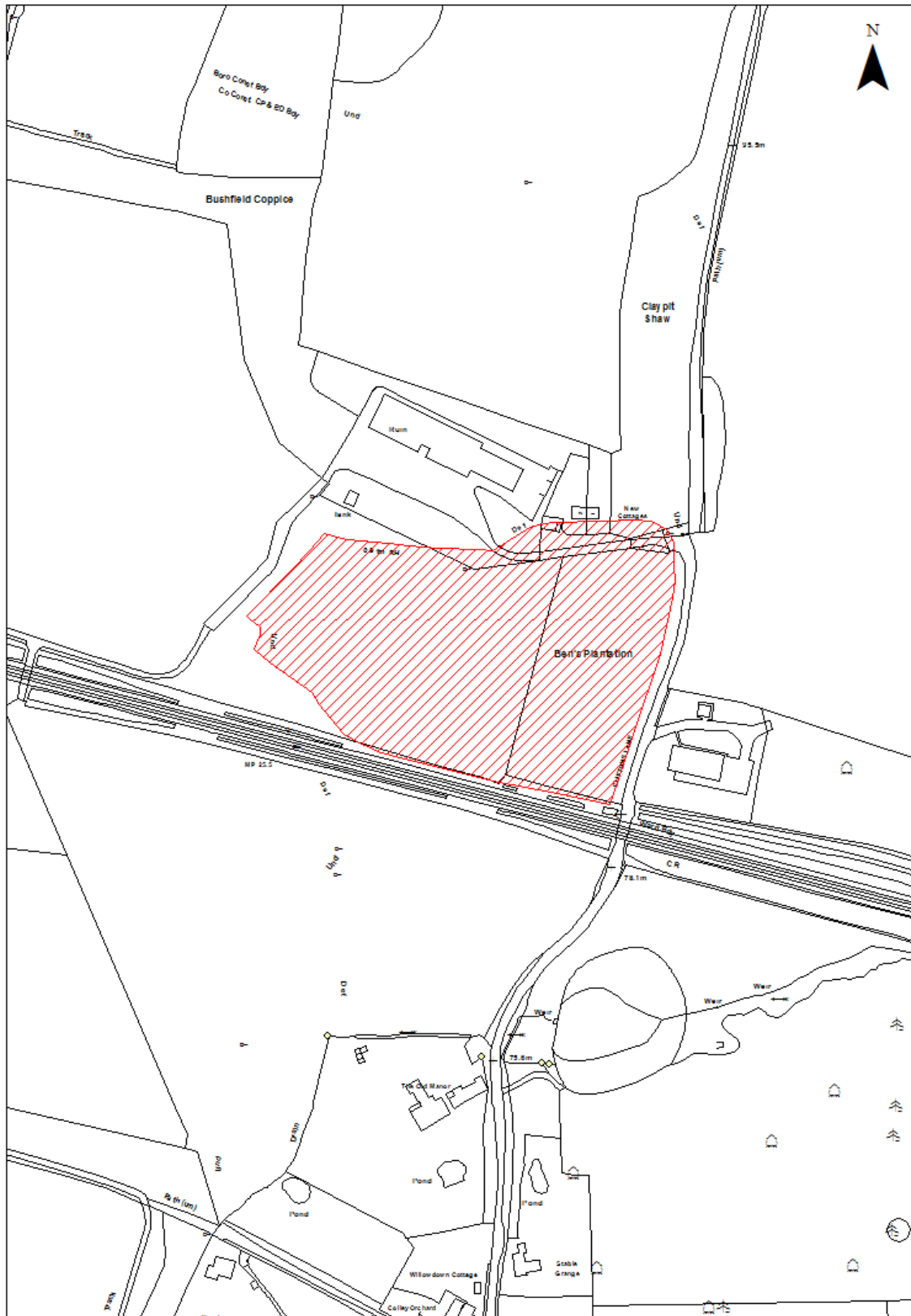
## RC78 – Beech House, 35 London Road, Reigate





Site details	
HELAA Reference	<u>RC78</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Beech House, 35 London Road, Reigate</u>
Existing use	<u>Offices</u>
Housing Potential	
Density	<u>159dph</u>
Capacity	<u>53</u>
Total site area (ha)	<u>0.34ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location prioritised for housing development through policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>The site is currently used for offices. Loss of this use would be contrary to proposed policy EMP4, however, there may be potential for conversion through permitted development rights.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site would most likely deliver higher density units.</u>
Physical Limitations	<u>A small part of the site has been identified as being at risk from surface water flooding.</u>
Potential Impacts	<u>Development may lead to the loss of office accommodation.</u>
<b><u>The site is considered to be potentially suitable for housing development.</u></b>	
Availability	
<u>The site is owned by Reigate &amp; Banstead Borough Council.</u> <u>The offices are currently let to AIG.</u> <u>The landowners have confirmed that they do not intend to promote the site for housing development.</u> <u>No legal constraints to development have been identified.</u>	
<b><u>The site is not currently available for housing development.</u></b>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A scheme of these characteristics would likely attract interest from local/ regional developers who would likely have the capacity to deliver such a scheme.</u> <u>Development of this nature would likely be completed in a single phase.</u> <u>Delivery rates of 30-40 units per annum could be achieved on a site such as this.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of urban redevelopment suggests that development would be viable.</u> <u>The residential market in the area would likely support the type and scale of development envisaged.</u>
<b><u>There is a reasonable prospect that development of the site would be achievable.</u></b>	
Summary	
<u>The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, the landowners have confirmed that they do not wish to promote the site for housing development.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints: strategic policy change</u>	

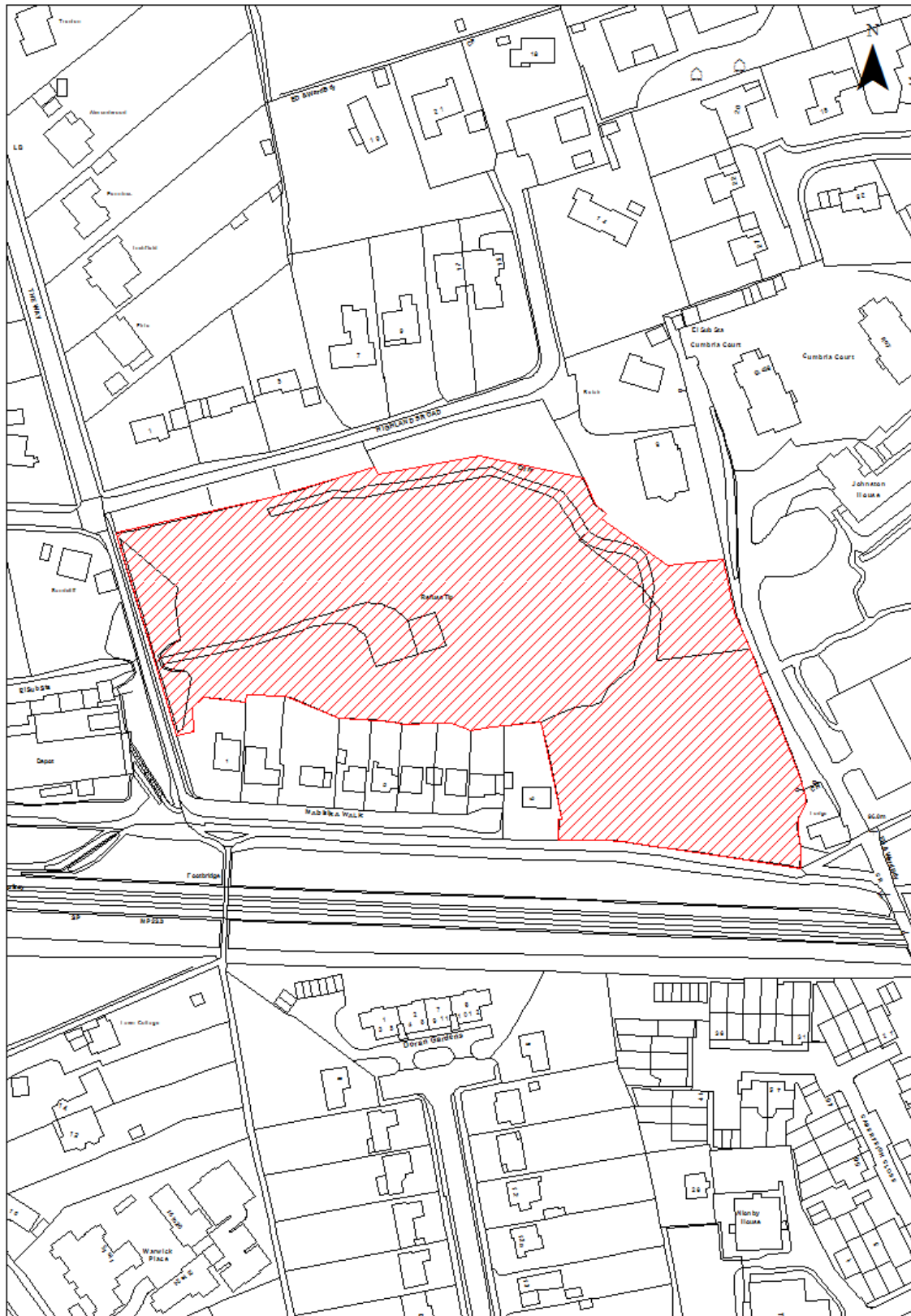
## RH01 – Land at Clifton's Lane, Reigate



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 Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is within the Area of Great Landscape Vale and the western half falls within the Area of Outstanding Natural Beauty.</p> <p>The site does not lie within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is limited.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards family homes, thus potentially meeting a range of market requirements.
Physical Limitations	<p>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.</p> <p>The site is identified as being potentially contaminated.</p>
Potential Impacts	<p>Proximity to the railway line could give rise to residential amenity concerns.</p> <p>Development could have an adverse visual impact upon the Area of Great Landscape Value and Area of Outstanding Natural Beauty.</p> <p>Given proximity to the borough boundary, it would be necessary to consider cross-boundary impacts as part of Duty to Co-Operate.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local, regional and national housebuilders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, a scheme could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development of the site would be economically viable.</p> <p>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</p>

	envisaged.
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>Whilst there is a reasonable prospect that development of the site would be achievable; the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p><b>Overcoming constraints:</b> availability; access; contamination; strategic policy change</p>	

## 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 Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site 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.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	<p>There is currently no road access to the site – this would need to be created to support residential development.</p> <p>Land around the site is steeply banked and parts are quite heavily wooded which may impinge upon development capacity and potential.</p> <p>There are potential contamination issues owing to previous landfilling activities on the site.</p>
Potential Impacts	<p>Proximity to the railway line could give rise to residential amenity concerns.</p> <p>Development could potentially impact upon two areas of archaeological potential located just outside the southern boundary of the site.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for housing development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>They have recently completed a number of similar schemes and are therefore likely to have the capacity to deliver a scheme of this nature.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be capable of supporting the scale and type of development proposed.</p>

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

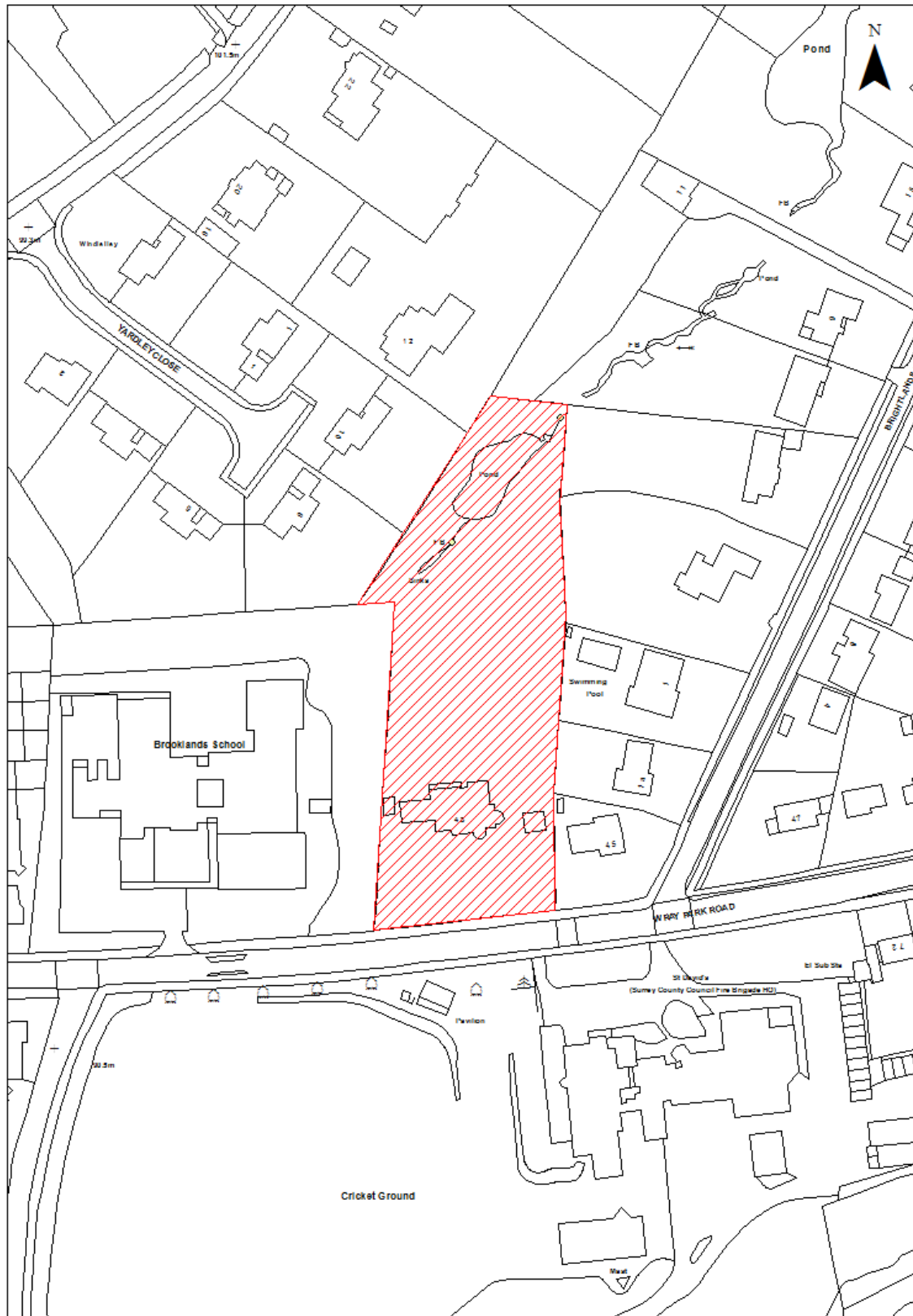
Summary

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

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

**Overcoming constraints:** strategic policy change; access; contamination.

## RH07 – Brockmere, Wray Park Road, Reigate





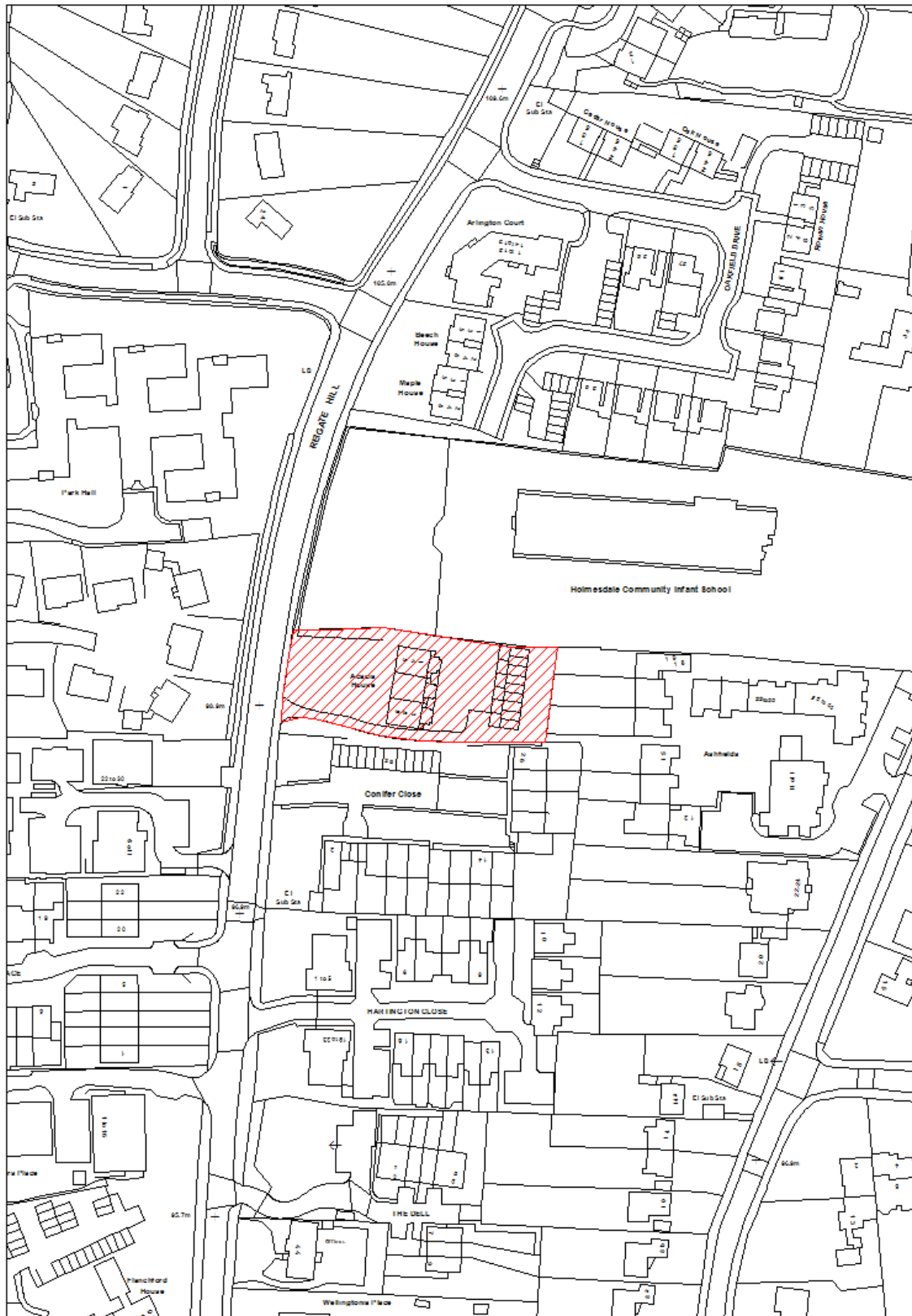
Site details	
HELAA Reference	RH07
Source of site	Extant Planning Permission
Site name	Brockmere, Wray Park Road, Reigate
Existing use	Residential dwelling in large curtilage
Housing Potential	
Density	12dph
Capacity	7
Total site area (ha)	0.59
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 7 units.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site is proposed to deliver 6 flats within the existing dwelling and a new residential dwelling to the rear.
Physical Limitations	<p>There are numerous individual and protected trees within the site.</p> <p>The northernmost parts of the site are identified as being affected by surface water flooding risk.</p>
Potential Impacts	<p>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.</p> <p>These issues were felt to be overcome with the existing planning permission.</p>
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a development company, Stackbourne Ltd.</p> <p>The site benefits from planning permission for 7 units.</p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a development company, Stackbourne Ltd.</p> <p>A site of this size/ characteristic would likely be completed in two phases.</p> <p>Each phase would most likely be completed within 12 months of commencement.</p> <p>Development could therefore be completed within 2 years from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area would most likely be capable of supporting the scale and type of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

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



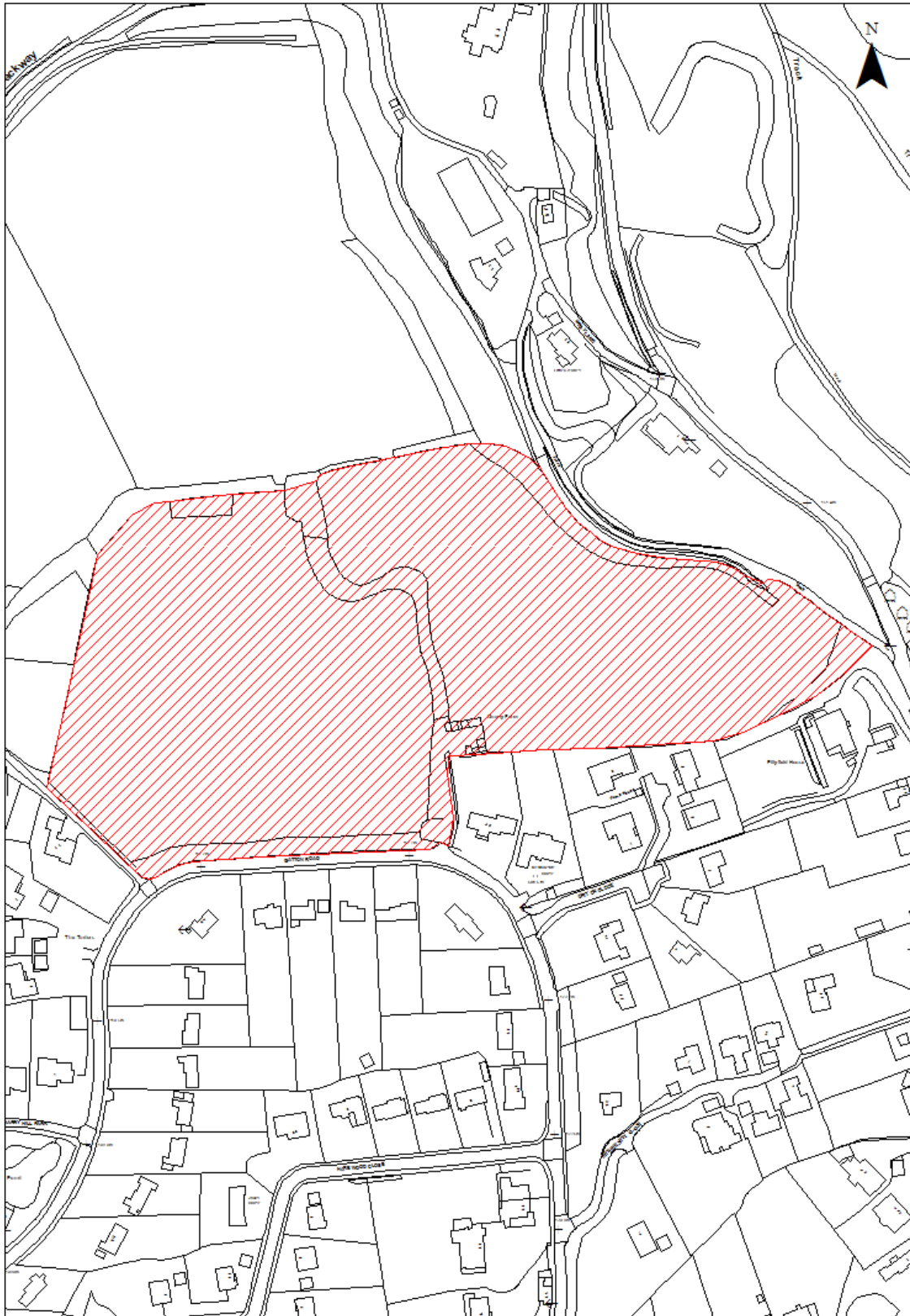
Site details	
HELAA Reference	RH08
Source of site	Call for Sites
Site name	Land south of Dorchester Court, Wray Common Road, Reigate
Existing use	Garage block
Housing Potential	
Density	50dph
Capacity	8
Total site area (ha)	0.17
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would most likely be suited to higher density development (predominantly flats).
Physical Limitations	<p>A small area in the south of the site is identified as being at risk from surface water flooding.</p> <p>The site is quite densely wooded, although there are no protected trees on the site.</p> <p>Access to the site from Wray Common Road would need to be carefully considered to provide safe residential access.</p>
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>A scheme could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong, with good demand for flats, and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	

## 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	<p>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.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 22 units.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver higher density units (flats)
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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private organisation, JAK Blake Investments.</p> <p>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.</p> <p>The site benefits from planning permission.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>There is a reasonable prospect that the existing planning permission will be implemented.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder.</p> <p>A scheme of this nature would be delivered by a single developer in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area, particularly for flats, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>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.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

