



Development Management Plan (Regulation 19)

Housing and Economic Land Availability Assessment (HELAA)

Appendix 2.3: Sites Promoted for Housing Area 3

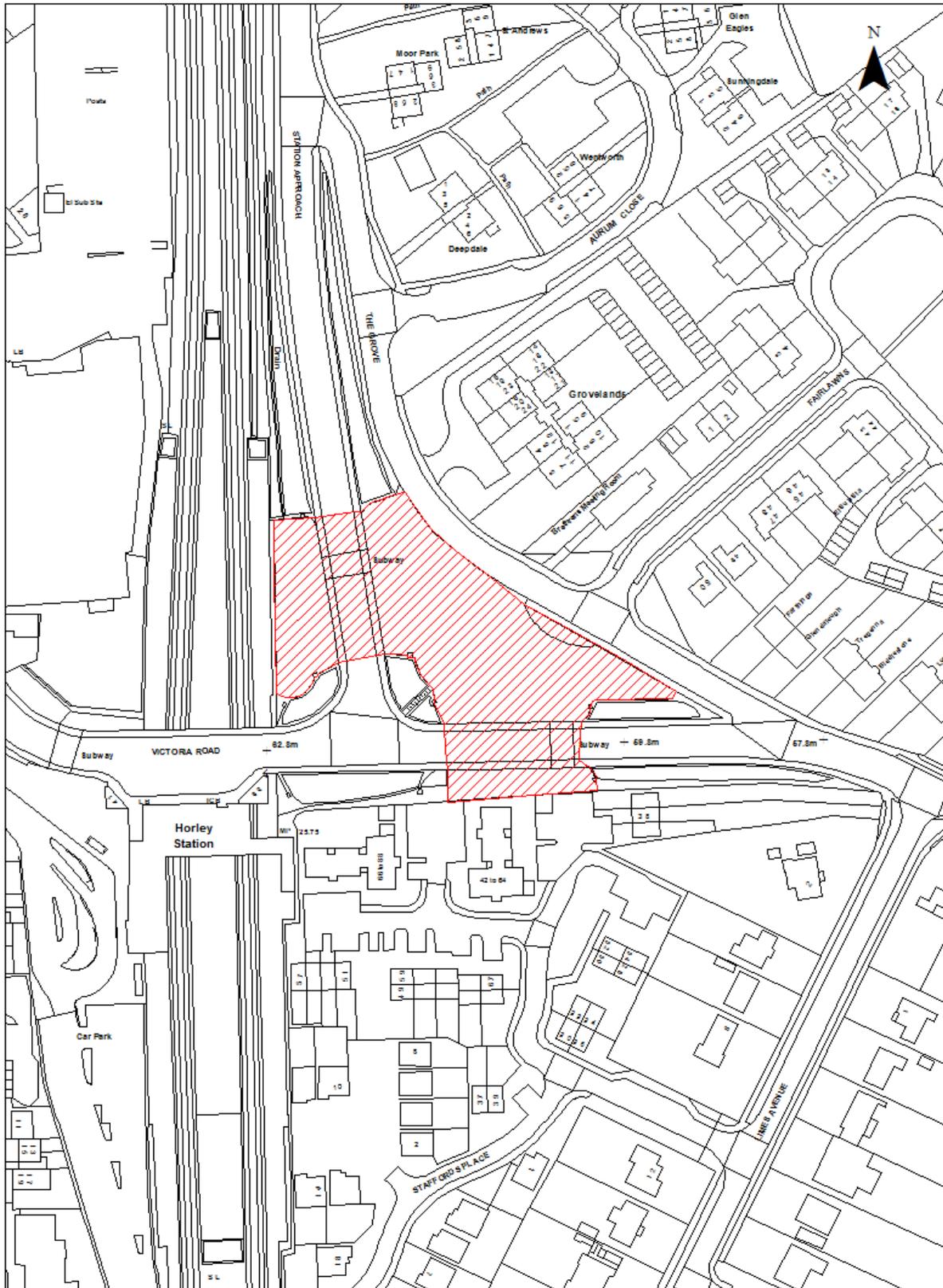
~~January 2018~~ May 2018

List of updates between Reg 19 Publication version and Submission

Whole document

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

HC01 – Land at the Grove, Horley



Site details	
HELAA Reference	HC01
Source of site	Allocated site in 2005 Borough Local Plan
Site name	Land at the Grove, Horley
Existing use	Car park
Housing Potential	
Density	70dph
Capacity	30
Total site area (ha)	0.45
Suitability	
Policy Considerations	<p>The site was allocated in the 2005 Borough Local Plan for 30 1-2 bed units; however, this allocation has not been rolled forward into the Development Management Plan. 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 excellent.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats).
Physical Limitations	<p>Two raised roads (Station Approach and Victoria Road) cut through the site, reducing somewhat the overall developable area.</p> <p>Give the historic use of the site, it is potentially contaminated and may therefore require a level of remediation.</p> <p>There is a belt of protected trees adjoining the site.</p>
Potential Impacts	Proximity to the railway line and presence of the raised roads could give rise to residential amenity conflicts.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Holidays Extras Properties Ltd.</p> <p>The landowner has previously made clear that release of the site for development is dependent upon satisfactory relocation of the existing airport parking operations to a nearby site. There is no known identified timescale for this to occur.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>The site has previously been marketed by the landowner and this attracted interest from a regional housebuilder. This demonstrates that the site would attract developer interest.</p> <p>A regional developer would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this scale would be completed in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12-18 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has not been undertaken as availability of the site is uncertain.</p> <p>Generic assessment of sites within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is relatively 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.