## RH13 – Quarry Farm, Gatton Road, Reigate

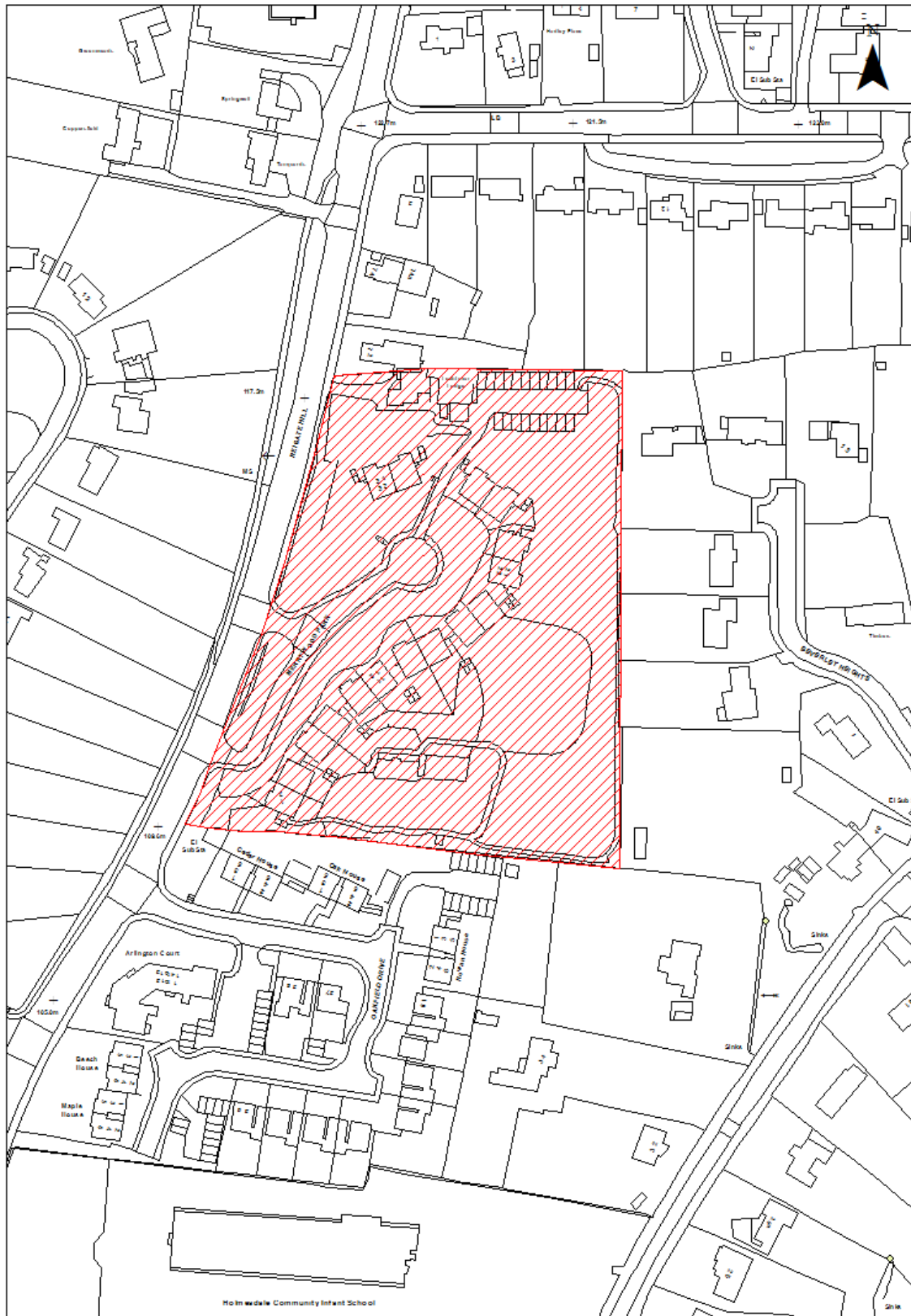


Site details	
HELAA Reference	RH13
Source of site	Call for Sites
Site name	Land at Quarry Farm, Gatton Road, Reigate
Existing use	Paddock
Housing Potential	
Density	20dph
Capacity	99
Total site area (ha)	4.95
Suitability	
Policy Considerations	<p>The site lies within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p> <p>The site lies within an Area of Outstanding Natural Beauty and Area of Great Landscape Value.</p> <p>The site lies within close proximity of the Mole Gap to Reigate Escarpment Special Area of Conservation.</p> <p>The southern and western boundaries of the parcel have been identified as being at risk of surface water flooding.</p> <p>The site is within close proximity to the Gatton Park Road Conservation Area.</p>
Market Considerations	<p>Given the scale of the site, it would be most suited to delivering a range of housing types and tenures.</p> <p>Development could therefore potentially meet a range of market requirements.</p>
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.
<b>The site is not considered to be suitable for housing development within the plan period.</b>	
Availability	
<p>The site is owned by three landowners who have <u>previously</u> promoted the site for housing development. <u>It has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
<p><del>There is a reasonable prospect that the site would be made available for development within the plan period.</del></p> <p><b>Availability of the site for housing development is uncertain.</b></p>	
Achievability	
Delivery & Timing Considerations	<p>It is understood that a number of development companies have made expressions of interest in developing the site.</p> <p>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.</p> <p>A scheme of this nature would most likely be delivered in a number of discrete phases.</p> <p>Each developer could achieve delivery rates of 30-40 units per annum.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p>

	The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p><del>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.</del></p> <p><del>The site is not considered to be suitable for housing development and availability is uncertain.</del></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; landscape impact; <u>availability</u></p>	



## 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	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 8 residential units.</p> <p>The site lies within an area of Residential Area of Special Character.</p> <p>A number of trees on the site are protected by a Tree Preservation Order.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site is proposed to deliver 8 higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	<p>The development of the site could impact upon the Residential Area of Special Character.</p> <p>The planning permission granted felt that this potential impact had been overcome.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by HGS Property Group, a property development company.</p> <p>Following the demolition of the garage block, the site is vacant.</p> <p>The site benefits from planning permission for housing development.</p> <p>A Section 73 application has recently been approved.</p> <p>A number of pre-commencement conditions have been discharged.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer involvement in the site at this point.</p> <p>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.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission for housing development.</p> <p>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.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

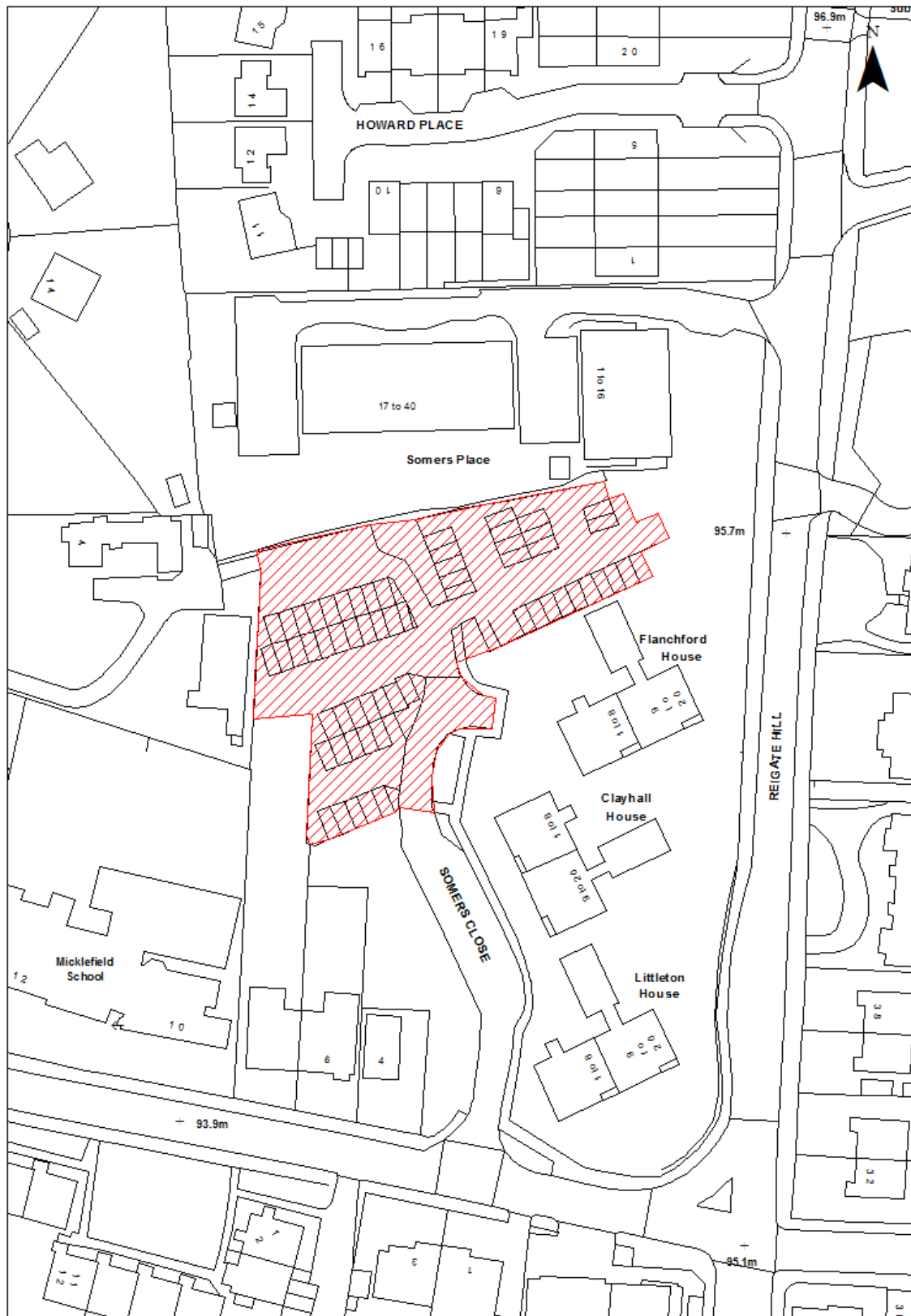
## RH15 – Garages adjacent to Rowan House, Reigate



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	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p> <p>The site adjoins the Merrywood Park Residential Area of Special Character.</p> <p>There are a number of TPOs along the northern boundary of the site.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No specific physical limitations have been identified.
Potential Impacts	<p>Development could potentially impact upon the Residential Area of Special Character.</p> <p>Development of the site may give rise to residential amenity constraints.</p>
<b><del>The site is considered to be potentially suitable for housing development.</del>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>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.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>The residential market in the area, particularly for flats, is very good and would likely be capable of supporting the scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be <del>potentially</del> suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, the site is not considered to be suitable for housing development.</p> <p><b>The site is therefore not currently considered to be developable.</b></p>	

**Overcoming constraints:** availability; ~~residential amenity conflict~~; landscape impact

## RH17 – Garage Somers Close, Reigate

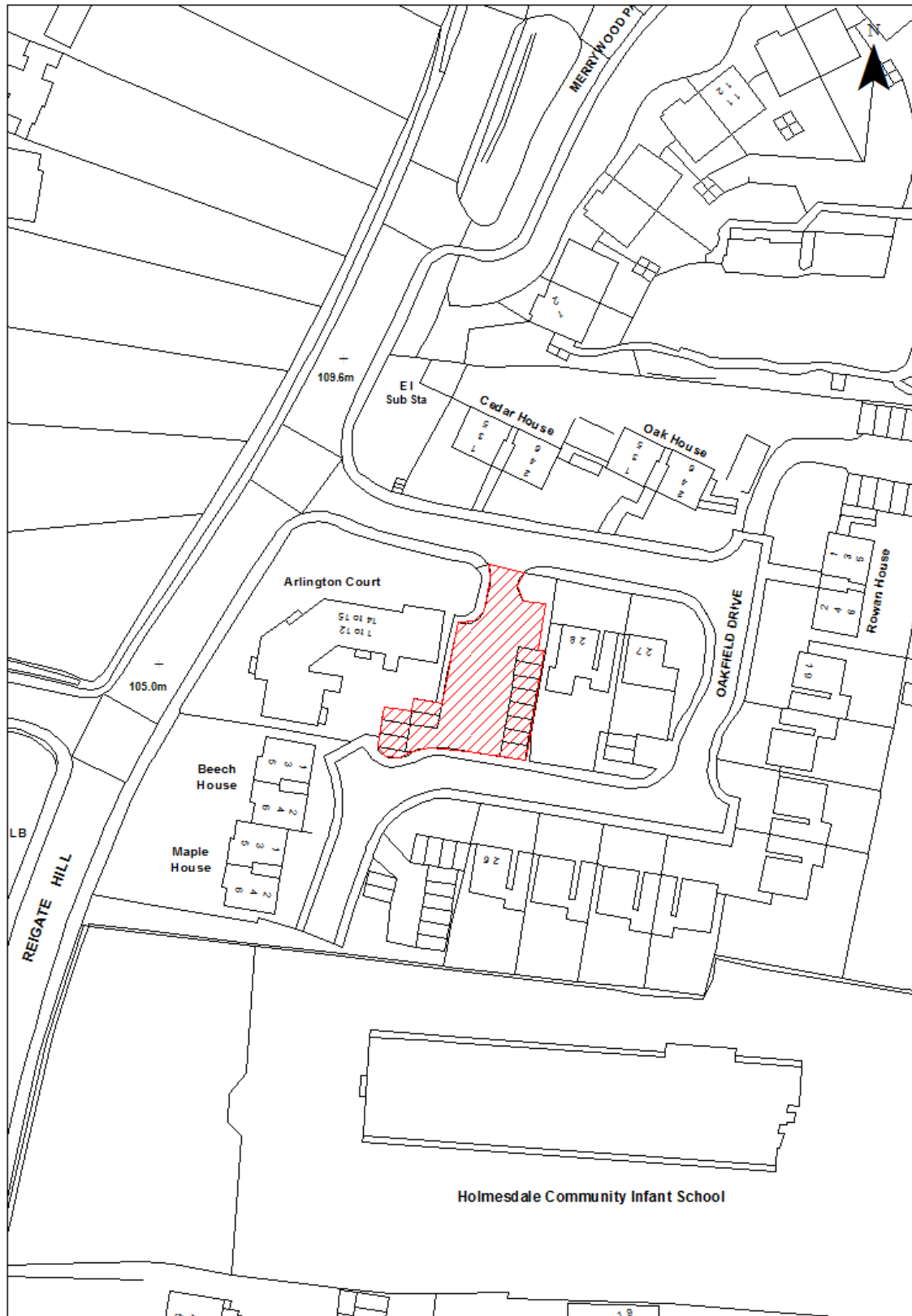


Site details	
HELAA Reference	RH17
Source of site	Garages Somers Close, Reigate
Site name	Garages
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	30
Total site area (ha)	0.4
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity of Reigate town centre, and therefore within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site adjoins the Somers Road Conservation Area.</p> <p>There is a Locally Listed Building adjacent to the site.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>There is a group TPO to the south of the site.</p>
Market Considerations	The site would be most suited to deliver higher density uses (flats).
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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from local or regional house builders who would likely have the capacity to develop a site of this scheme.</p> <p>A site of this nature would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could be completed within twelve months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site for housing development is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p>	

**Overcoming constraints:** availability; landscape impact

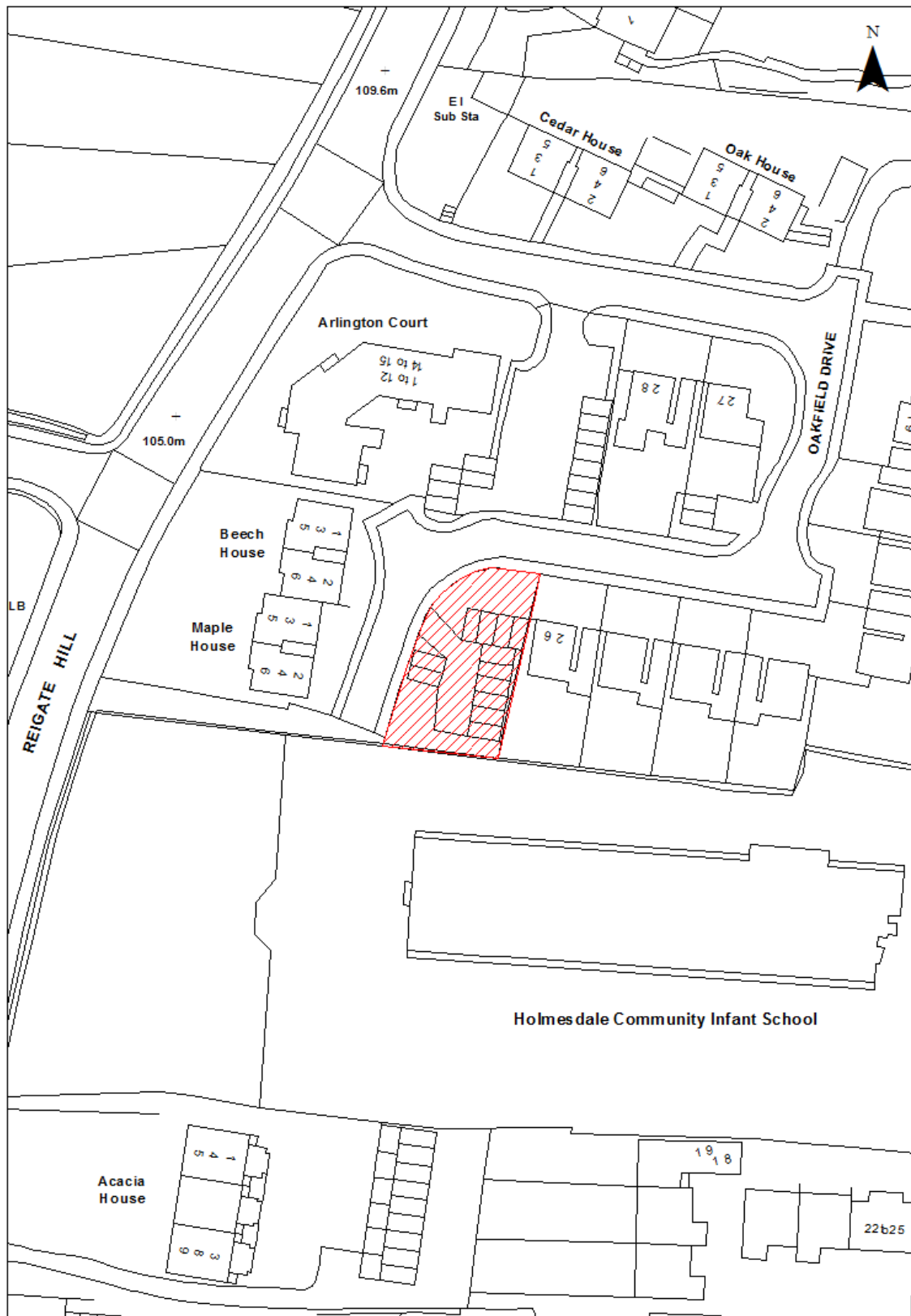


## RH18 – Garages Arlington Court, Oakfield Drive, Reigate



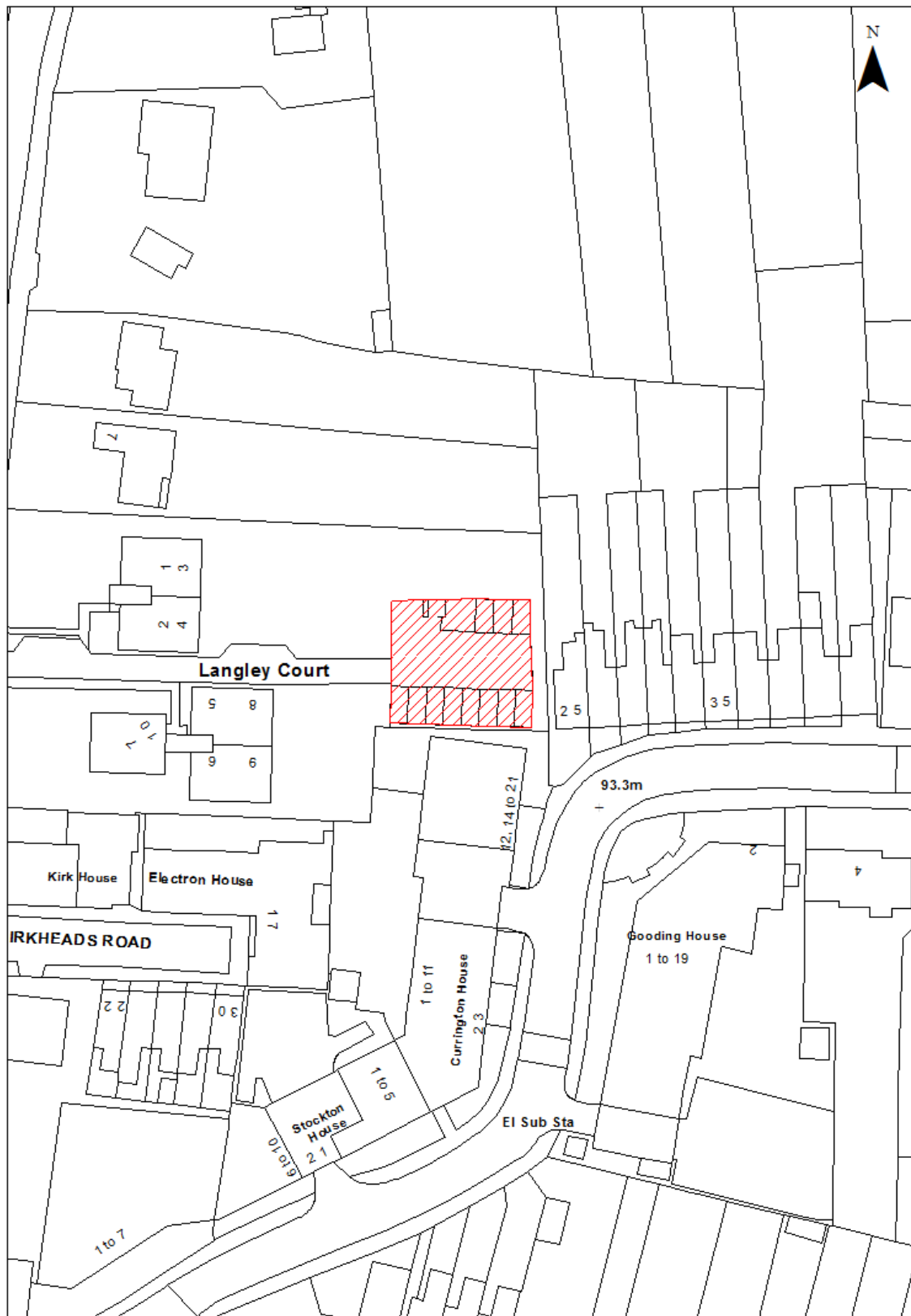
Site details	
HELAA Reference	RH18
Source of site	Garages
Site name	Garages Arlington Court, Oakfield Drive, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>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.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development of the site would be achievable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be currently development.</b></p> <p><b>Overcoming constraints:</b> availability; landscape impact</p>	

## RH19 – Garages Adjacent to 26 Oakfield Drive, Reigate



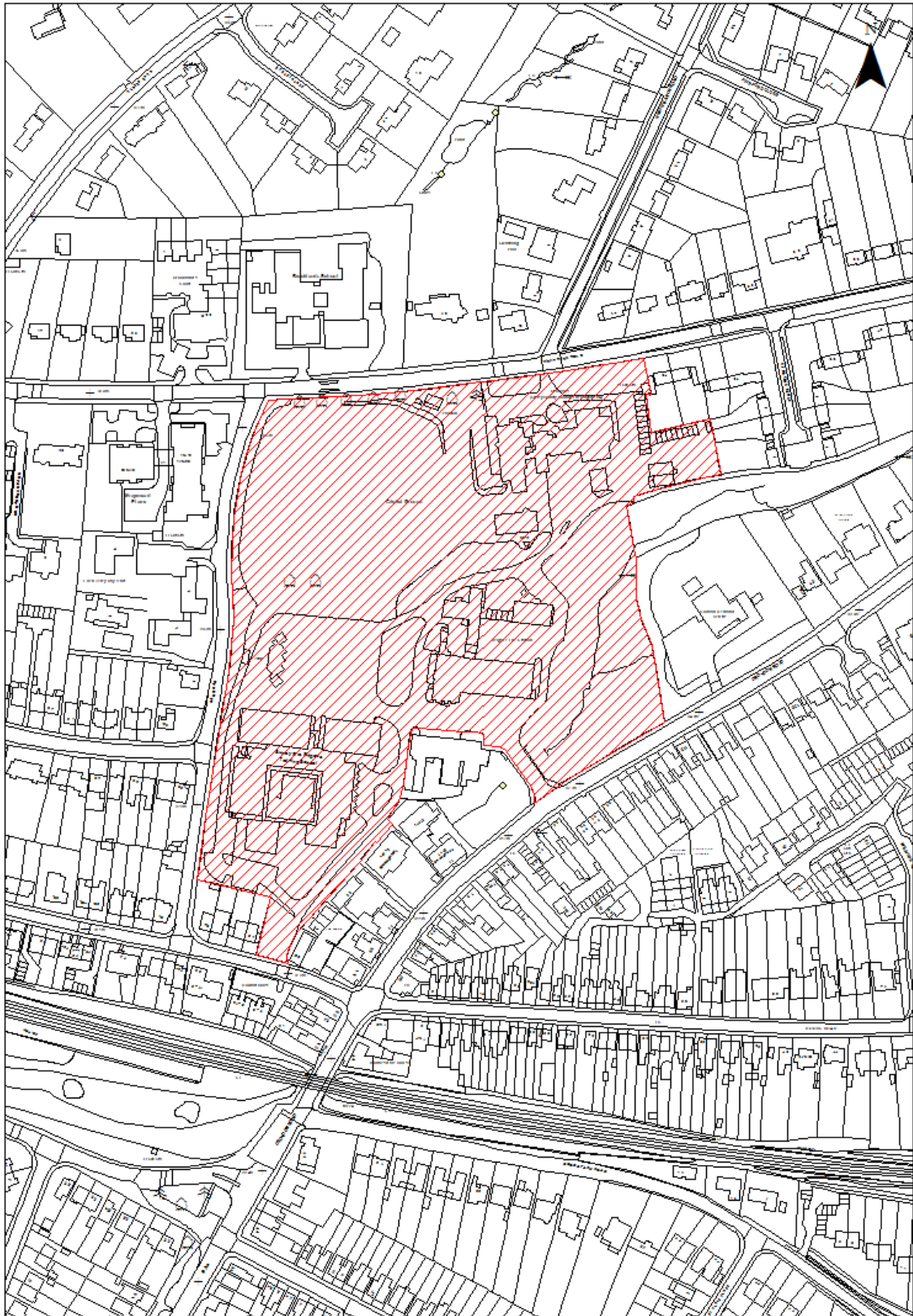
Site details	
HELAA Reference	RH19
Source of site	Garages
Site name	Garages adjacent to 26 Oakfield Drive, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>No legal constraints to development have been identified.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>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.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development of the site would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not considered to be currently development.</b></p> <p><b>Overcoming constraints:</b> availability</p>	

## RH20 – Garages Langley Court, Alma Road, Reigate



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	
Policy Considerations	<p>The site lies within the urban area within close proximity to Holmesdale Road Local Centre and Reigate town centre.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suited to deliver high density units (flats).
Physical Limitations	Access to the site is constrained and would require improvements.
Potential Impacts	Development may impact upon residential amenity.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this size/ nature would likely attract interest from local/ regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would likely be completed within a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development of the site would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability of housing development is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; access; residential amenity constraints</p>	

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



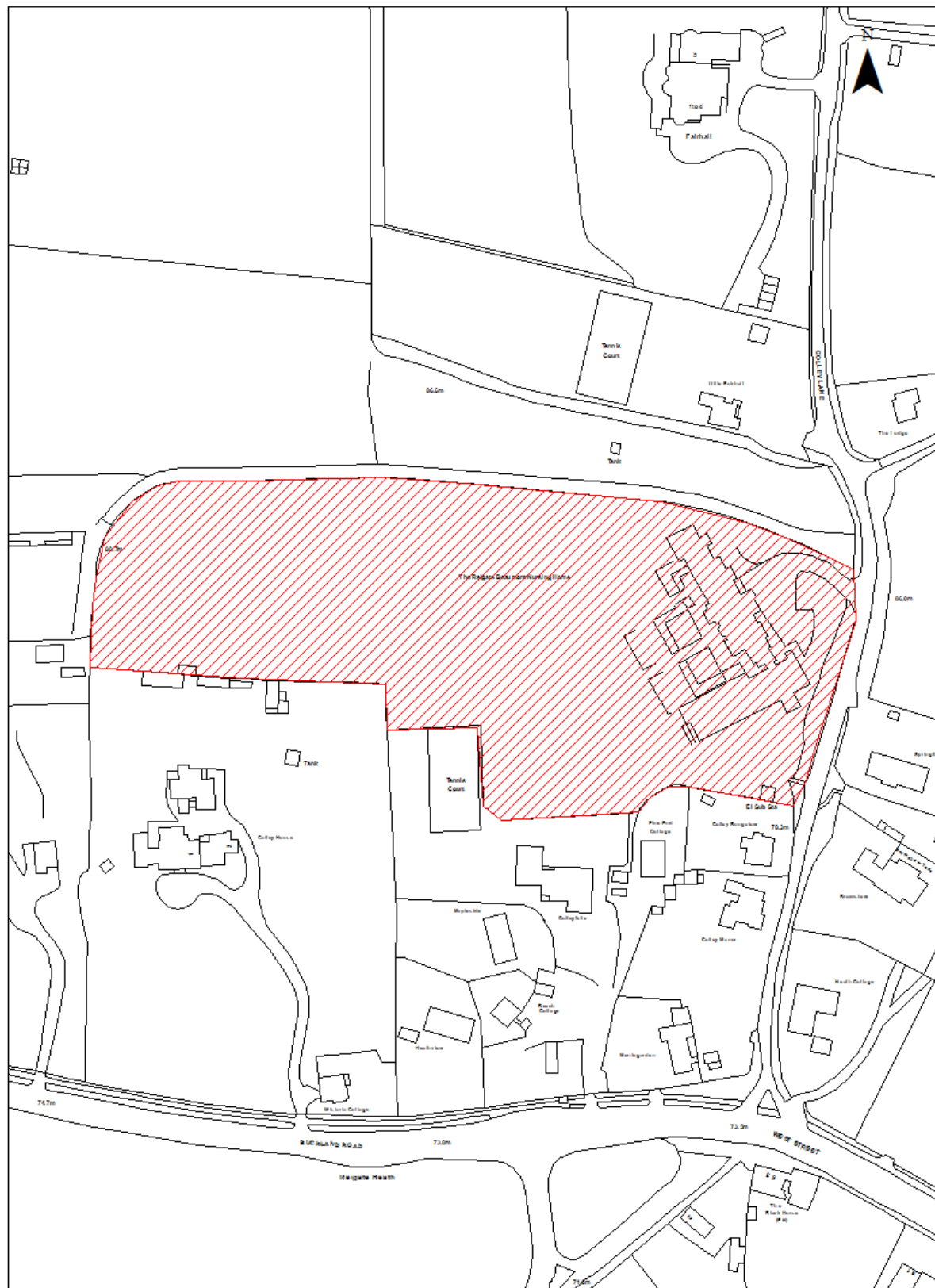


Site details	
HELAA Reference	RH22
Source of site	Call for Sites
Site name	Surrey Fire & Rescue Services Headquarters & Training Facility, Croydon Road, Reigate
Existing use	Fire & Rescue Headquarters & Training Facility
Housing Potential	
Density	<del>41dph</del> 25dph
Capacity	<del>Up to 12073</del>
Total site area (ha)	5.6 (2.9 developable)
Suitability	
Policy Considerations	<p>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.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>There are a number of listed buildings on the site.</p> <p>Part of the site lies within the Wray Common Conservation Area.</p> <p><u>Part of the site is allocated as Urban Open Land in the 2005 Borough Local Plan. A smaller area is proposed to be allocated as Urban Open Space in the Regulation 19 Development Management Plan.</u></p> <p><del>Part of the site includes a cricket ground. The Open Space, Sport &amp; Recreation Assessment recommended that existing sports provision should be retained.</del></p> <p>Loss of community uses would run contrary to policy. <u>The site promoter has however informed that these uses are planned to be relocated elsewhere.</u></p>
Market Considerations	<p>The site has been promoted for residential development with the retention of the <u>adjacent</u> fire station. <del>use.</del></p> <p>The site would be most suited to delivering a mix of housing types and tenures.</p> <p>The site could therefore meet a range of market requirements.</p>
Physical Limitations	<p>Part of the site has been identified as being potentially at risk of surface water flooding.</p> <p>There are a number of established trees on the site; however, these are not protected.</p>
Potential Impacts	<p>The retention of the fire station use may give rise to residential amenity conflict.</p> <p>Development may impact upon <del>the</del> heritage and conservation.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The landowner has promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made <del>forward</del> <u>available</u> for housing development within <del>3-5 years</del> <u>1-2 and 3-5 years</u>.</p> <p>The landowner has indicated that the fire station use would need to be retained on the site.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for housing development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer involved in the site at this point.</p> <p>A site of this scale/ type would likely attract regional or national developers who would likely have the capacity to deliver a scheme such as this. For a mixed use development a specialist developer may be needed.</p>



Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in the area is strong and would likely support the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>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.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> strategic policy change; <u>heritage; conservation</u></p>	

## **RH23 – Mount Pleasant, Coppice Lane, Reigate**



Site details	
HELAA Reference	<u>RH23</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Mount Pleasant, Coppice Lane, Reigate</u>
Existing use	<u>Former care home</u>
Housing Potential	
Density	<u>Proposed: 5.03dph</u>
Capacity	<u>Proposed: 7</u>
Total site area (ha)	<u>1.39ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Green Belt and therefore not a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site is however previously developed and consequently there may be potential for redevelopment through paragraph 89 of the NPPF.</u></p> <p><u>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.</u></p> <p><u>The site was formally occupied as a nursing home. The loss of the facility was considered to be acceptable under a previous planning application.</u></p> <p><u>Accessibility to local services and facilities is reasonable.</u></p> <p><u>Accessibility to public transport is reasonable.</u></p>
Market Considerations	<u>The site is proposed to deliver 6 flats and 1 dwelling.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>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.</u>
<b><u>The site is not considered to be suitable for housing development.</u></b>	
Availability	
<p><u>The site is under one landownership.</u></p> <p><u>Whilst the site has not been formally promoted for housing development, a number of planning applications have been made for redevelopment.</u></p> <p><u>The planning permissions made for redevelopment have been made by Montreaux Ltd. an experienced developer.</u></p> <p><u>A subsequent application has been made for redevelopment to include 7 properties (6 flats and 1 dwelling). This is awaiting determination.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<b><u>There is a reasonable prospect that the site will be made available for housing development.</u></b>	
Achievability	
Delivery & Timing Considerations	<p><u>Recent planning applications have been made by Montreaux Ltd. an experienced developer who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this nature would most likely be delivered in a single phase.</u></p> <p><u>Delivery rates of 15-20 dwellings could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>No viability constraints were raised during the course of the previous application.</u></p> <p><u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u></p>
<b><u>There is a reasonable prospect that development of the site would be achievable</u></b>	

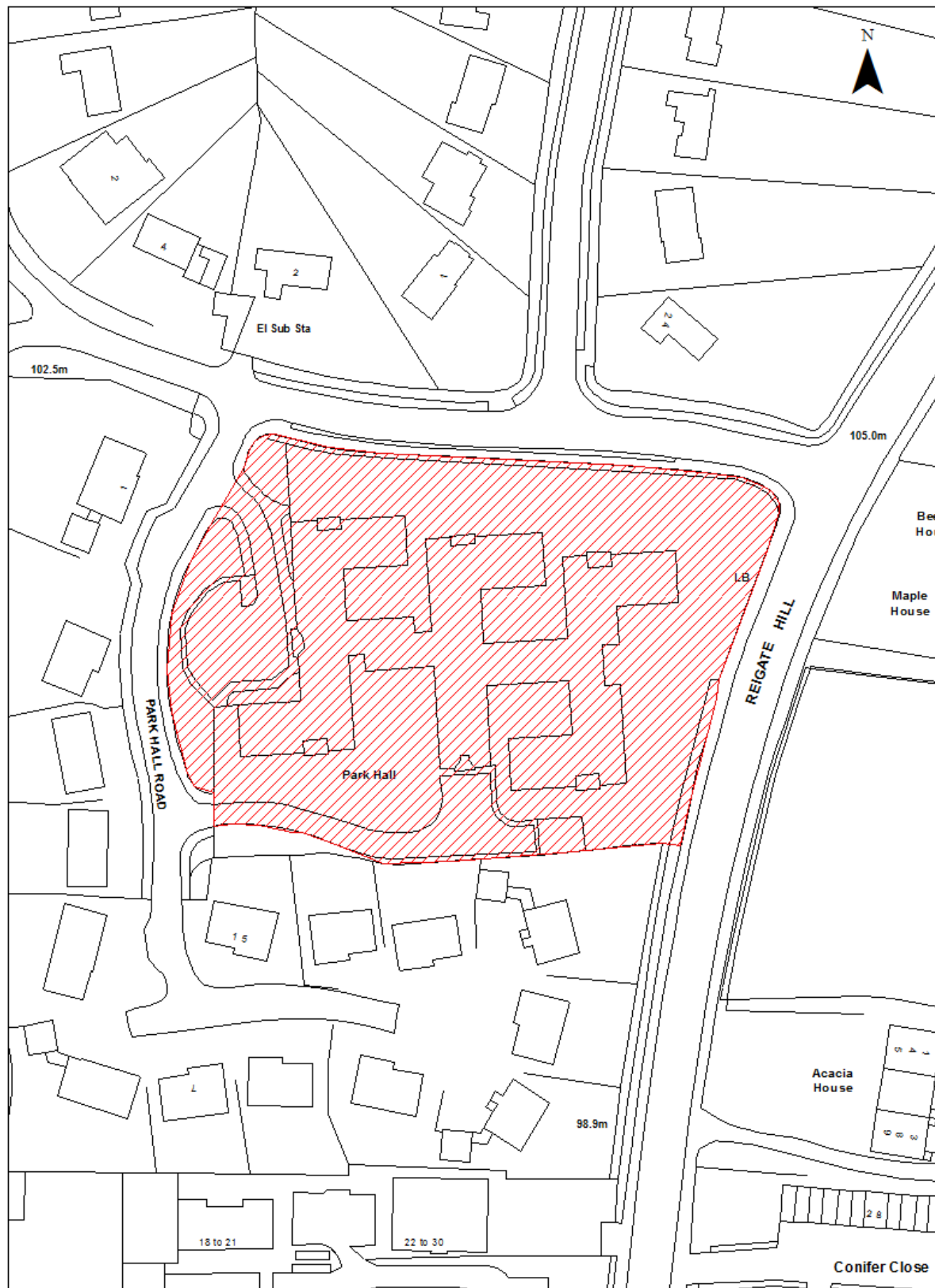
## Summary

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 details	
HELAA Reference	<u>RH24</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Park Hall, Park Hall, Reigate</u>
Existing use	<u>Care home</u>
Housing Potential	
Density	<u>Proposed: 35dph</u>
Capacity	<u>Proposed: 25</u>
Total site area (ha)	<u>0.73ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u></p> <p><u>The site 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.</u></p> <p><u>Accessibility to local services and facilities is excellent.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site could provide a range of dwelling types and sizes.</u>
Physical Limitations	<u>There are two protected trees on the site.</u>
Potential Impacts	<u>No potential impacts have been identified.</u>
<b><u>The site is considered to be suitable for housing development.</u></b>	
Availability	
<p><u>The site is owned by Surrey County Council.</u></p> <p><u>The landowners have promoted the site for development.</u></p> <p><u>The landowners said that they are unable to provide a deliverable timeframe for development of the site.</u></p> <p><u>Surrey County Council voted to close the care home in March 2015. It is understood that the care home will be closed in Summer 2017.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<b><u>There is a reasonable prospect that the site will be made available for housing development within the plan period.</u></b>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A site of this scale/ type would likely attract interest from regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this nature would likely be completed in a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within .....</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic assessment of urban schemes suggests that development would be viable.</u></p> <p><u>The residential market in the area is good and would likely support the type and scale of development envisaged.</u></p>
<b><u>There is a reasonable prospect that development of the site would be achievable.</u></b>	

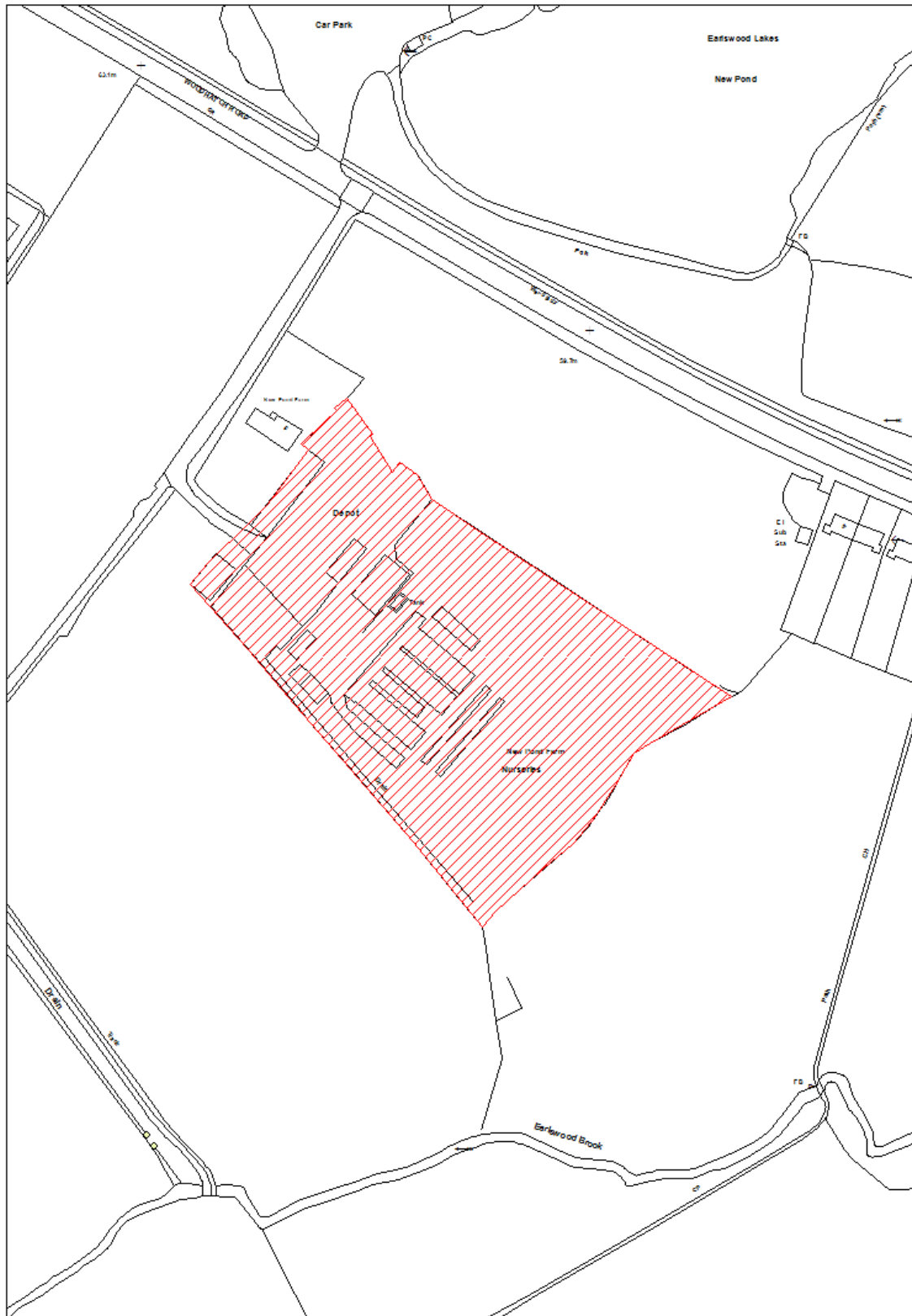
### Summary

The site is considered to be suitable for housing development.

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

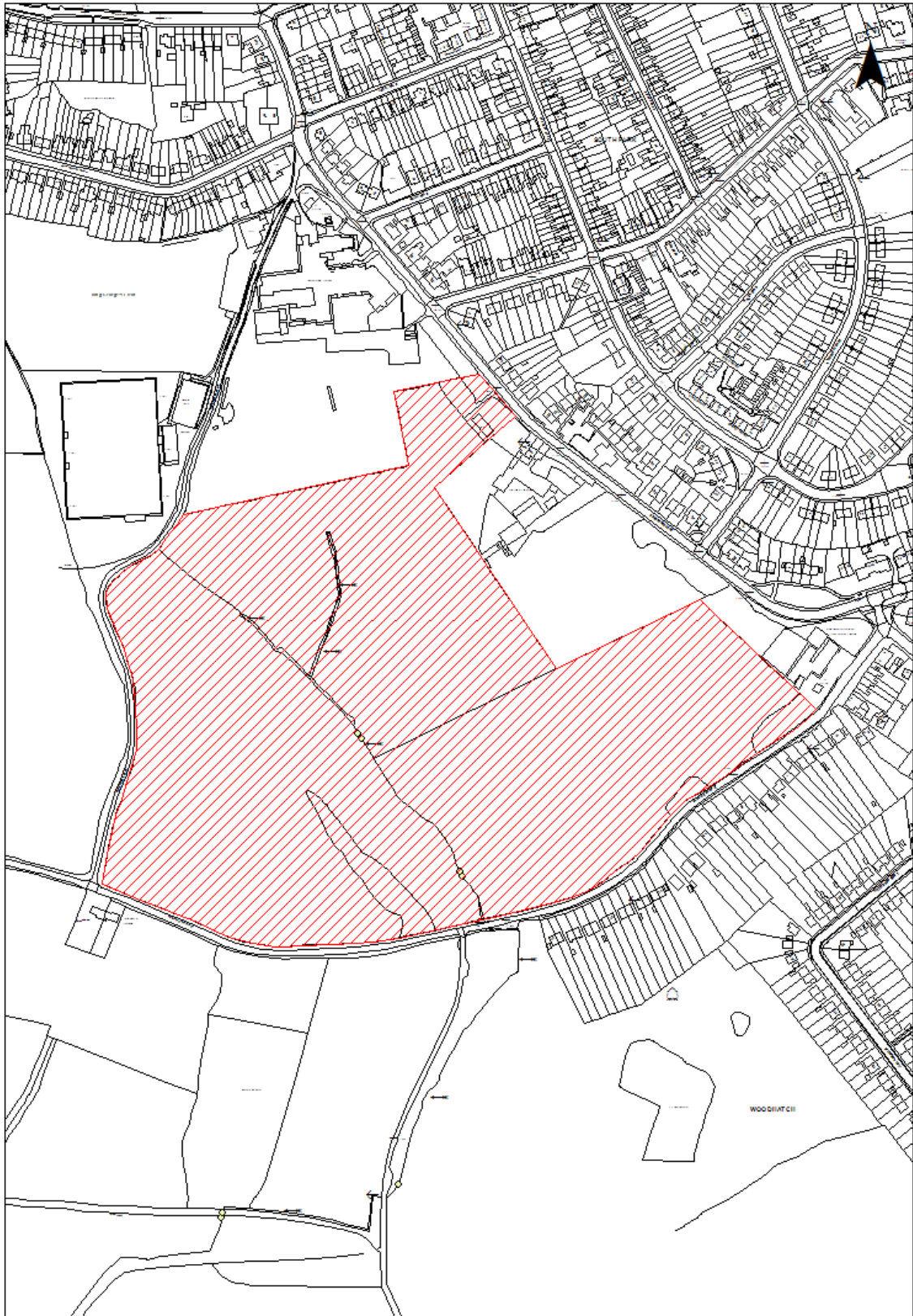




Site details	
HELAA Reference	SPW03
Source of site	RBBC – Environmental Health
Site name	New Pond Farm, Woodhatch Road, Reigate
Existing use	Contractors yard/ depot
Housing Potential	
Density	25dph
Capacity	30
Total site area (ha)	1.22
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is previously developed; there therefore may be possibility to develop the site through Paragraph 89 of the NPPF.</p> <p>Accessibility to local services and facilities is reasonable but the site has relatively limited access to public transport.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>The site is accessed via a private access road from Woodhatch Road which would likely be unsuitable for significant residential development.</p> <p>The site is identified as potentially being contaminated.</p>
Potential Impacts	<p>Development could potentially impact upon the adjoining Site of Nature Conservation Importance.</p> <p>There is a ditch running along the western boundary of the site which would need to be retained.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for housing development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development of the site could therefore be achieved within 18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken because the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within the greater Reigate area suggests that development would be economically viable.</p> <p>Costs associated with achieving adequate access could be substantial and dealing with possible contamination could impact upon viability.</p> <p>The residential market in the area, particularly for family homes, is strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	

Summary
<p>Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p><b>The site is therefore not considered to be currently developable.</b></p> <p><b>Overcoming constraints:</b> access; contamination; strategic policy change</p>

## SPW04 – Land at Sandcross Lane, Reigate



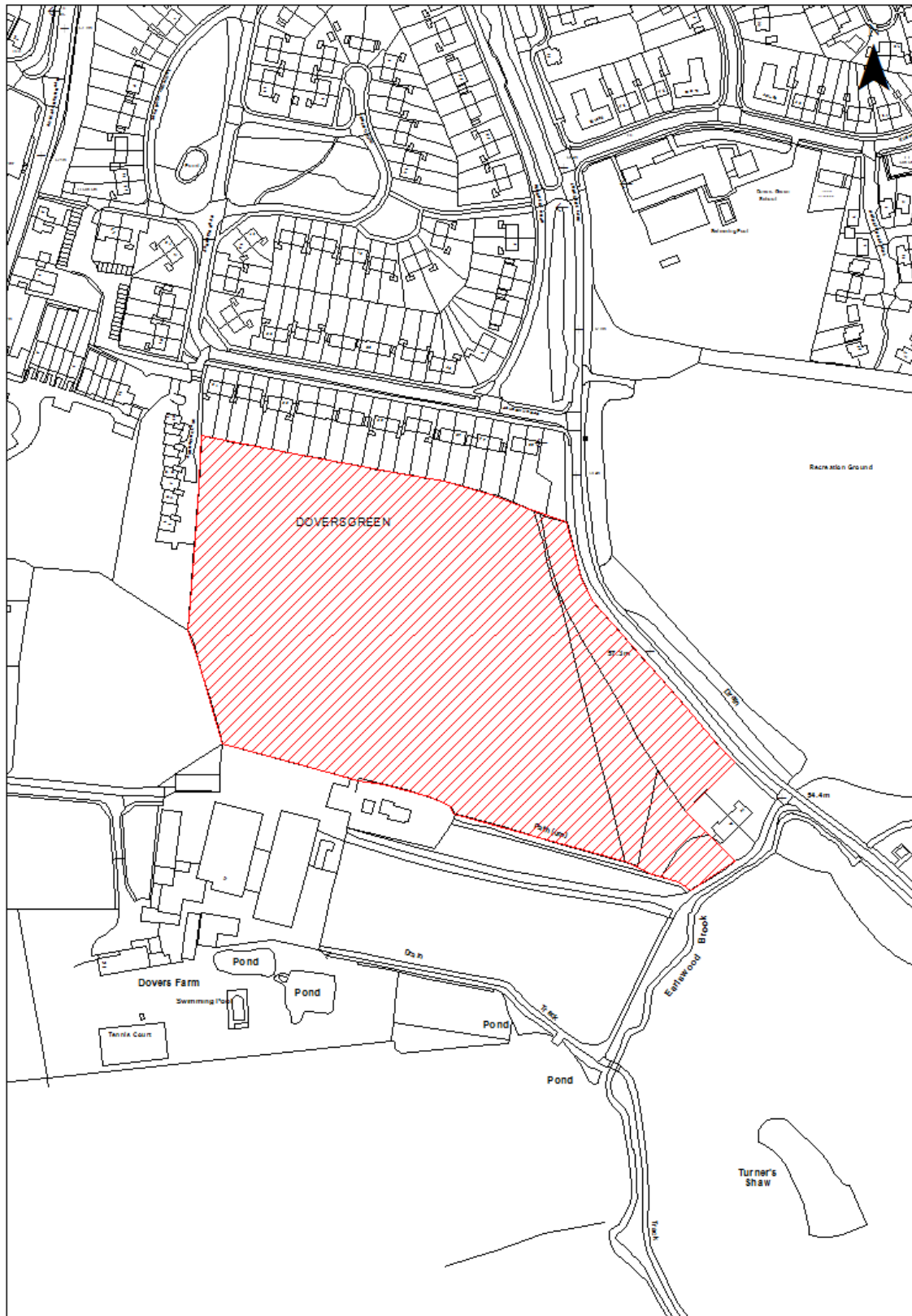
Site details	
HELAA Reference	SPW04
Source of site	Call for Sites
Site name	Land at Sandcross Lane, Reigate
Existing use	Agricultural
Housing Potential	
Density	<del>15.5dph</del> 20dph
Capacity	<del>225300</del>
Total site area (ha)	14.5
Suitability	
Policy Considerations	<p>The site is within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified, as part of a wider site, 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.</p> <p>Accessibility to local services and facilities is good and the site also has reasonable access to public transport.</p>
Market Considerations	The site, as part of a wider site, is proposed to delivery approximately 260 new homes of mixed type and tenure, including at least 65 units of retirement accommodation for older people; small-scale local commercial/ retail facilities; land set aside for a new health facility; and open space.
Physical Limitations	<p>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.</p> <p>Access to the site from Sandcross Land and Slipshatch Road would need to be carefully designed to ensure highway safety.</p>
Potential Impacts	Capacity of the surrounding road network (particularly Woodhatch junction) to support development needs to be carefully considered.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a single landowner who has promoted the site for housing development.</p> <p>Miller Homes have an option agreement to develop the site.</p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>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.</p> <p>A scheme of this scale would most likely be delivered in a small number of discrete phases and potentially by a consortium of developers.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban	

Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.

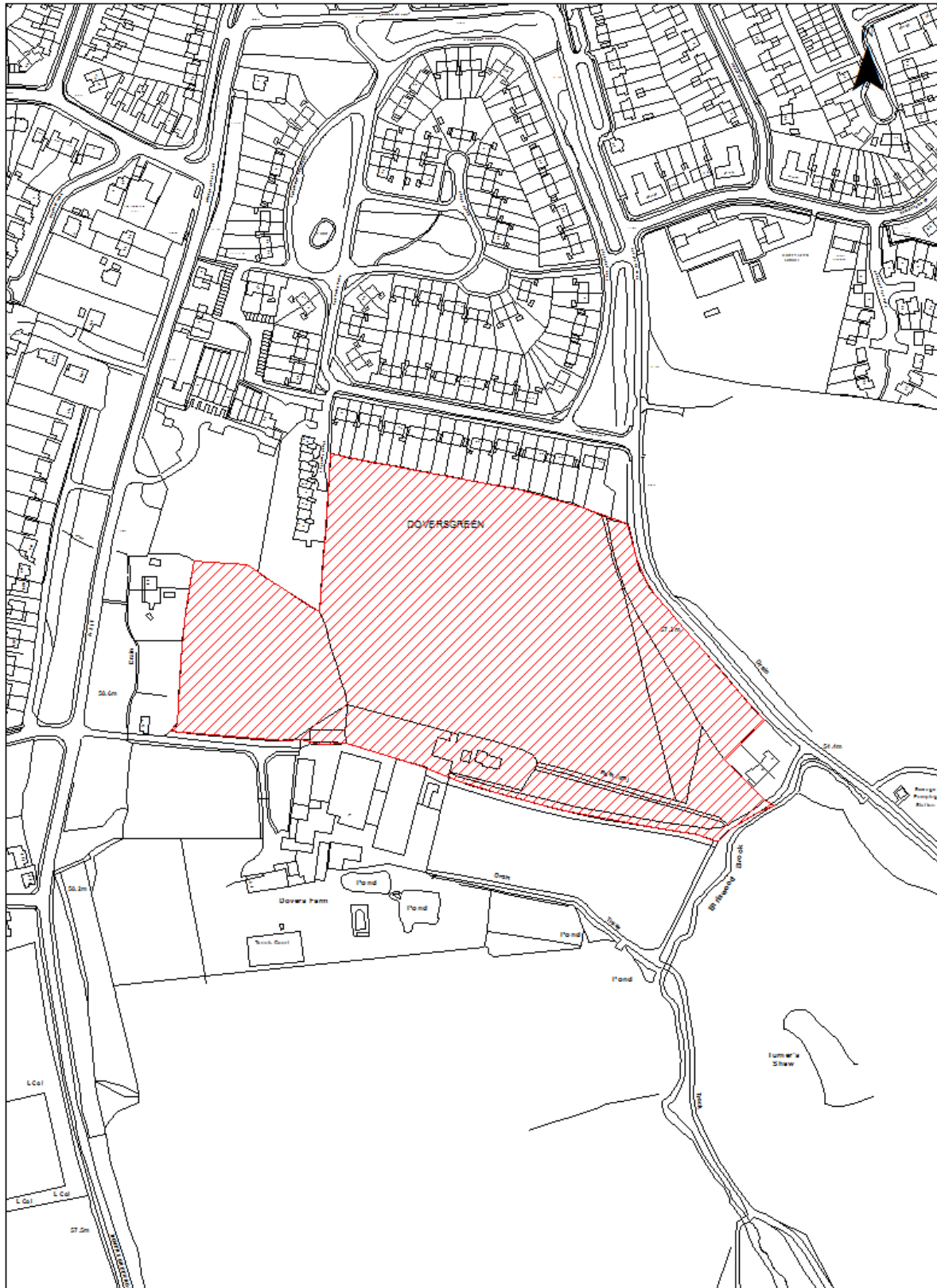
The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable.

**The site is therefore developable.**

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







Site details	
HELAA Reference	SPW05
Source of site	Call for Sites
Site name	Land at Dovers Green Farm, Dovers Green Road, Reigate
Existing use	Agricultural
Housing Potential	
Density	25dph
Capacity	<del>85</del> 100
Total site area (ha)	<del>4.2 (gross) / 3.5 (developable)</del> 6.1ha
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services and facilities is good and the site also has reasonable access to public transport.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>There is a belt of protected trees along the eastern boundary of the site.</p> <p>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.</p>
Potential Impacts	<p>Development could potentially impact upon setting of listed buildings within the vicinity of Dovers Farm.</p> <p>Access to the site from the A217 and Lonesome Lane would require improvement to ensure adequate safety.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned <del>by Emmerton Developments, a local developer</del>by a number of family members including a local developer.</p> <p>The landowners have actively promoted the site for housing development.</p> <p><del>The landowners have confirmed that there are no occupational tenancies or licences.</del></p> <p><del>The landowners have confirmed that the site could be made available for development within 3-5 years.</del></p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowners<del>, a local developer, has</del>have indicated that they do not intend to develop the site themselves.</p> <p>A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>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.</p>
There is a reasonable prospect that development of the site would be achievable.	



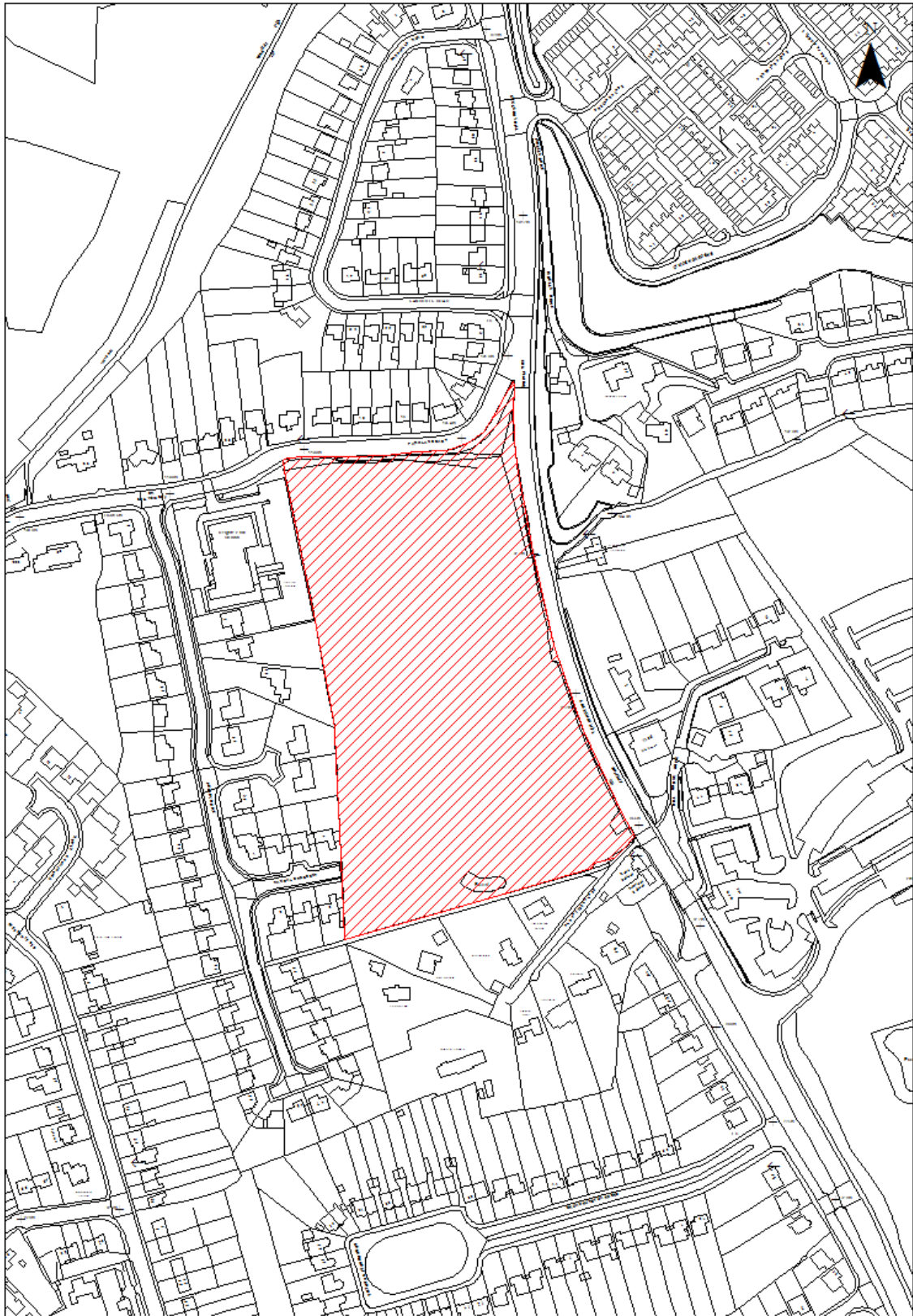
### Summary

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

The site is considered to be 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.**

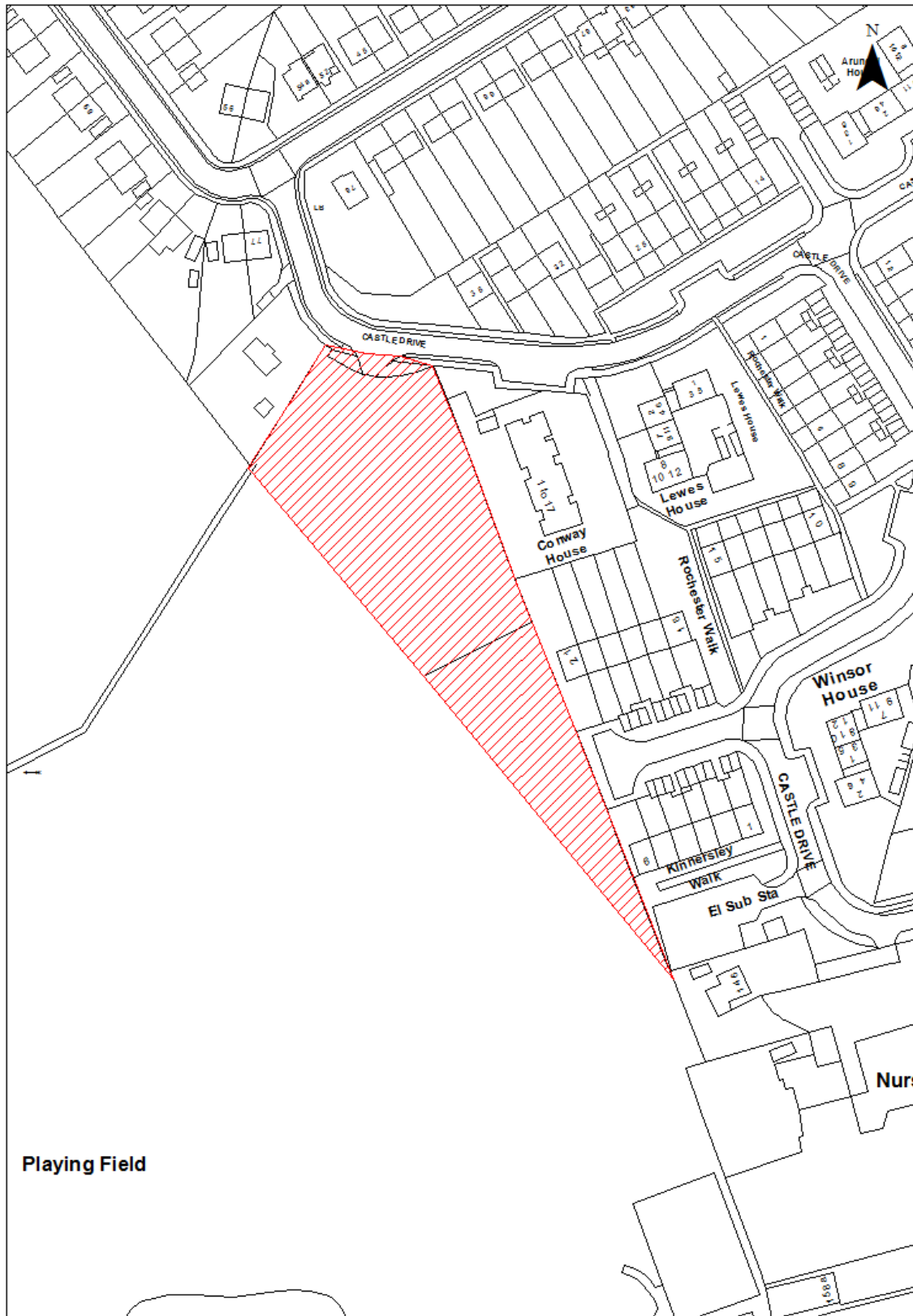
## SPW06 – Land at Lavender Sandpit, Cockshot Hill, Reigate



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 Considerations	<p>The site is within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is designated as a Regionally Important Geological Site and a Site of Nature Conservation Importance.</p> <p>The site is designated as <u>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</u>—<u>the Urban Open Space Review recommended that the designation should be retained. In the Regulation 19 Development Management Plan.</u></p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would be most suited to delivering larger family homes.
Physical Limitations	<p>The site is reasonably densely wooded and there is a small water body within the site which may limit development potential.</p> <p>There is an existing electricity sub-station in the south-eastern corner of the site and access to this would need to be safeguarded.</p> <p>Access to the site would need to be created from an existing residential cul-de-sac at Priory Drive.</p> <p>There are potential contamination issues owing to the previous activities on the site.</p>
Potential Impacts	<p>Development could potentially impact upon the nature conservation value of the site and the geological value of the site.</p> <p>Redevelopment of the site could deliver enhancement and improved public access to the remainder of the site.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>Arrangements would need to be made with adjoining landowners to secure an appropriate access to the site.</p> <p>No legal constraints to housing development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>They have recently completed a number of similar schemes and would therefore be likely to be capable of delivering a scheme of this nature.</p> <p>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 completed within 12 months of commencement.</p>
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be

Viability Considerations	<p>suitable for housing development.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>There is a reasonable prospect that the site would be made available for housing development and that development would be achievable, however, the site is not considered to be suitable for housing development.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> strategic policy change; access; ecological assessment</p>	

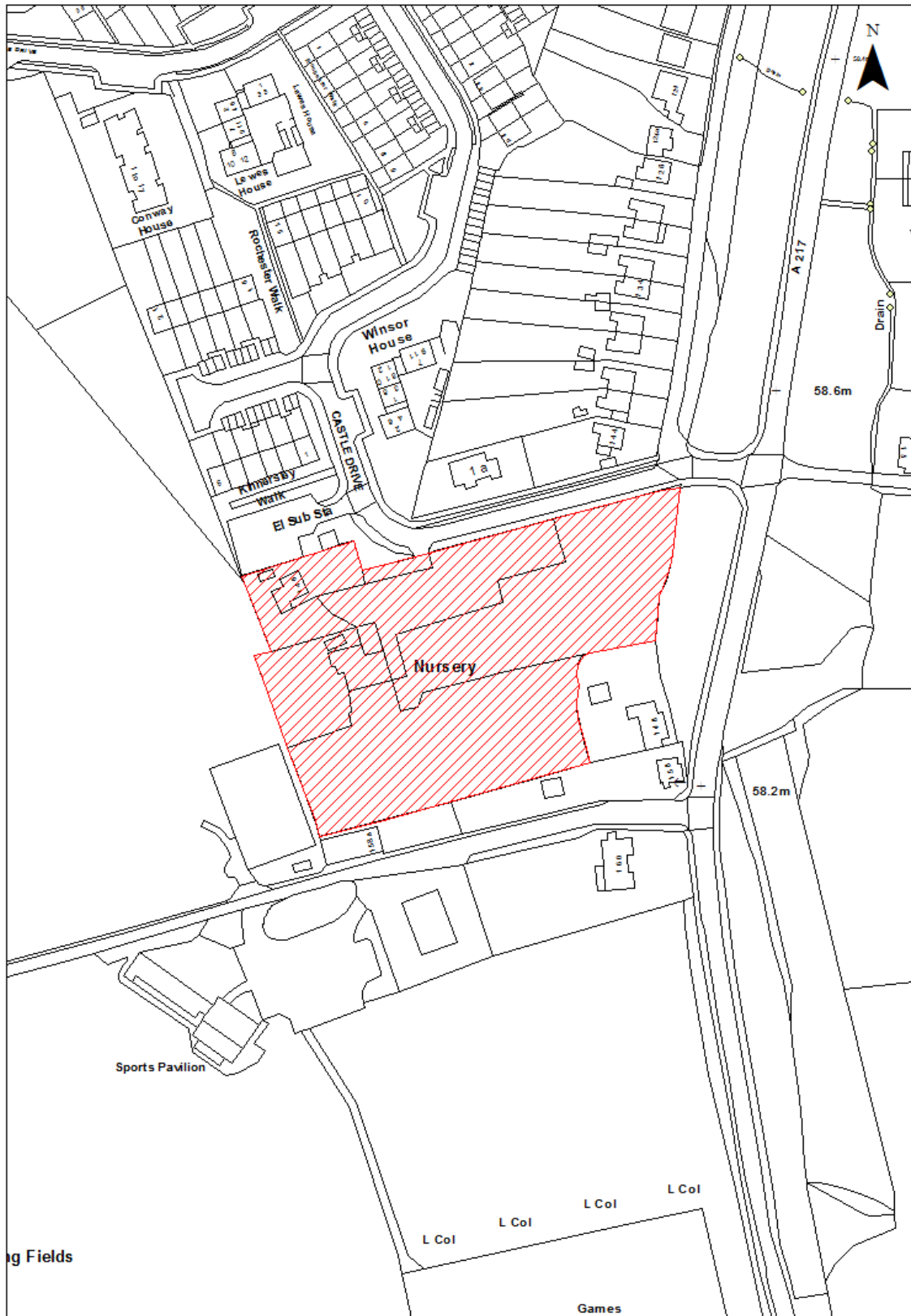
## SPW07 – Land at Castle Drive, Woodhatch



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	<p>The site lies within a broad location for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services and facilities is good and the site also has reasonable access to public transport services.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing and thus meeting a range of market requirements.
Physical Limitations	<p>There is a small area of land in the north of the site which is identified as being affected by surface water flood risk.</p> <p>There is a protected tree within the site.</p>
Potential Impacts	There are no significant potential impacts associated with development.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously actively promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the site will be made available for housing development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, a scheme could be built out within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability suggests that development would be viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>There is a reasonable prospect that the site would be made available for housing development within the plan period and that development of the site would be achievable.</p>	

The site is therefore considered to be developable.

## SPW08 – Hartswood Nursery, 146 Dovers Green Road, Reigate





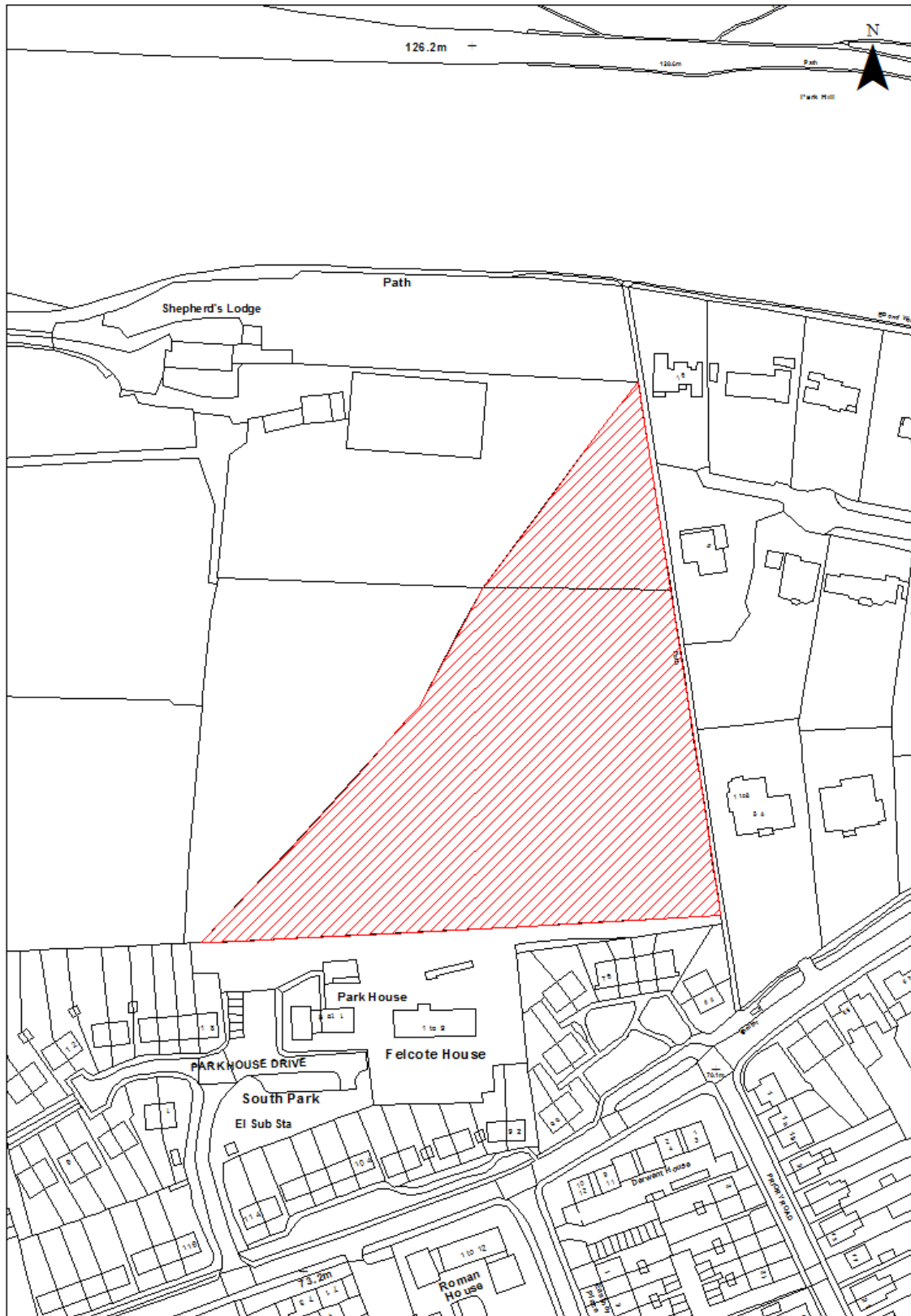
Site details	
HELAA Reference	SPW08
Source of site	Call for Sites
Site name	Hartwood Nursery, Dovers Green Road, Reigate
Existing use	Semi-natural land (former nursery) with derelict structures and residential dwelling
Housing Potential	
Density	26dph
Capacity	25
Total site area (ha)	0.96
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>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.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (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.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has actively promoted the site for housing development.</p> <p><u>The landowners have indicated that the site could be made available for development within 12 months.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p><u>The landowners have indicated that they have received a number of proposals for redevelopment.</u></p> <p>A site of this size/ characteristic would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development of the site could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Viability work suggests that development of the site would be viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban	

Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.

The site is considered to be 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



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 Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (predominantly geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	<p>Land levels fall away steeply from north to south which could limit development potential.</p> <p>There is a group of protected trees in the northern part of the site.</p> <p>There is currently no direct road access to the site – this would need to be created from an existing residential cul-de-sac.</p>
Potential Impacts	<p>Development could potentially impact upon the adjoining Site of Nature Conservation Importance.</p> <p>Given the topography and prominence of the site, development could potentially have an adverse visual impact upon the landscape and setting around Priory Park.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, a scheme could be built out within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>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.</p>

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

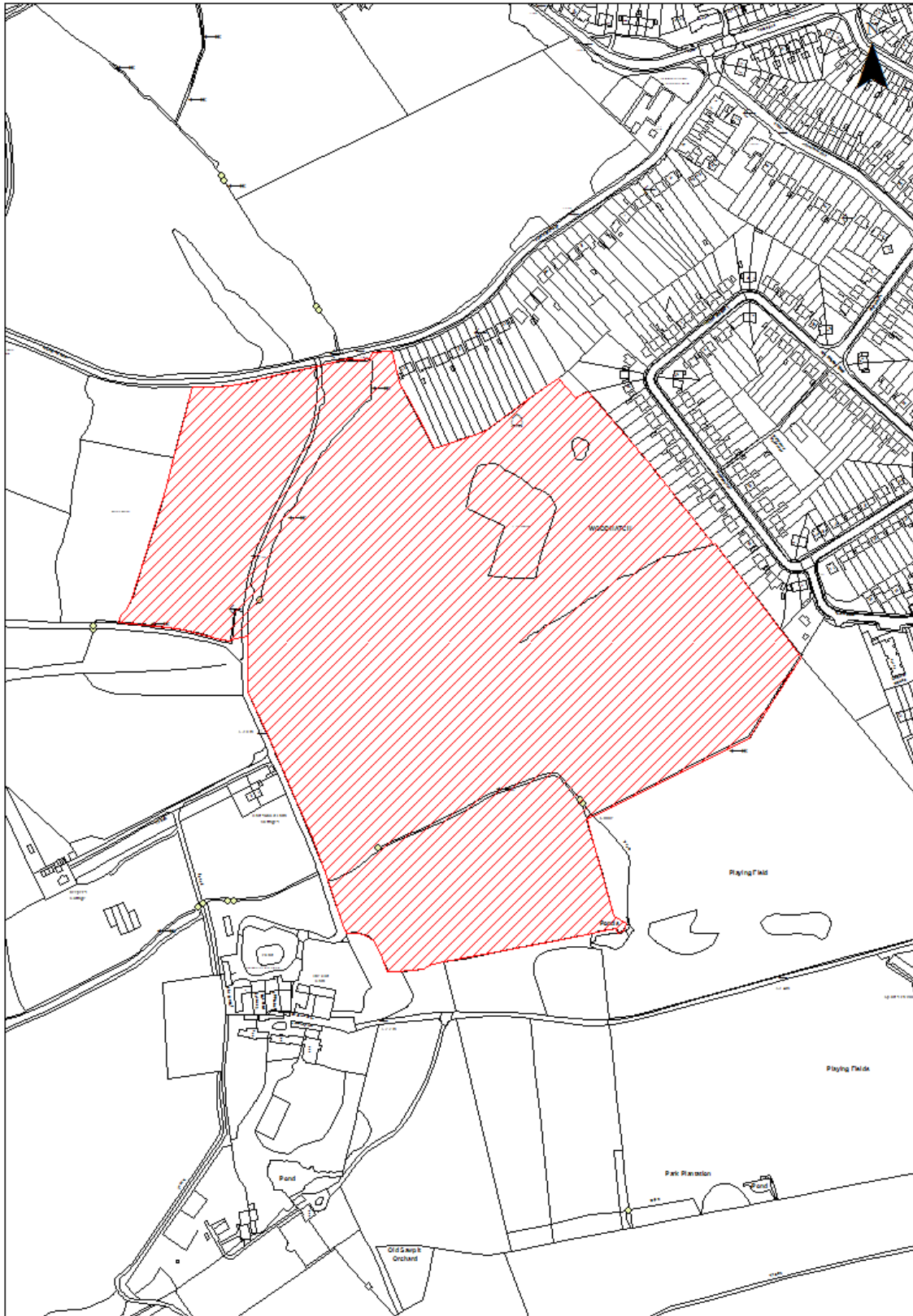
Summary

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

**The site is therefore not currently developable.**

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

## SPW10 – Land at Hartswood Farm/ Flanchford Farm, Reigate



Site details	
HELAA Reference	SPW10
Source of site	Call for Sites
Site name	Land at Hartwood/ 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 Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>There is an area of dense protected woodland in the site and an area of ancient woodland forming the western boundary.</p> <p>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.</p>
Potential Impacts	<p>Development could potentially impact upon the setting of the cluster of listed buildings at Hartwood Farm (south west of the site).</p> <p>The site is adjacent to an area of ancient woodland/ SNCI and development could potentially impact upon these nature conservation assets.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by two trusts.</p> <p>The landowners have actively promoted the site for housing development <a href="#">through the Regulation 19 Development Management Plan Consultation.</a></p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from established regional and national developers who would likely have the capacity to deliver.</p> <p>A scheme of this scale would most likely be delivered in a small number of discrete phases by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved; hence a scheme could be completed within 4-5 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	

### Summary

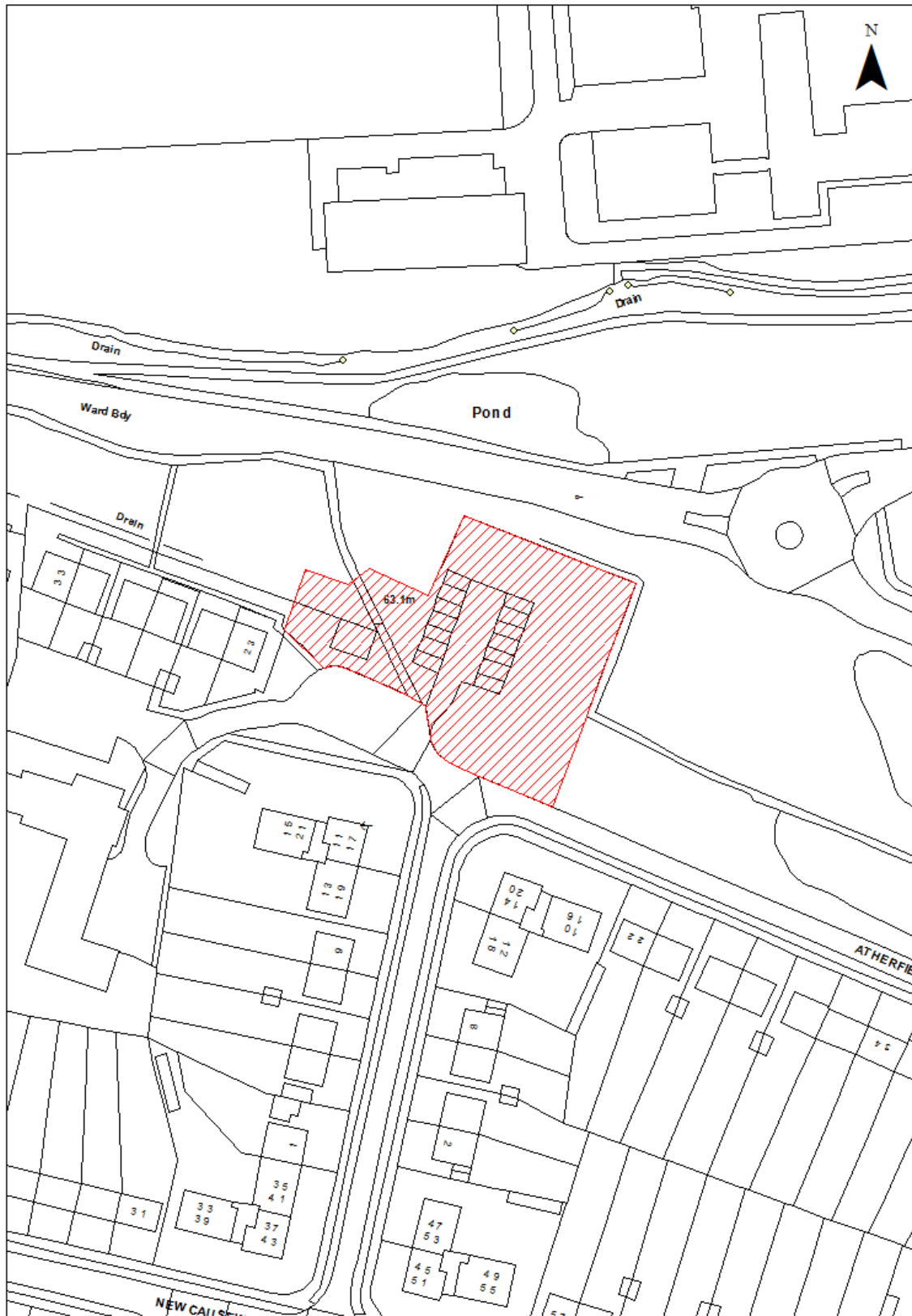
The site is considered to be available for housing development and there is a reasonable prospect that development would be achievable, however, the site is not considered to be suitable for housing development.

**The site is therefore not currently developable.**

**Overcoming constraints:** strategic policy change; flood risk

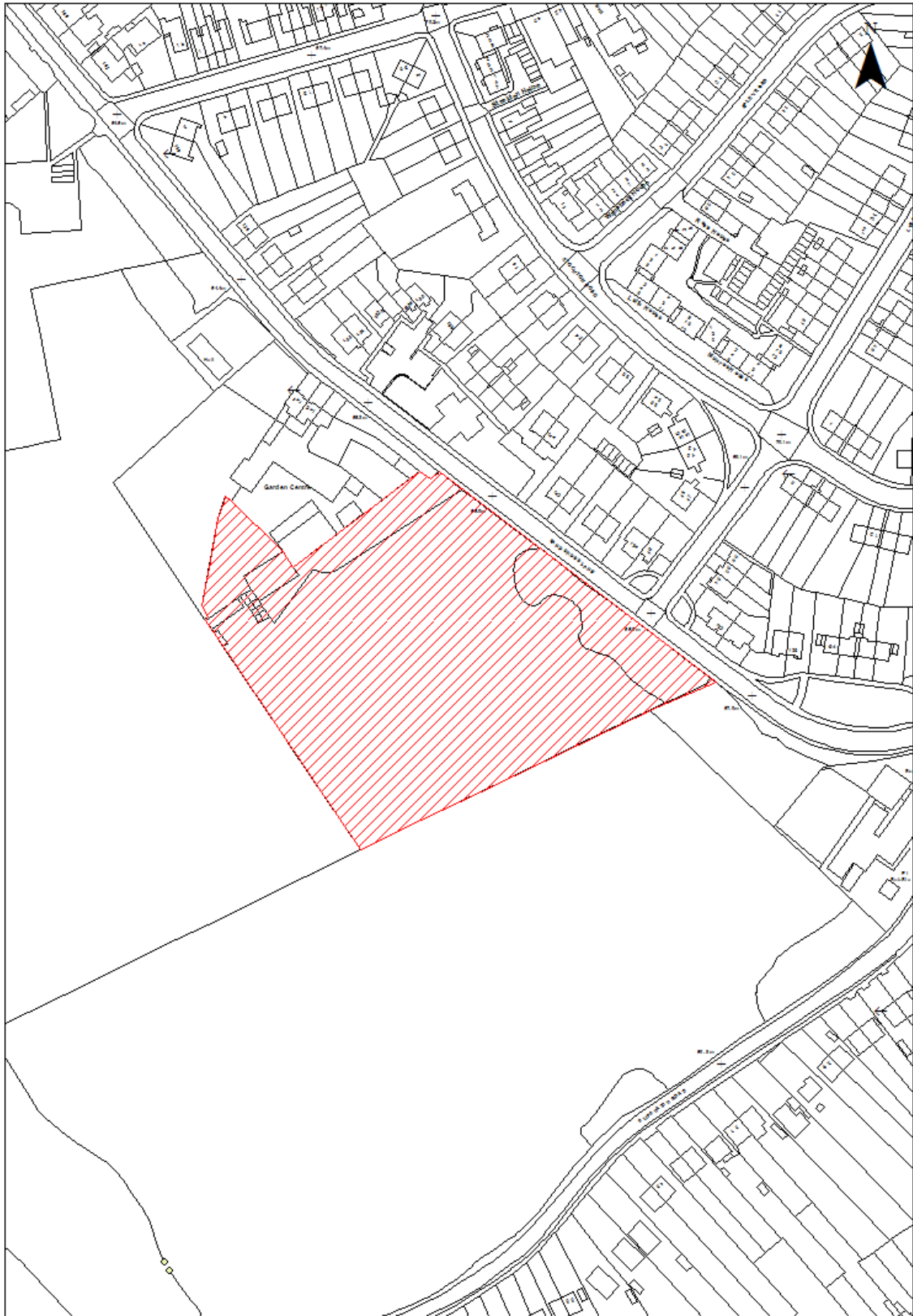


## SPW11 – Garage Block/ Atherfield Barn, Woodhatch Road, Reigate



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	
Policy Considerations	<p>The majority of the site is located within the Green Belt.</p> <p>The site is not located within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Part of the site is previously developed and therefore there may be potential to develop the site through Paragraph 89 of the NPPF.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would most likely be suited to delivering small family homes.
Physical Limitations	There are no significant physical limitations associated with the site.
Potential Impacts	Development could potentially impact upon the adjoining Local Nature Reserve.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Broadhaven Estates.</p> <p>The landowner has actively promoted the site for housing development.</p> <p><u>The landowner has indicated that the site could be released for development within twelve months.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Broadhaven Estates, a small scale developer, who has indicated that they intend to develop the site themselves.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, the scheme could be built out within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be achievable.</p> <p>The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>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.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> strategic policy change</p>	

## SPW13 – 145 Sandcross Lane, Reigate

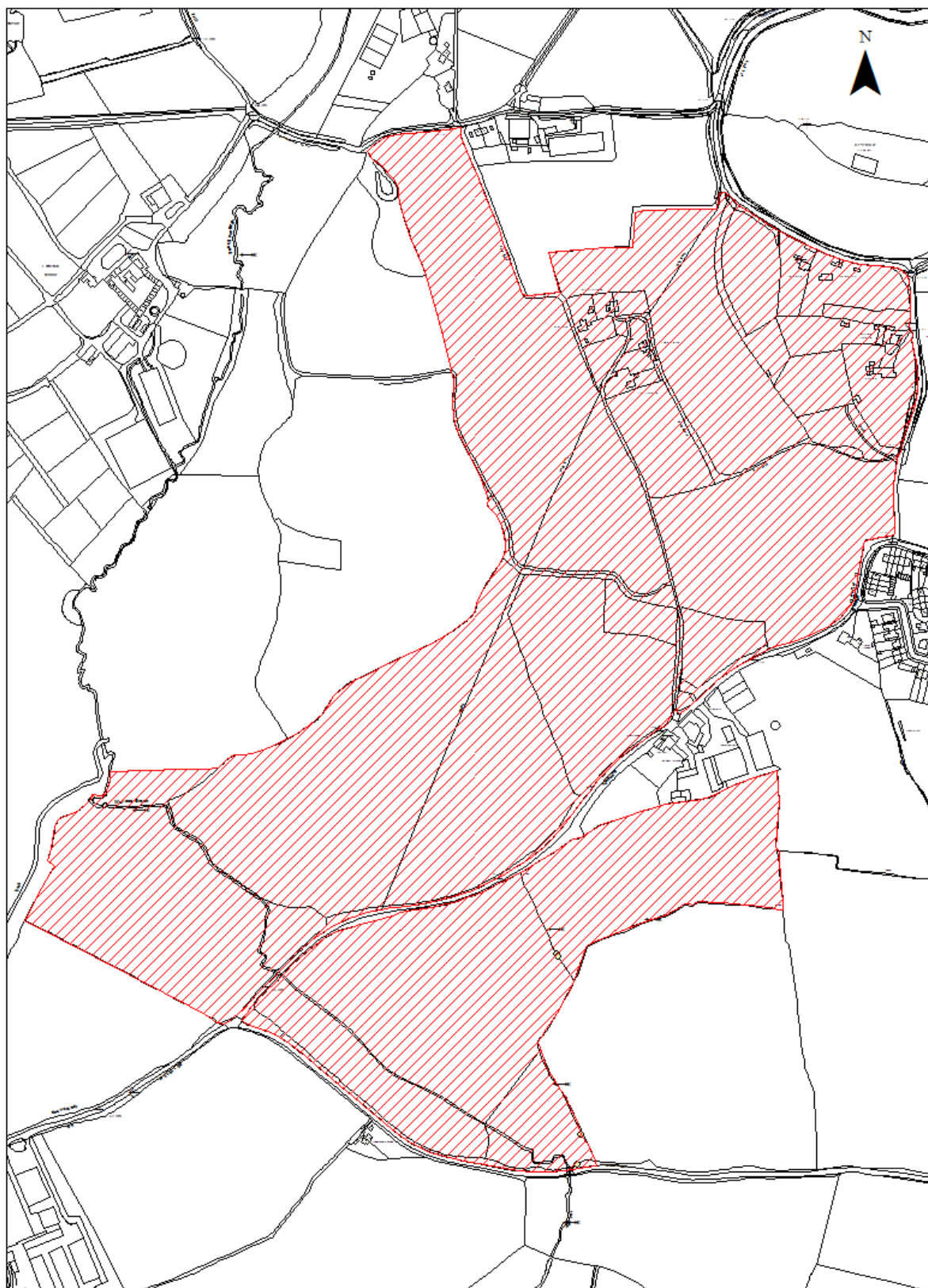


Site details	
HELAA Reference	SPW13
Source of site	Call for Sites
Site name	145 Sandcross Lane, Reigate
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	35
Total site area (ha)	1.6
Suitability	
Policy Considerations	<p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>The site is covered by a group TPO.</p> <p>There are a number of specific protected trees within the site.</p> <p>There is a strip of land through the site which has been identified as being at risk from surface water flooding.</p> <p>Access to the site from Sandcross Lane would need to be carefully designed to ensure highway safety.</p>
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The land parcel is owned by a single landowner who has actively promoted the site for housing development.</p> <p>Thakeham Homes have an option agreement to develop the site.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>Thakeham Homes have an option agreement to develop the site. As an experienced regional housebuilder, it is considered that they would have the capacity to develop a scheme of this nature.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>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.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be suitable for housing development and there is a reasonable prospect that</p>	

development of the site would be achievable.

**The site is therefore considered to be developable.**

## SPW14 – Clayhall Farm, Reigate



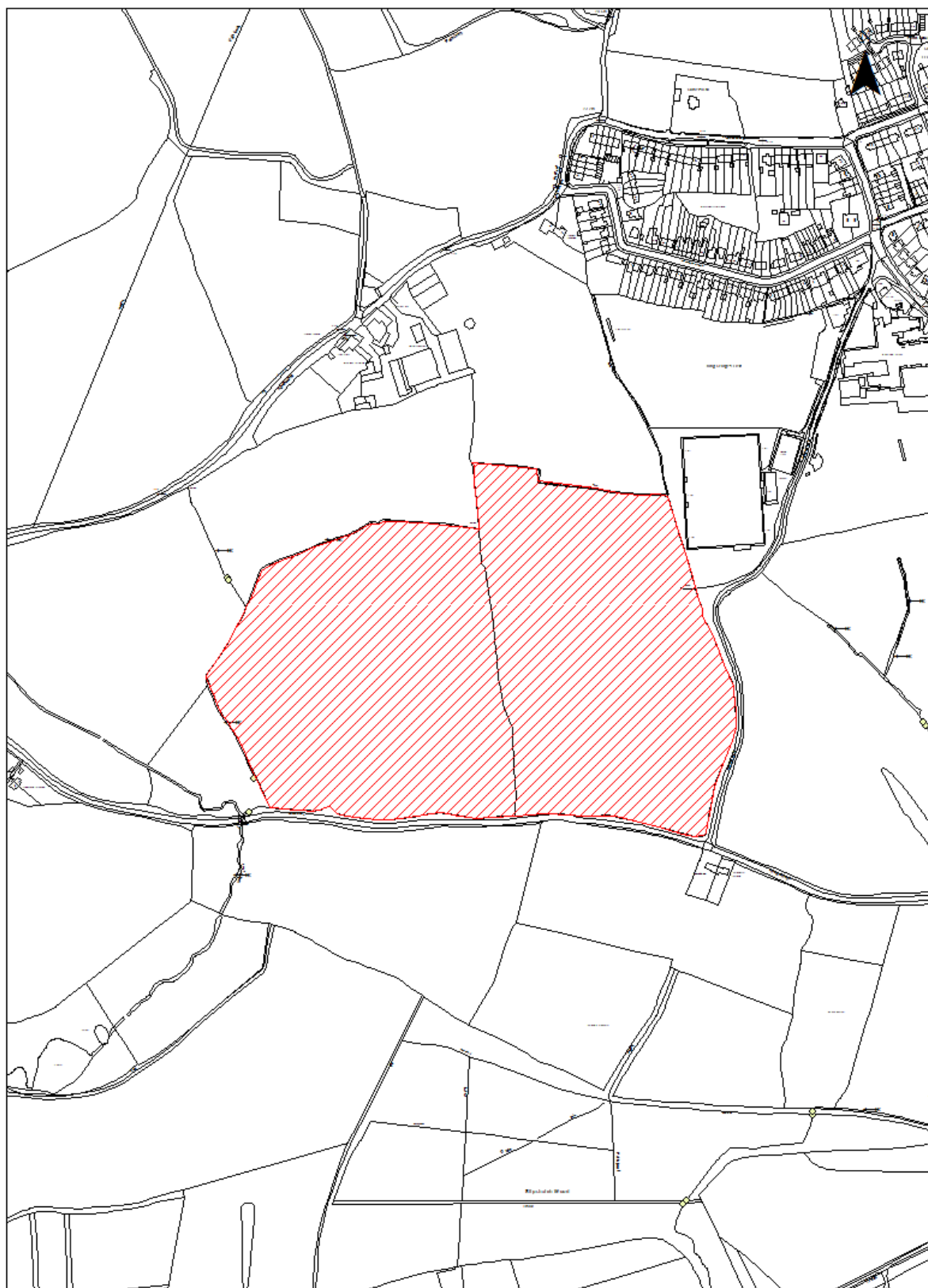


Site details	
HELAA Reference	SPW14
Source of site	Call for Sites
Site name	Clayhall Farm, Reigate
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	650
Total site area (ha)	49.8 (gross) / 32.4 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site partially lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>Accessibility to local services and facilities is limited.</p> <p>The majority of the site has relatively poor access to public transport.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	<p>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.</p> <p>There are a number of established trees on the site, although none are protected.</p> <p>Access to the site is via a series of narrow lanes which would be unsuitable for significant residential development.</p>
Potential Impacts	<p>Development could have an adverse visual impact upon the Area of Great Landscape Value.</p> <p>Development could potentially impact upon the integrity and setting of the existing locally listed building to the north of the site.</p> <p>Development would result in the loss of actively managed agricultural land.</p> <p>Capacity of the surrounding rural road network to support development needs to be carefully considered.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a single landowner.</p> <p>The landowner has promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
Achievability	
Delivery & Timing Considerations	<p>A site of this size/ characteristic would likely attract interest from regional and national house builders who would likely have the capacity to deliver.</p> <p>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.</p> <p>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 completed within 5-6 years.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that</p>

	<p>development of the site would likely be economically viable.</p> <p>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.</p>
<p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<p>Summary</p>	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; strategic policy change; access; landscape impact</p>	



## 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 Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	<p>Access to the site is via a series of narrow lanes which would likely be unsuitable for significant residential development.</p> <p>A small part of the site along the western and northern boundaries is at risk of surface water flooding.</p>
Potential Impacts	<p>Development could have an adverse visual impact upon the adjacent Area of Great Landscape Value.</p> <p>Development would result in the loss of actively managed agricultural land.</p> <p>Capacity of the surrounding rural road network to support development needs to be carefully considered.</p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Lands Improvement Holdings, a strategic land development company.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Lands Improvement Holdings, a strategic land development company.</p> <p>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.</p> <p>The scheme would most likely be delivered by a single house builder with delivery rates of approximately 40-60 units per annum.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>

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

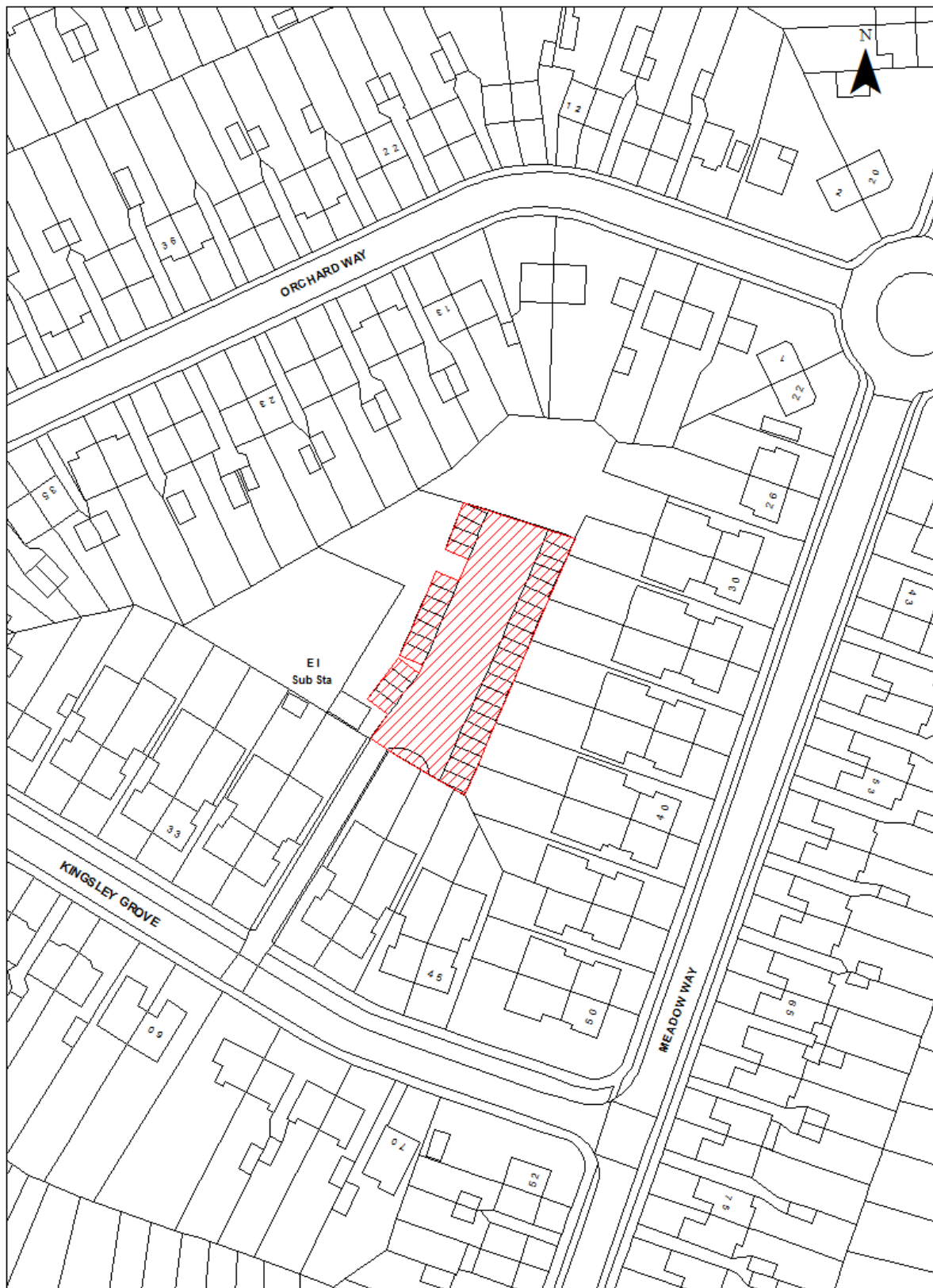
Summary

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

**The site is therefore not currently developable.**

**Overcoming constraints:** availability; strategic policy change; landscape impact; access

## SPW17 – Garage Block, Kingsley Grove, Reigate



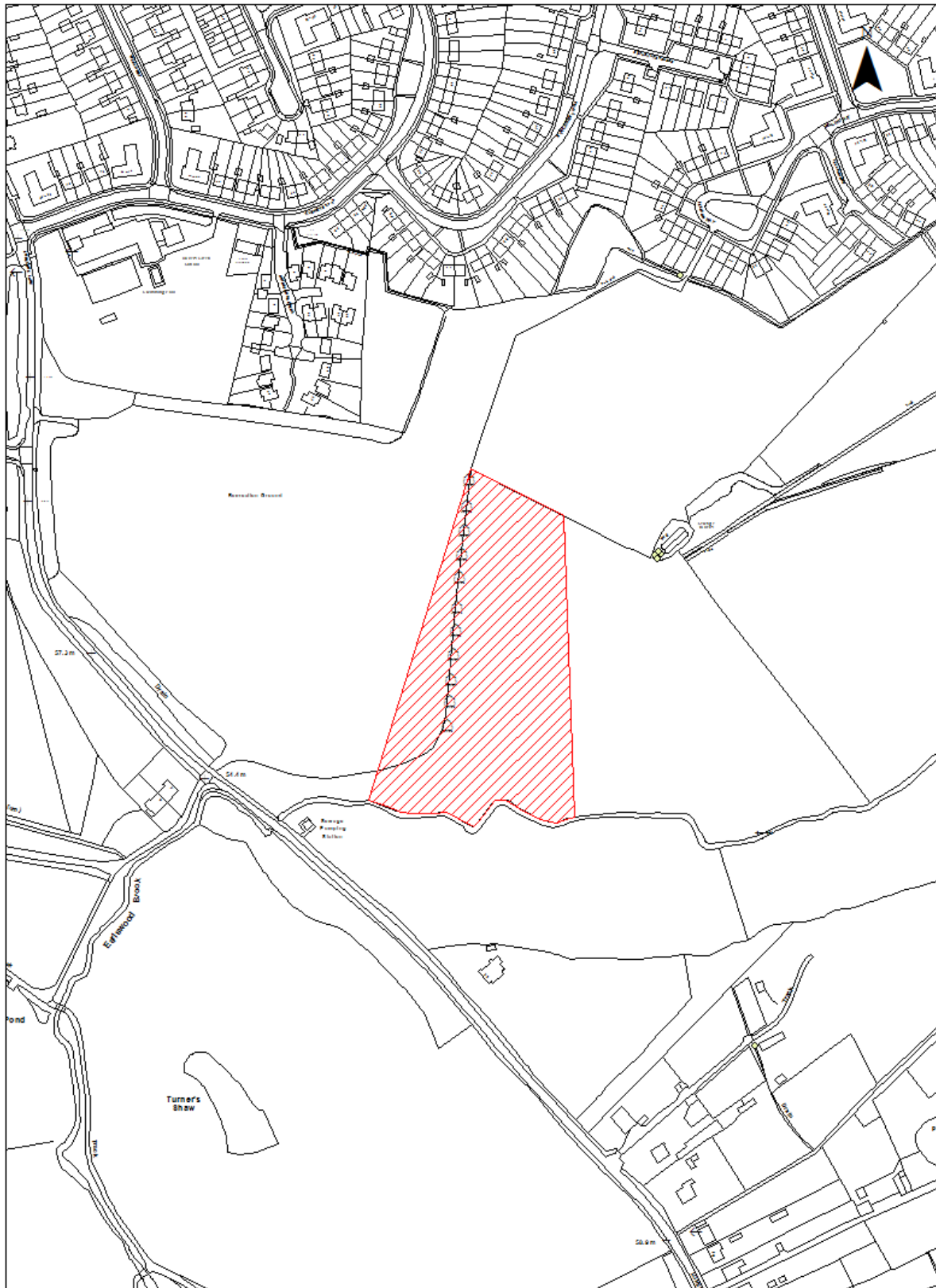
Site details	
HELAA Reference	SPW17
Source of site	Call for Sites
Site name	Garage Block, Kingsley Grove, Reigate
Existing use	Garages
Housing Potential	
Density	<del>30</del> 25dph
Capacity	<del>6</del> 5
Total site area (ha)	0.2
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location prioritised for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>There are a number of TPOs on the site.</p> <p>The central part of the site has been identified as being at risk of surface water flooding.</p>
Market Considerations	The site would be most suited to deliver a number of small family homes.
Physical Limitations	<p>Accessibility via Kingsley Grove is quite constrained would require improvement.</p> <p>The site has been identified as being at risk from surface water flooding.</p>
Potential Impacts	No potential impacts have been identified.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a single landowner who has <u>previously</u> <del>actively</del> promoted the site for housing development.</p> <p>The site is currently used as garages and storage.</p> <p>The landowner has <u>previously</u> said that the garages could be made available for development within 12 months.</p> <p><u>A planning application has recently been submitted for redevelopment for 6 units. This is currently awaiting decision.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>The site is therefore considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver.</p> <p>A scheme of this nature would likely be brought forward in a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per annum could be achieved on the site; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<b>The site is considered to be available for housing development and there is a reasonable prospect that</b>	

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



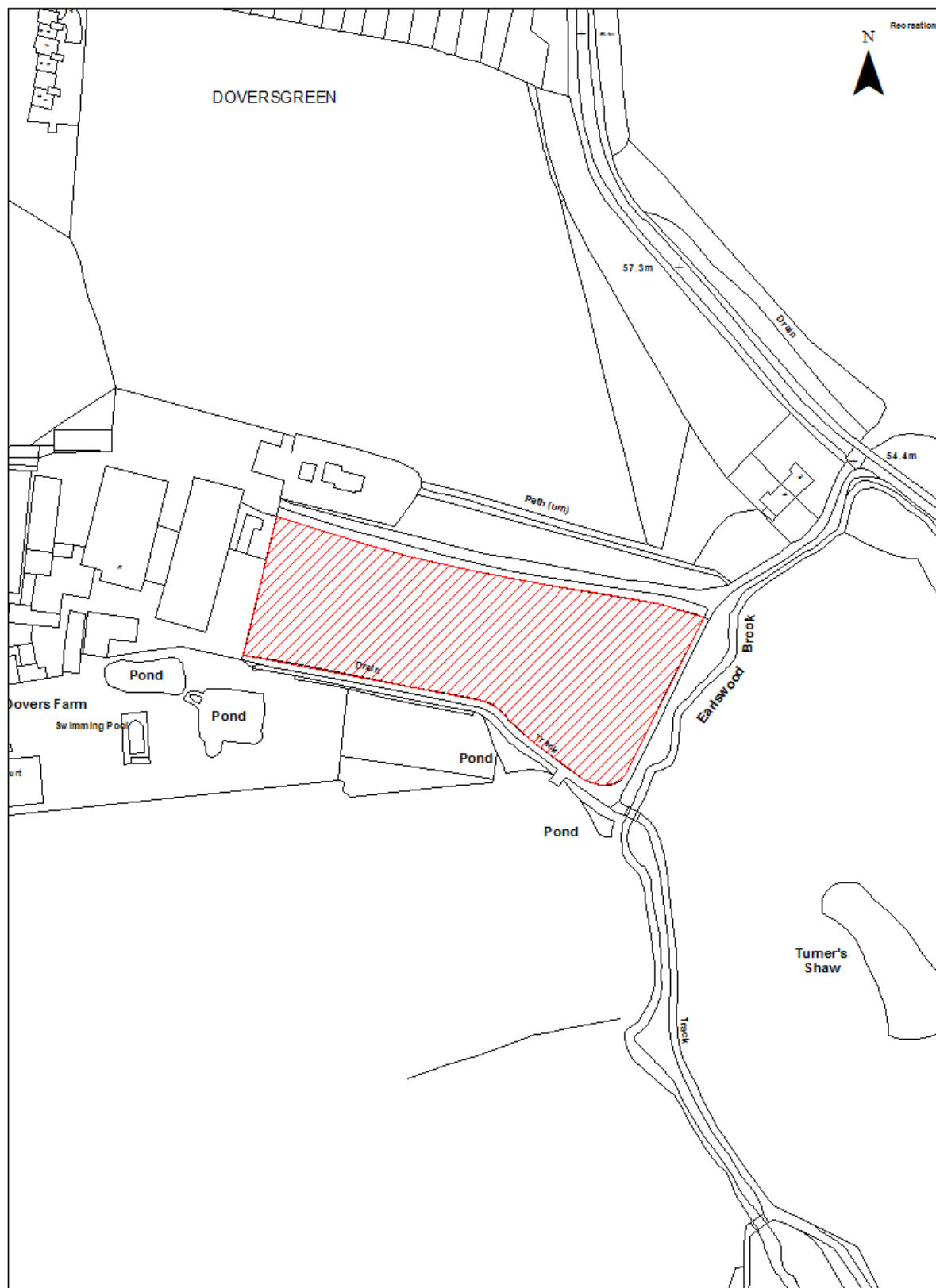
Site details	
HELAA Reference	SPW16
Source of site	Call for Sites
Site name	ASD on the Green, Lonesome Lane, Reigate
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	40
Total site area (ha)	2.0
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within the New Pond Farm/ Felland Copse Site of Nature Conservation Importance.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering lower density development (houses).
Physical Limitations	<p>The site has no direct access from Lonesome Lane.</p> <p>The southern part of the site falls within Flood Zone 2 and 3.</p> <p>The southern part of the site is identified as being at risk of surface water flooding.</p>
Potential Impacts	Development of the site could impact upon the Site of Nature Conservation.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by a single landowner who has <u>actively- previously</u> promoted the site for housing development. <u>It has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development. Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>The landowner has <u>previously</u> indicated that they wish to develop the site themselves.</p> <p>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.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been identified as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be strong and would likely be capable of supporting the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p><u>The site is 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.</u></p> <p><u>The site is not considered to be suitable for housing development and availability is uncertain.</u></p>	



**The site is not currently developable.**

**Overcoming constraints:** access; strategic policy change; flood risk/ mitigation; nature impact

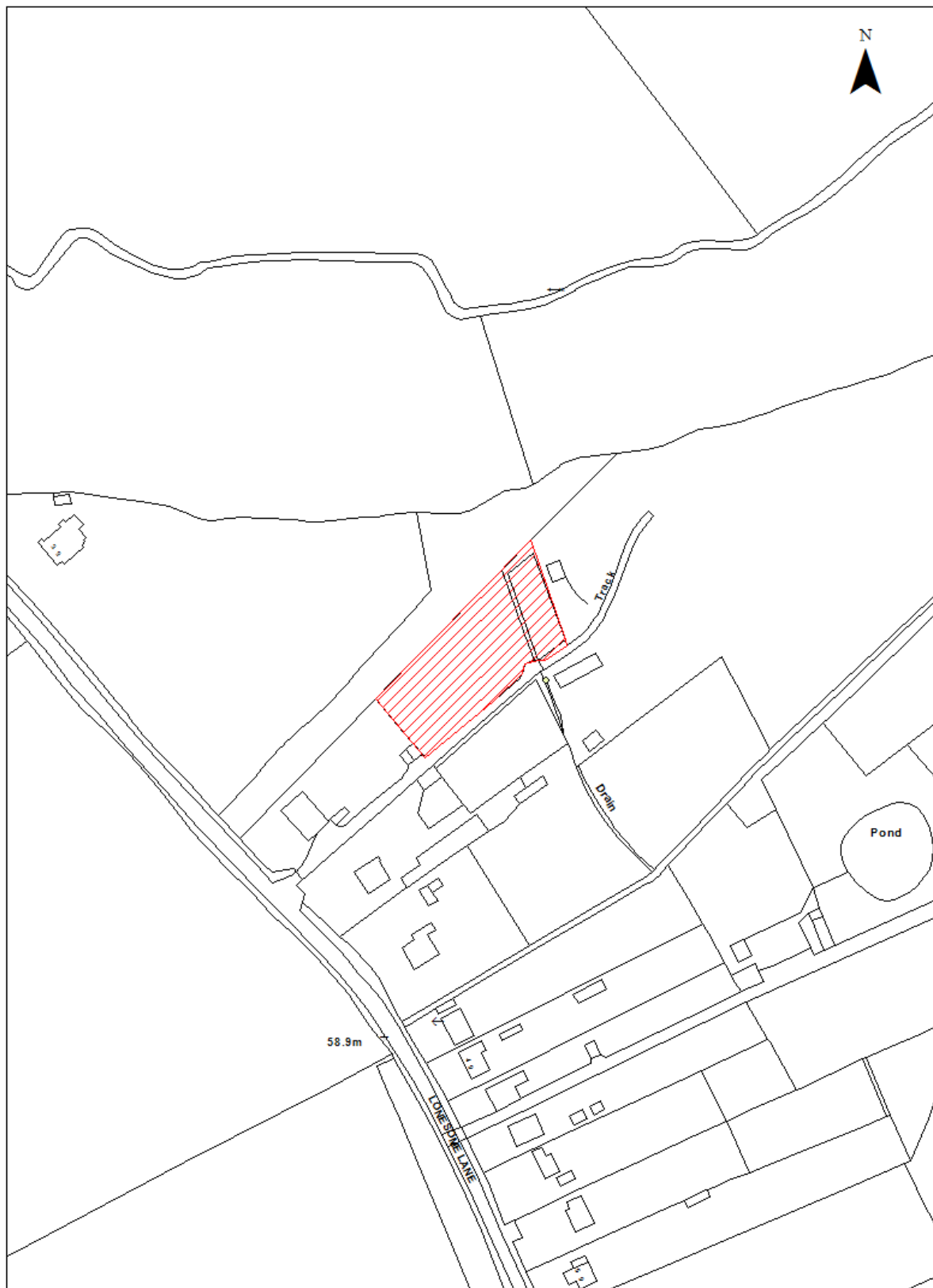
## SPW18 – Paddock 19 Dovers Green Road



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 Considerations	<p>The site lies within the Green Belt.</p> <p><u>The Green Belt Review concluded that the site had a high priority for protection.</u></p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>There are two statutory listed buildings within close proximity to the southern boundary of the site.</u></p> <p>Access to local services, facilities and public transport is reasonable.</p> <p>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.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures.
Physical Limitations	<p>The eastern boundary of the site adjoins the Earlswood Brook.</p> <p><u>The eastern boundary of the site falls within Flood Zone 2 and 3.</u></p> <p><u>The southern boundary of the site is weak.</u></p>
Potential Impacts	<p>The site is bounded to the west by a small cluster of workshop/ warehouse units which may give rise to residential amenity concerns.</p> <p><u>Development of the site could potentially impact the setting of the listed buildings.</u></p>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p><del>The site is owned by Emmerton Developments, a local developer.</del></p> <p><u>The site is under the control of Dover's Green Developments Ltd. and Emmerton Developments Ltd.</u></p> <p>The landowners have actively promoted the site for housing development.</p> <p><u>The landowners have confirmed that there are no encumbrances or ownership irregularities that would prevent the development of the site.</u></p> <p>No legal constraints to development have been identified.</p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p><del>The landowner, a local developer, has indicated that they do not intend to develop the site themselves.</del></p> <p><u>The site is under the control of Dover's Green Developments Ltd. and Emmerton Developments Ltd. Emmerton Developments Ltd. are experienced local developers.</u></p> <p>A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver.</p> <p>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.</p> <p><u>The site would most likely be brought forward with SPW34.</u></p>
Market & Economic Viability	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.

Considerations	<p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be very strong and would most likely be capable of supporting a development of this nature.</p>
<p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
Summary	
<p>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.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> strategic policy change ; <u>heritage; surface water; flooding</u></p>	

## SPW20 – Land R/O 41 Lonesome Lane, Reigate

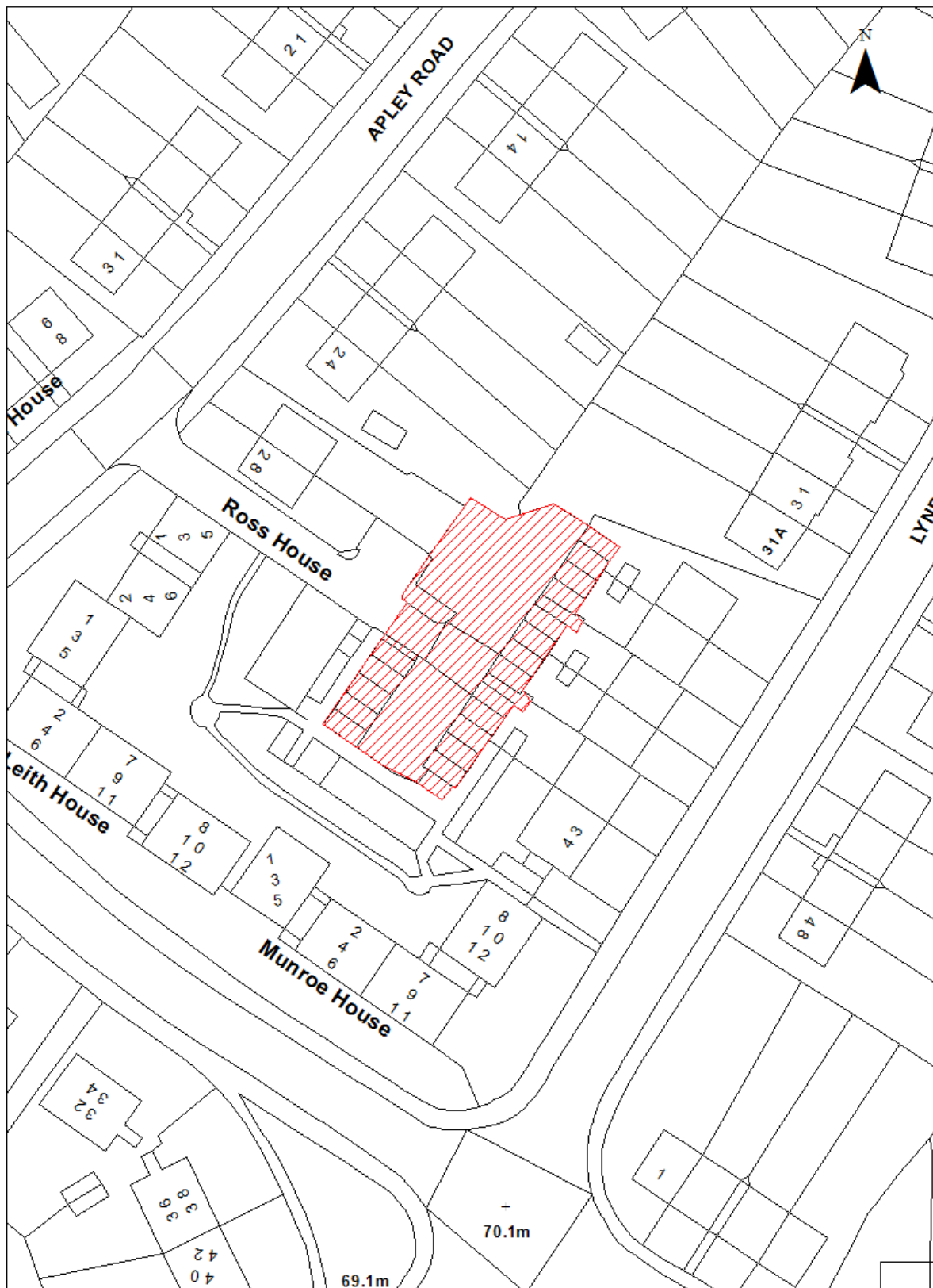


Site details	
HELAA Reference	SPW20
Source of site	Vacant Property
Site name	Land R/O 41 Lonesome Lane, Reigate
Existing use	Vacant property – formerly temporary airport car parking
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	0.2
Suitability	
Policy Considerations	<p>The site lies within the Green Belt.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site adjoins the New Pond Farm/ Felland Copse Site of Nature Conservation Importance.</p> <p>Whilst they are not protected, there are a number of well established trees along the northern boundary of the site.</p> <p>Accessibility to local services, facilities and public transport is limited.</p>
Market Considerations	The site would be most suited to deliver lower density units (houses).
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.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently vacant.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract a local or regional developer who would likely have the capacity to deliver.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market 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 envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
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 and availability is uncertain.	

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

**Overcoming constraints:** availability; access; strategic policy change; nature conservation importance

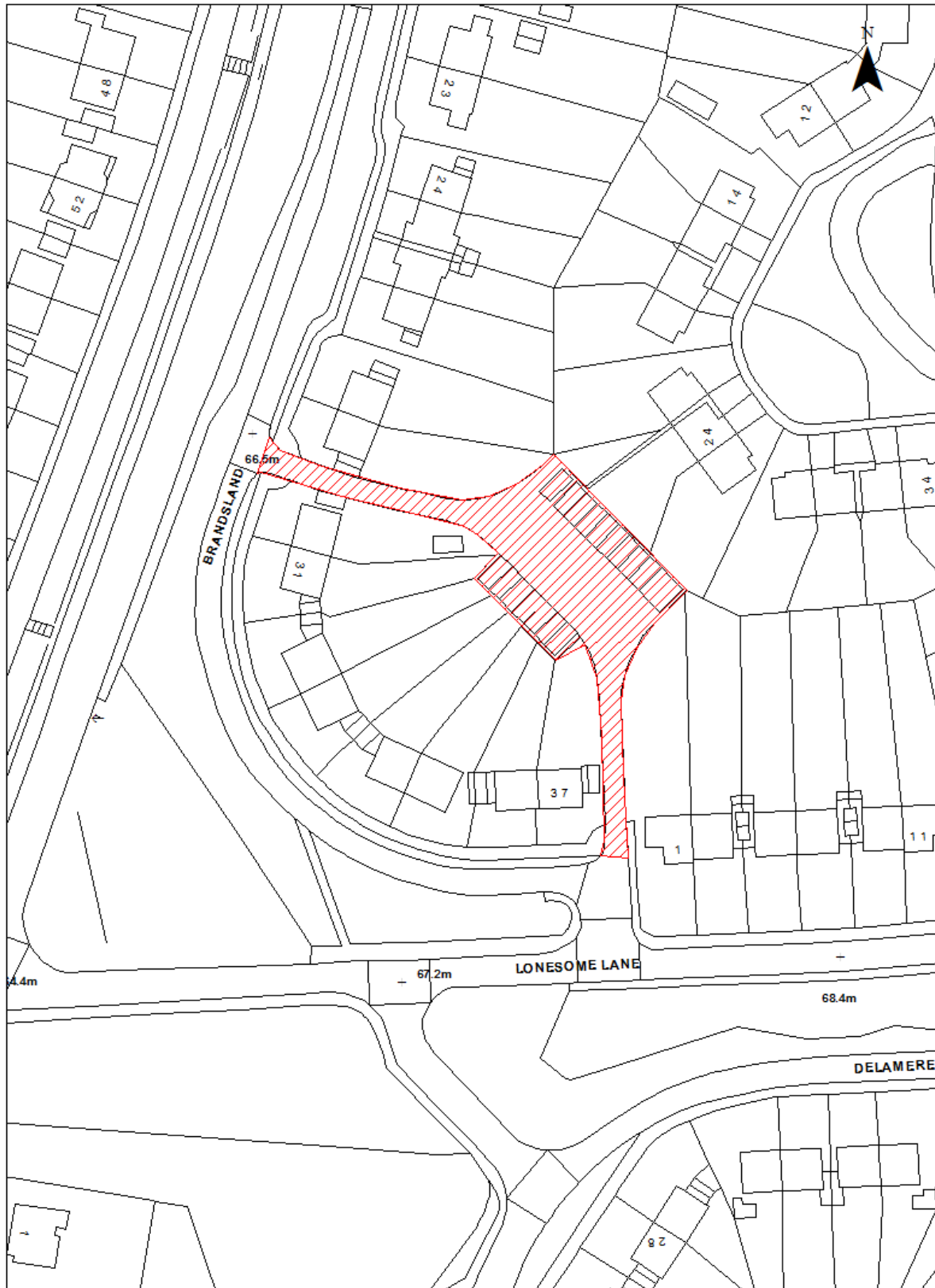
## SPW23 – Garages R/O Ross House, Apley Road, Reigate





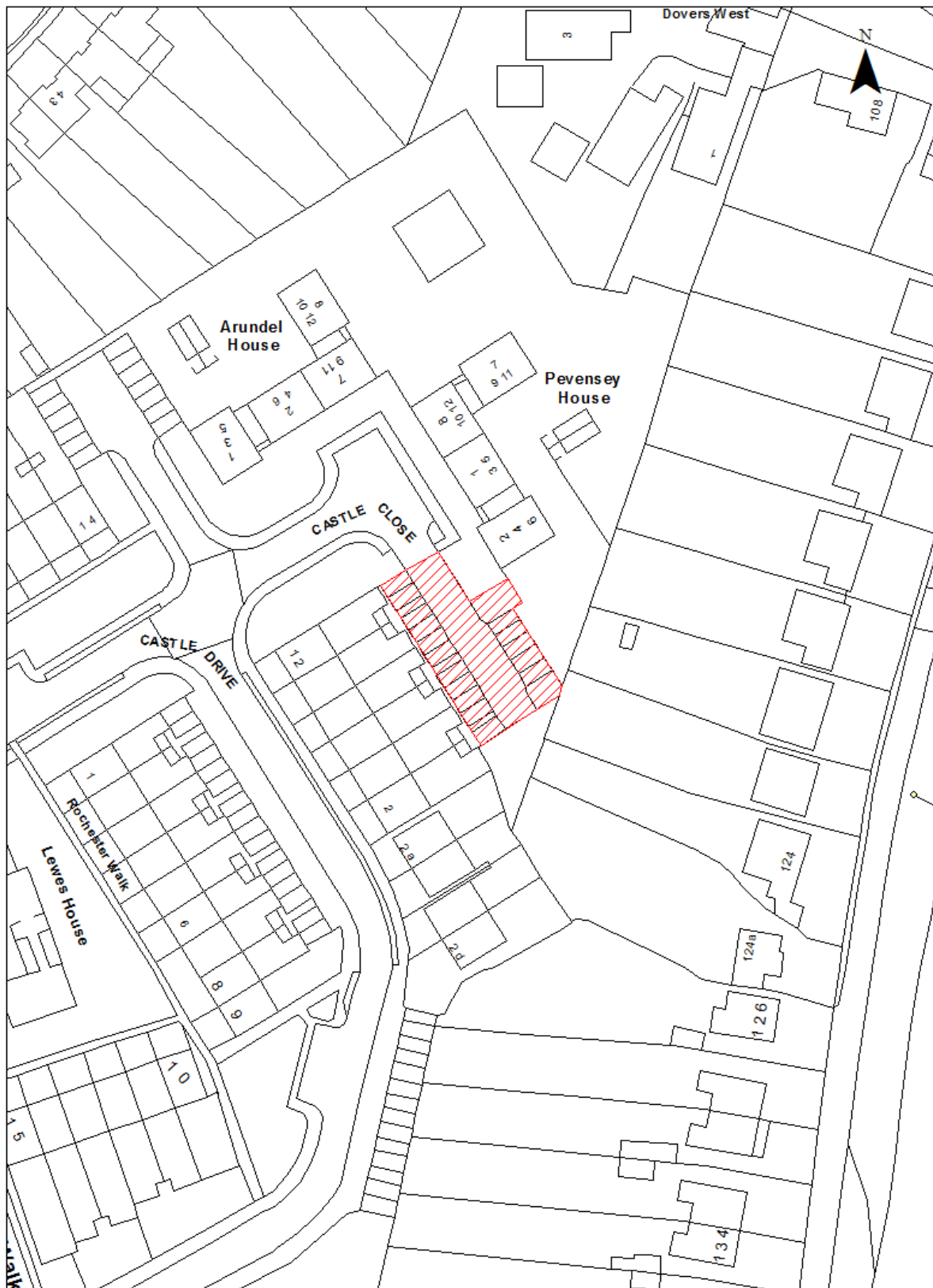
Site details	
HELAA Reference	SPW23
Source of site	Garages
Site name	Garages R/O Ross House, Apley Road, Reigate
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	The site has been identified as being potentially susceptible to surface water flooding.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>It has is currently used as garages.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites within Reigate for housing development suggests that development would be economically viable.</p> <p>The residential market in the area is strong and would be likely to support the type and scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site for housing development is uncertain.</p> <p><b>The site is therefore not considered to be currently developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	

## SPW24 – Garages Brandsland, Reigate



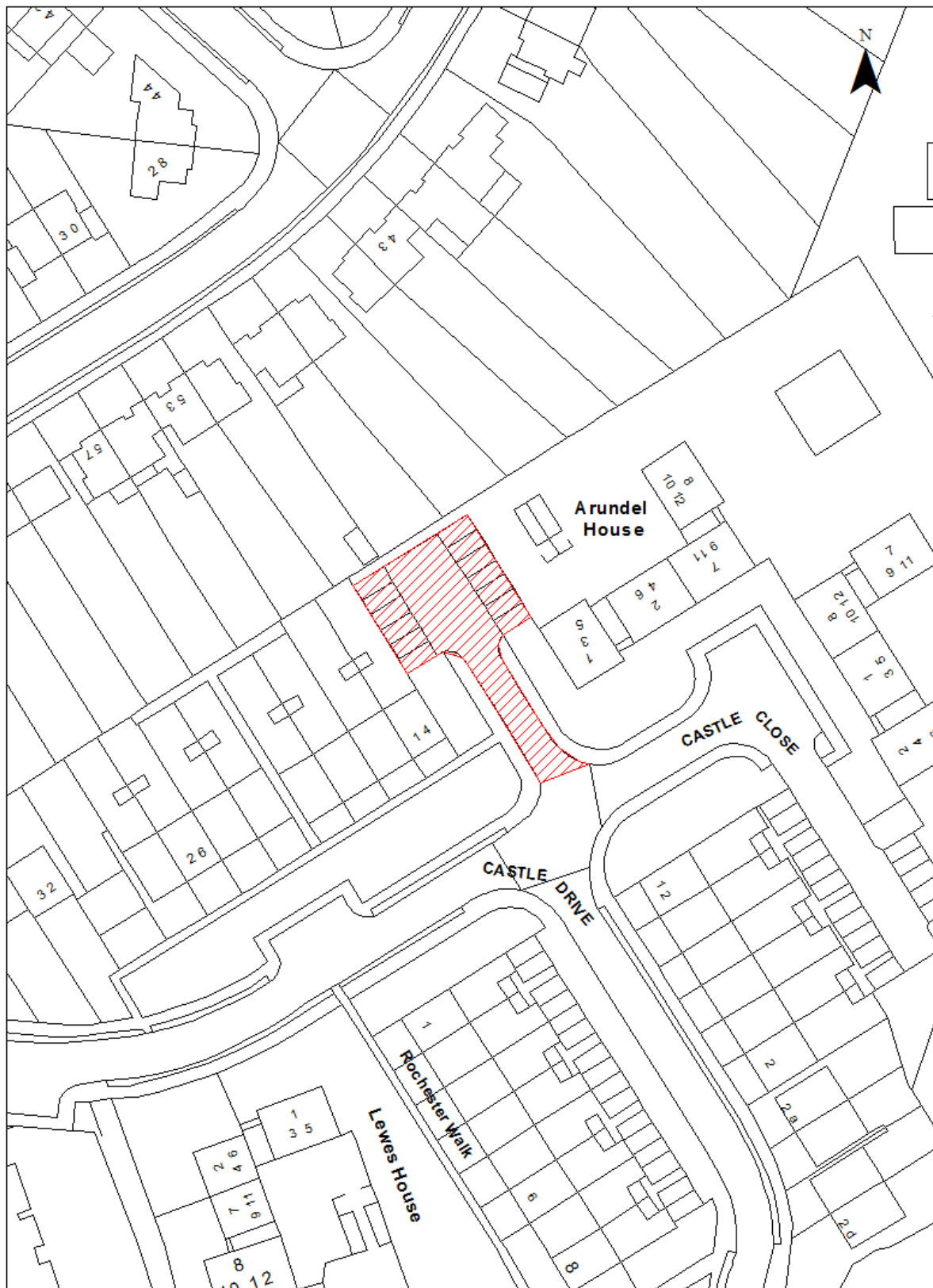
Site details	
HELAA Reference	SPW24
Source of site	Garages
Site name	Garages Brandsland, Reigate
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
The site is owned by Raven Housing Trust. The site is currently used as garages. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. 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 Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites 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 capable of supporting the type and scale of development envisaged.
<b>There is a reasonable prospect that development would be achievable.</b>	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. <b>The site is therefore not considered to be currently developable.</b> <b>Overcoming constraints:</b> 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	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p> <p>Part of the site has been identified as potentially at risk of surface water flooding.</p>
Market Considerations	The site would be most suited to deliver higher density uses (flats).
Physical Limitations	The site is very narrow and thin which may reduce development potential.
Potential Impacts	Development would give rise to residential amenity conflicts.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site is currently used for garages.</p> <p>It has not been possible to ascertain landowner intentions for the site.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local and regional developers who would likely have the capacity to deliver.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.</p> <p>The residential market in this area is considered to be strong and would likely support the scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; residential amenity conflicts</p>	

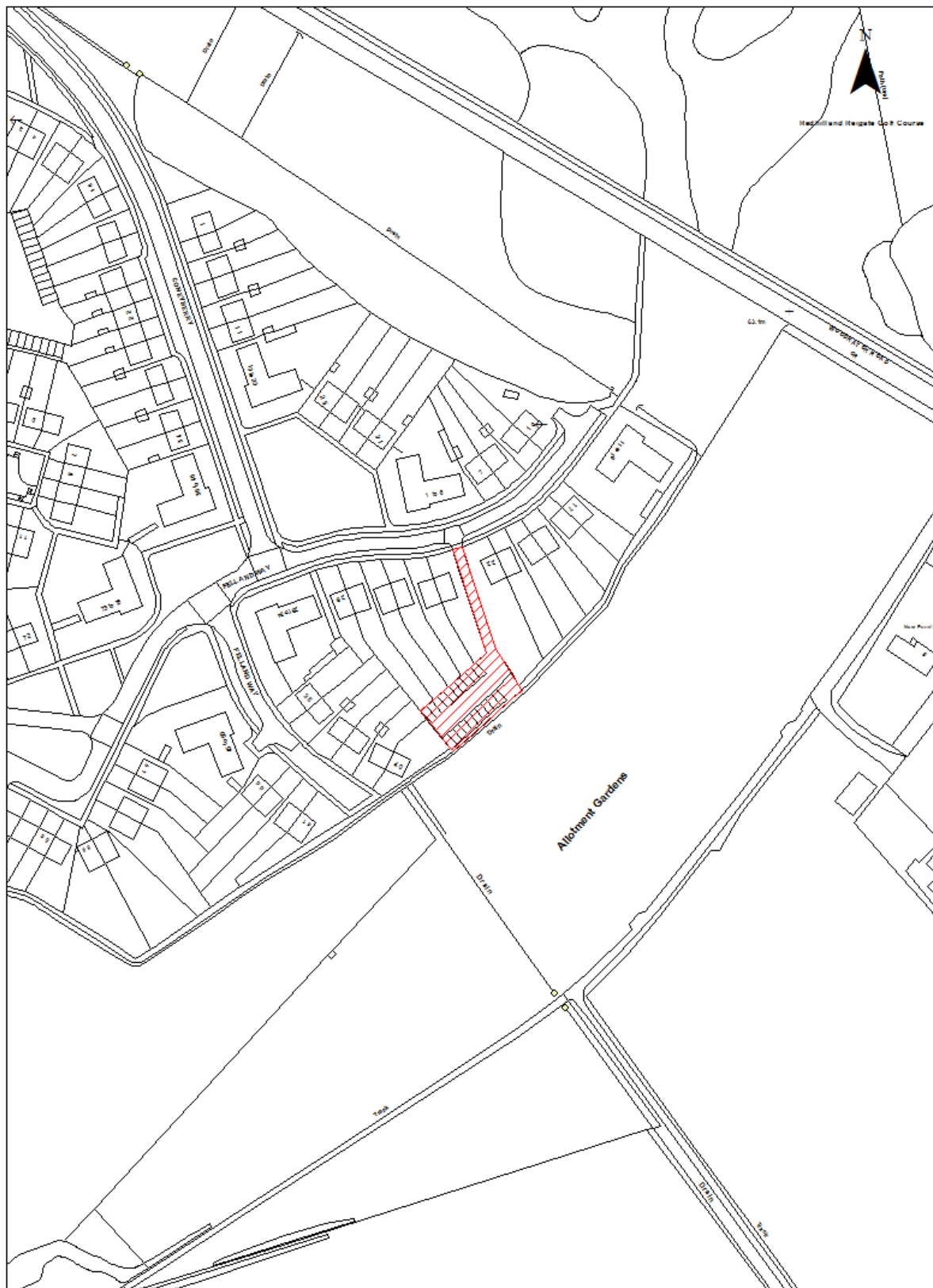
## SPW26 – Garages adjacent to Arundel House, Castle Road, Reigate



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 Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, public transport and facilities is reasonable.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development may give rise to residential amenity conflict.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site is currently used as garages.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 dwellings per annum could be achieved. Hence, development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development in Reigate suggests that development would be economically viable.</p> <p>The residential market within the area is considered to be strong and would most likely support the scale of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. Availability of the site for housing development is however uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	



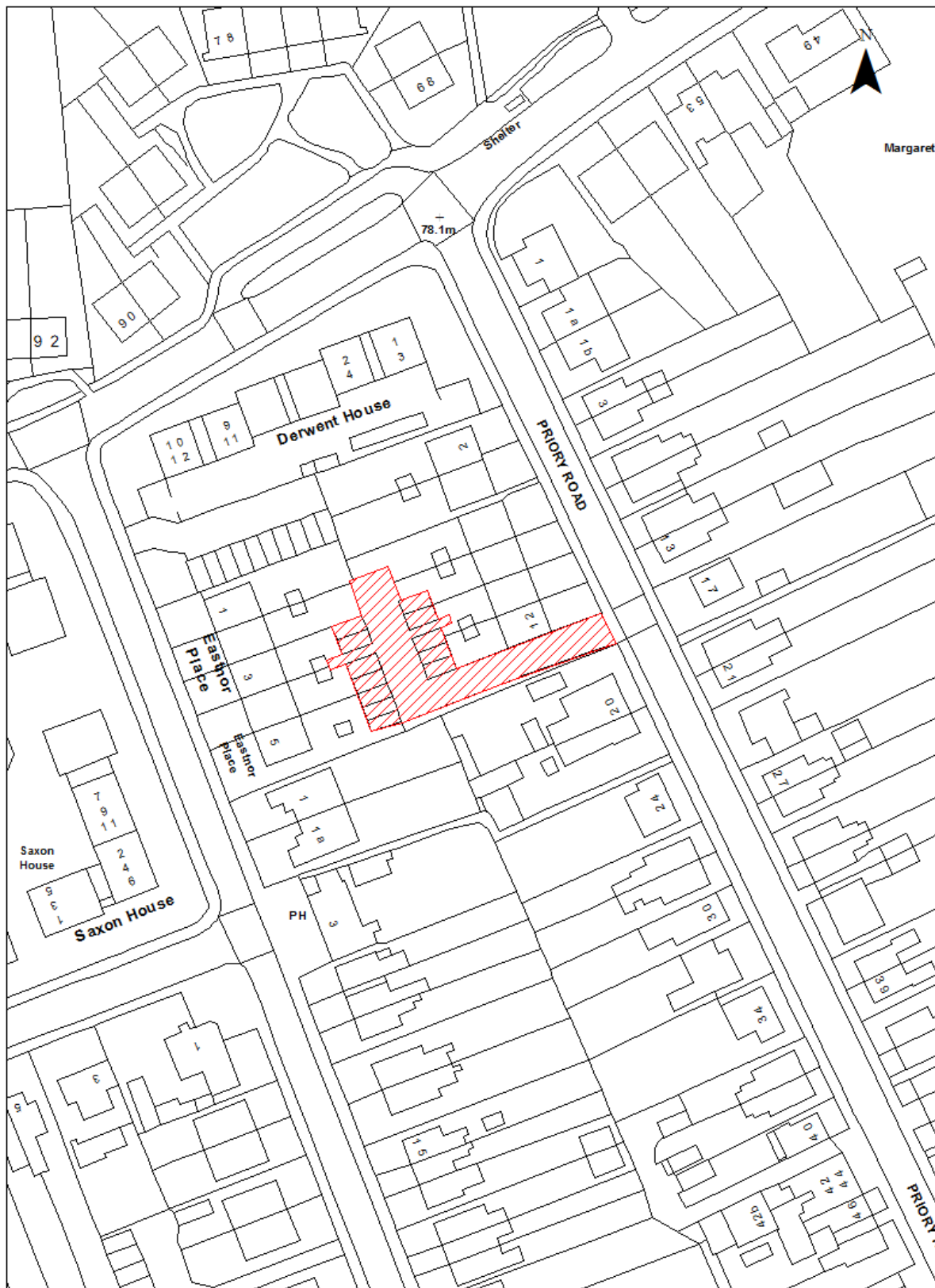
## SPW27 – Garages Felland Way, Reigate





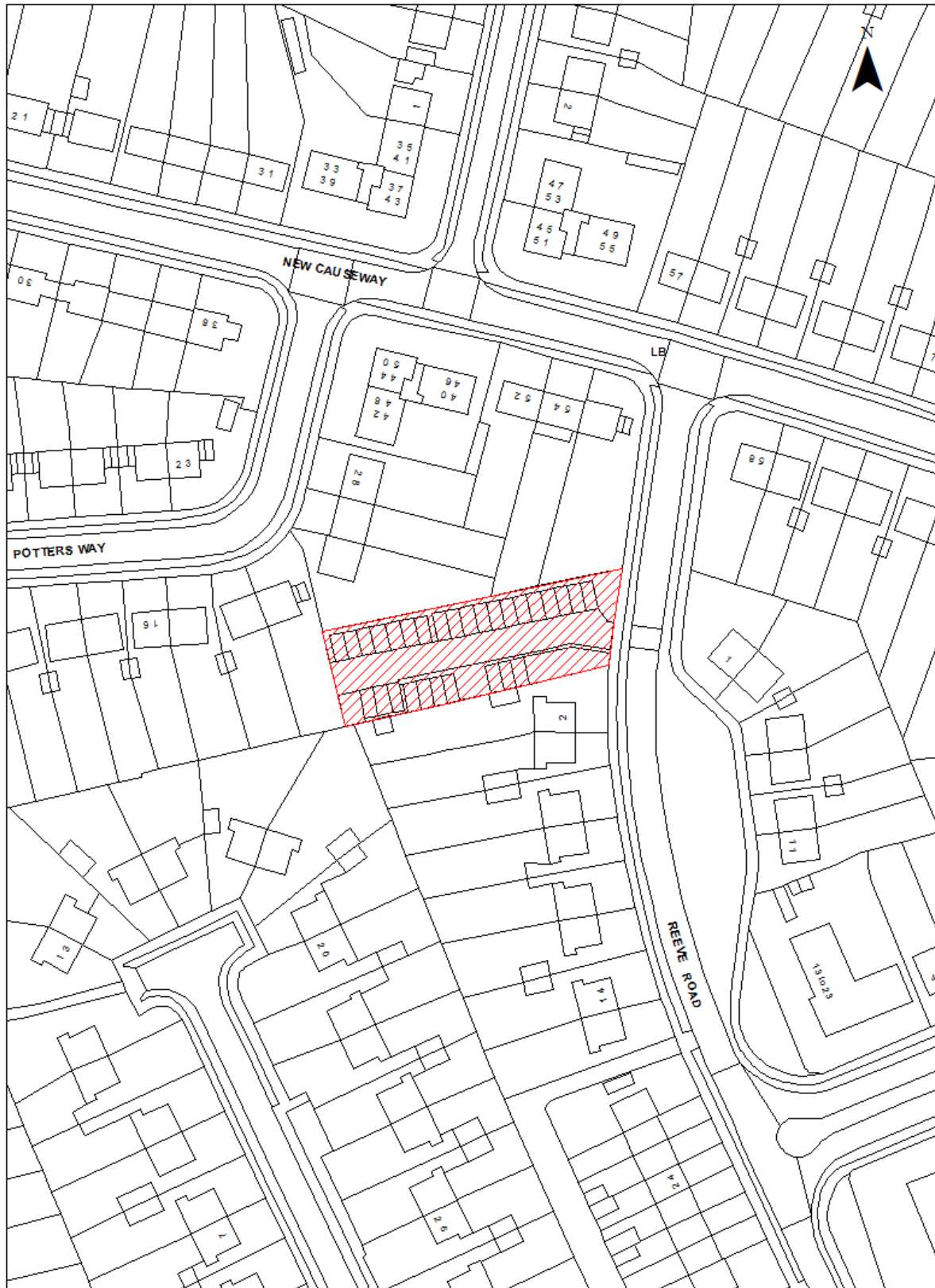
Site details	
HELAA Reference	SPW27
Source of site	Garages
Site name	Garages Felland Way, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable and access to public transport is good.</p> <p>The site adjoins the Green Belt.</p>
Market Considerations	The site would be most suitable to delivering higher density development (flats).
Physical Limitations	Access to the site via Felland Way is constrained and would require improvements.
Potential Impacts	No potential impacts have been identified.
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site is currently used as garages.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessments of sites for housing development within Reigate suggests that development of the site would be financially viable.</p> <p>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.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; access</p>	

## SPW28 – Garages Priory Road, Reigate



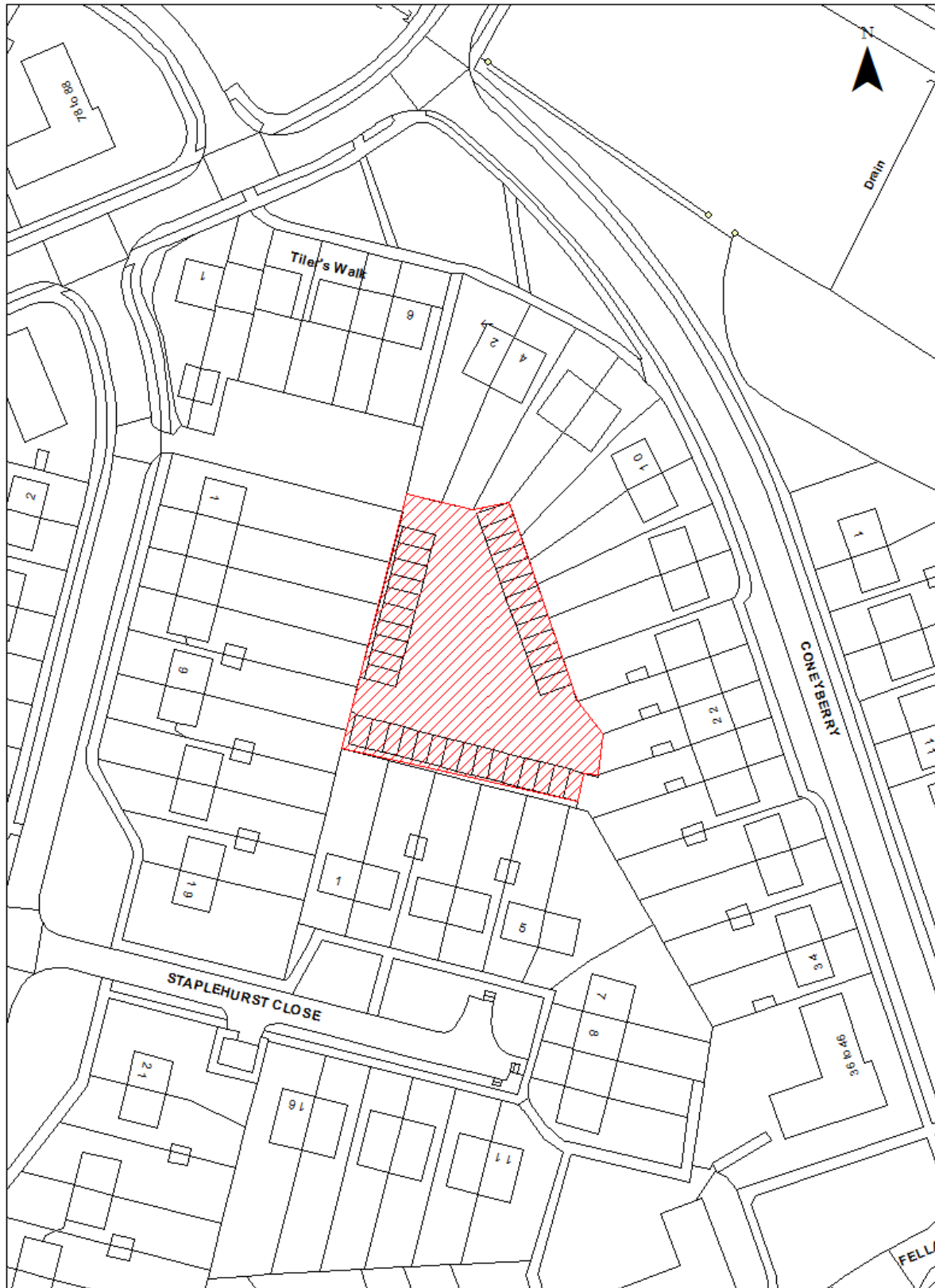
Site details	
HELAA Reference	SPW28
Source of site	Garages
Site name	Garages Priory Road, Reigate
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	Access to the site may require improvement.
Potential Impacts	Development may give rise to residential amenity constraints.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by Raven Housing Trust.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>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.</p> <p>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 completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No site specific viability work has been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be financially viable.</p> <p>The residential market within the area is strong and would most likely be capable of supporting the type of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; access</p>	

## 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 Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site is most likely to be suitable to deliver higher density units (flats).
Physical Limitations	<p>The site is long and thin – this may reduce development potential.</p> <p>The site has been identified as being at risk of surface flooding.</p>
Potential Impacts	No potential impacts have been identified.
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site is currently used for garages.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of these characteristics would likely attract interest from local or regional developers and who would likely have the capacity.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development of the site would be economically viable.</p> <p>The residential market in the area is strong and would likely support the scale of development proposed.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability</p>	

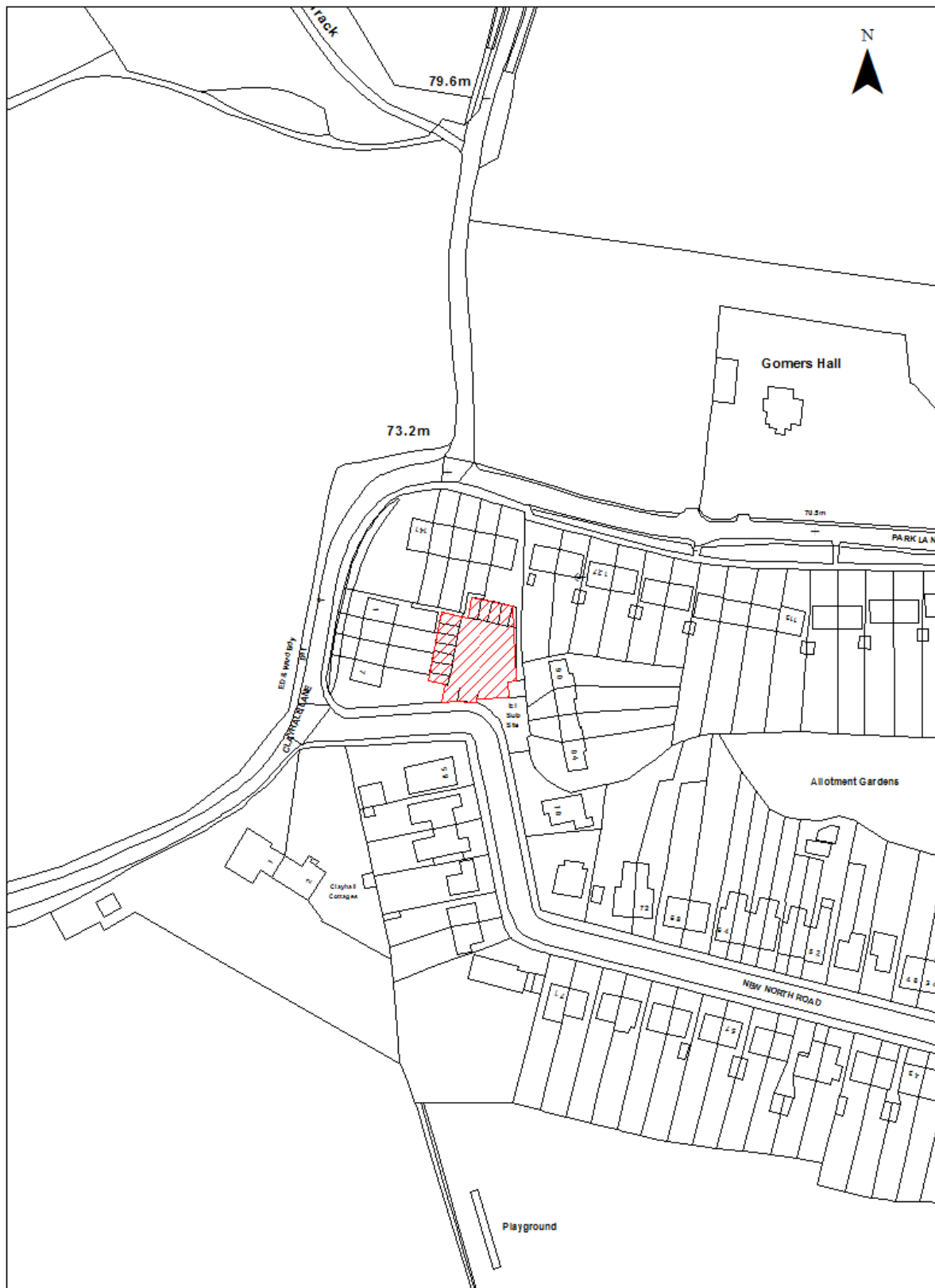
## SPW30 – Garages Staplehurst Road, Reigate



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 Considerations	<p>The site is within the urban area and therefore within an area considered for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site is most likely to be capable of supporting higher density development (flats).
Physical Limitations	The southern part of the site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	Development may give rise to residential amenity constraints.
<b>The site is considered to be potentially suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by Raven Housing Trust.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ type would likely attract interest from local or regional house builders who would likely have capacity to deliver a scheme of this nature.</p> <p>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.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
Summary	
<p>The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site is however uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; residential amenity constraints</p>	



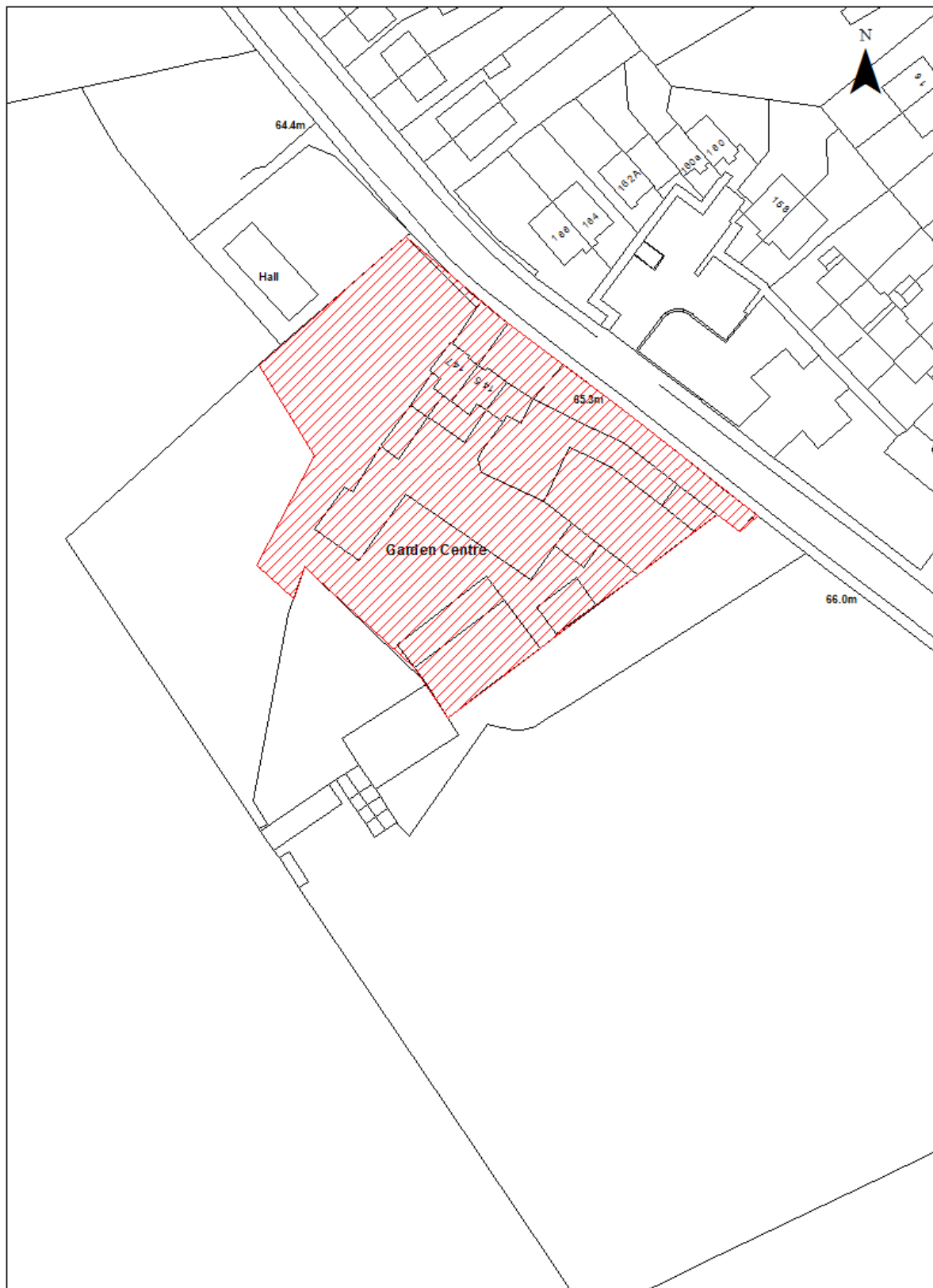
## SPW31 – Garages New North Road, Reigate





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 Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>No legal constraints to housing development have been identified.</p> <p>Access to local services, facilities and public transport is limited.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No specific limitations have been identified.
Potential Impacts	Development may give rise to residential amenity conflict.
<b>The site is considered to be potentially suitable for housing development.</b>	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled in order to enable development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
<b>Availability of the site for housing development is therefore uncertain.</b>	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as availability of the site is uncertain.</p> <p>Generic assessment of sites for housing development within Reigate suggests that development of the site would be economically viable.</p> <p>The residential market within the area is strong and would likely be capable of supporting the type of development envisaged.</p>
<b>There is a reasonable prospect that development of the scheme would be achievable.</b>	
Summary	
<p>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.</p> <p>Availability of the site for housing development is uncertain.</p> <p><b>The site is therefore not currently considered to be developable.</b></p> <p><b>Overcoming constraints:</b> availability; assembly; residential amenity constraints</p>	

## SPW32 – Reigate Garden Centre, Sandcross Lane, Reigate



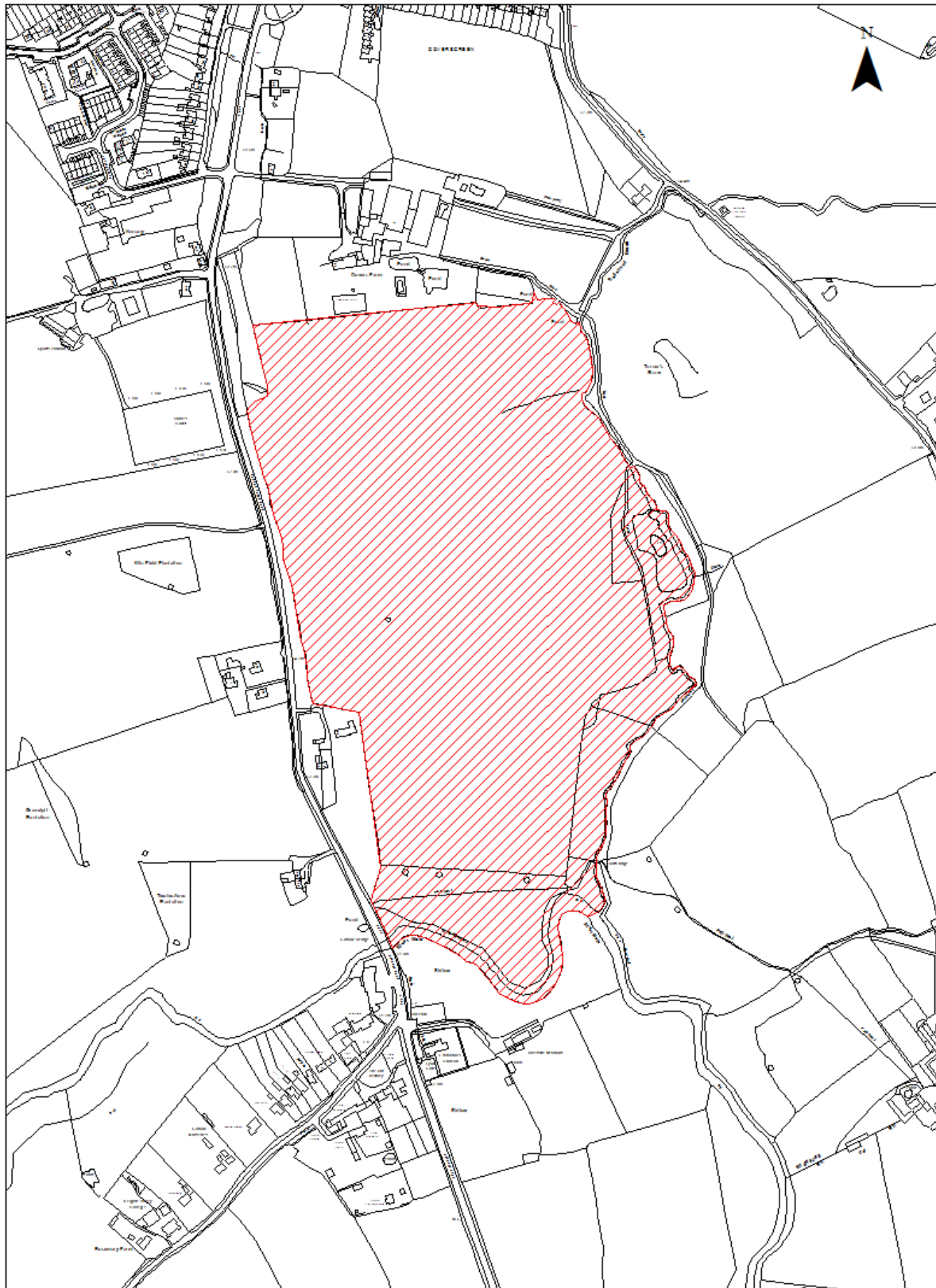
Site details	
HELAA Reference	<u>SPW32</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Reigate Garden Centre, Sandcross Lane, Reigate</u>
Existing use	<u>Garden Centre</u>
Housing Potential	
Density	<u>Proposed: 39.5dph</u>
Capacity	<u>Proposed: 17</u>
Total site area (ha)	<u>0.43</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Metropolitan Green Belt.</u></p> <p><u>The site lies within a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for development in the Regulation 19 Development Management Plan.</u></p> <p><u>There 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.</u></p> <p><u>The site is currently used for retail – loss of retail uses would be contrary to proposed policy RET4.</u></p> <p><u>Accessibility to local services and facilities is good and the site also has reasonable access to public transport.</u></p>
Market Considerations	<u>The scheme is proposed to deliver family accommodation.</u>
Physical Limitations	<u>A small part of the site has been identified as being at risk from surface water flooding.</u>
Potential Impacts	<u>No potential impacts have been identified.</u>
<b><u>The site is not considered to be suitable for housing development.</u></b>	
Availability	
<p><u>The site has not formally been promoted for housing development; however, a planning permission has recently been submitted for redevelopment.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<b><u>There is a reasonable prospect that the site will be made available for housing development.</u></b>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>The planning permission has been made by Ashill Land Ltd. a strategic land promoter.</u></p> <p><u>A site of these characteristics would likely attract interest from regional developers who would likely have the capacity to deliver such a scheme.</u></p> <p><u>A site of this scale/ type would likely be delivered in a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</u></p> <p><u>The residential market in the area is good and would likely support the scale and type of development envisaged.</u></p>
<b><u>There is a reasonable prospect that development of the site will be achievable.</u></b>	
Summary	
<b><u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable, however, the site is not considered to be suitable for housing</u></b>	

development.

The site is therefore not currently developable.

Overcoming constraints: strategic policy change

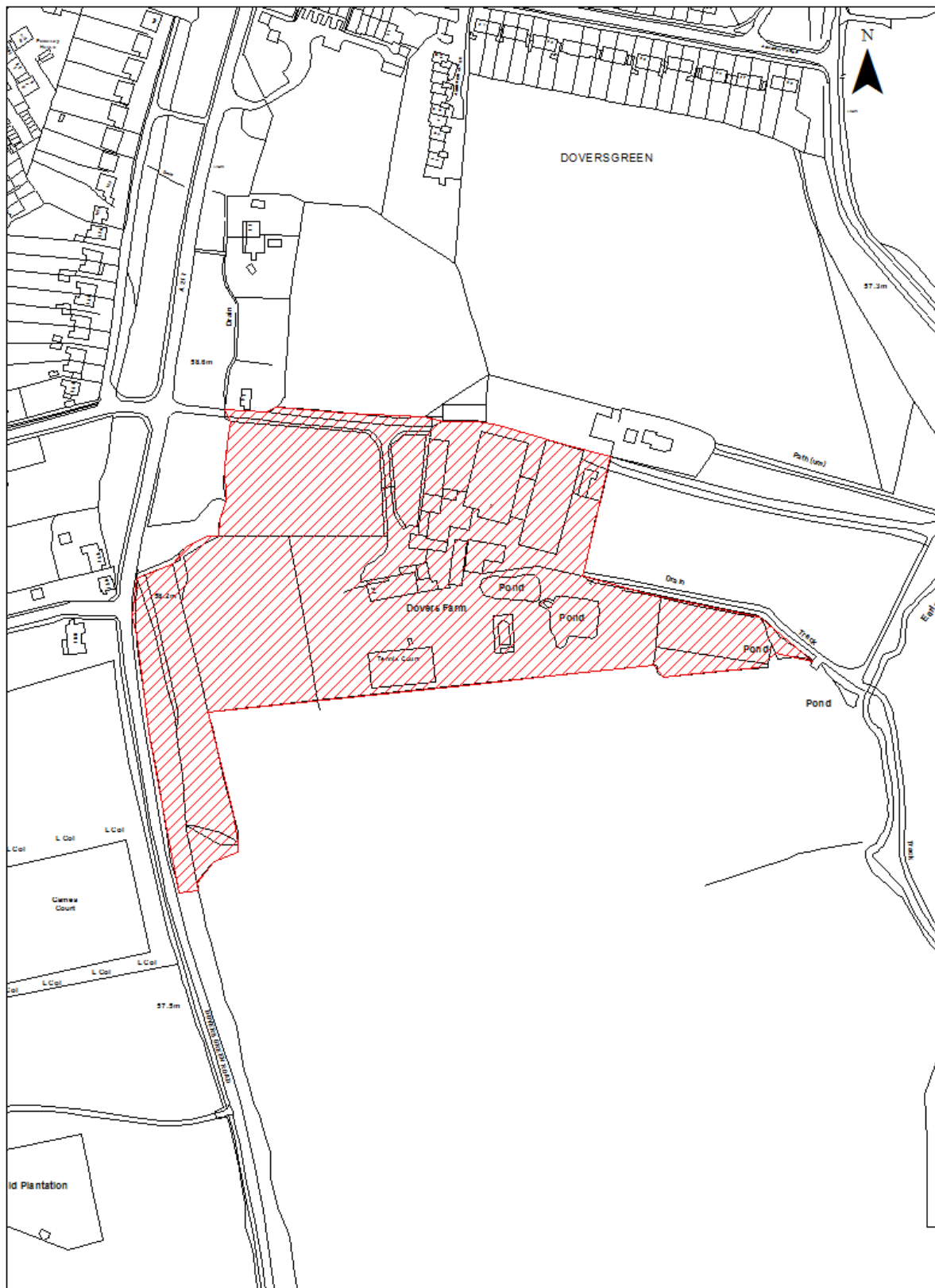
## SPW33 – Land south of Duxhurst Farm, Dovers Green Road, Reigate



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

	<p>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.</p>
<p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<p>Summary</p>	
<p>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.</p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> strategic policy change; heritage; flood risk</p>	

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





Site details	
HELAA Reference	<u>SPW34</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Land East of Dovers Farm, Dovers Green Farm, Reigate</u>
Existing use	<u>Mixed use: commercial, residential, agriculture and woodland</u>
Housing Potential	
Density	<u>18dph</u>
Capacity	<u>35</u>
Total site area (ha)	<u>4.1 (gross) 1.9 (developable)</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Green Belt.</u></p> <p><u>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.</u></p> <p><u>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</u></p> <p><u>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.</u></p> <p><u>Access to local services, facilities and public transport is reasonable.</u></p> <p><u>There are two statutory listed buildings within the site</u></p>
Market Considerations	<u>The site would likely be capable of delivering a mix of housing in terms of both types and tenures.</u>
Physical Limitations	<p><u>Small parts of the site have been identified as being at risk from surface water flooding.</u></p> <p><u>There are a number of ponds in the site and there is a drain running along the boundary.</u></p>
Potential Impacts	<u>Development of the site may impact the setting of the statutory listed buildings.</u>
<b>The site is not considered to be suitable for housing development.</b>	
Availability	
<p><u>The site is owned by a number of landowners.</u></p> <p><u>The site is entirely under the control of Dover's Green Developments Ltd. and Emmerton Developments Ltd.</u></p> <p><u>The landowners have actively promoted the site for housing development.</u></p> <p><u>The landowners have confirmed that there are no encumbrances or ownership irregularities that would prevent the development of the site.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<b>The site is considered to be available for housing development.</b>	
Achievability	
Delivery & Timing Considerations	<p><u>The site is under the control of Dover's Green Developments Ltd. and Emmerton Developments Ltd. Emmerton Developments are experienced local developers. -</u></p> <p><u>A site of this size/ characteristics would likely attract regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this nature would likely be delivered by a single developer in a single phase.</u></p> <p><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</u></p> <p><u>Development of this site would most likely be brought forward with SPW18.</u></p>
Market & Economic	<u>Specific viability work has not been undertaken as the site is not considered to be</u>

Viability Considerations	<u>suitable for housing development.</u> <u>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</u> <u>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.</u>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<u>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.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints:</u> strategic policy change; heritage; surface water	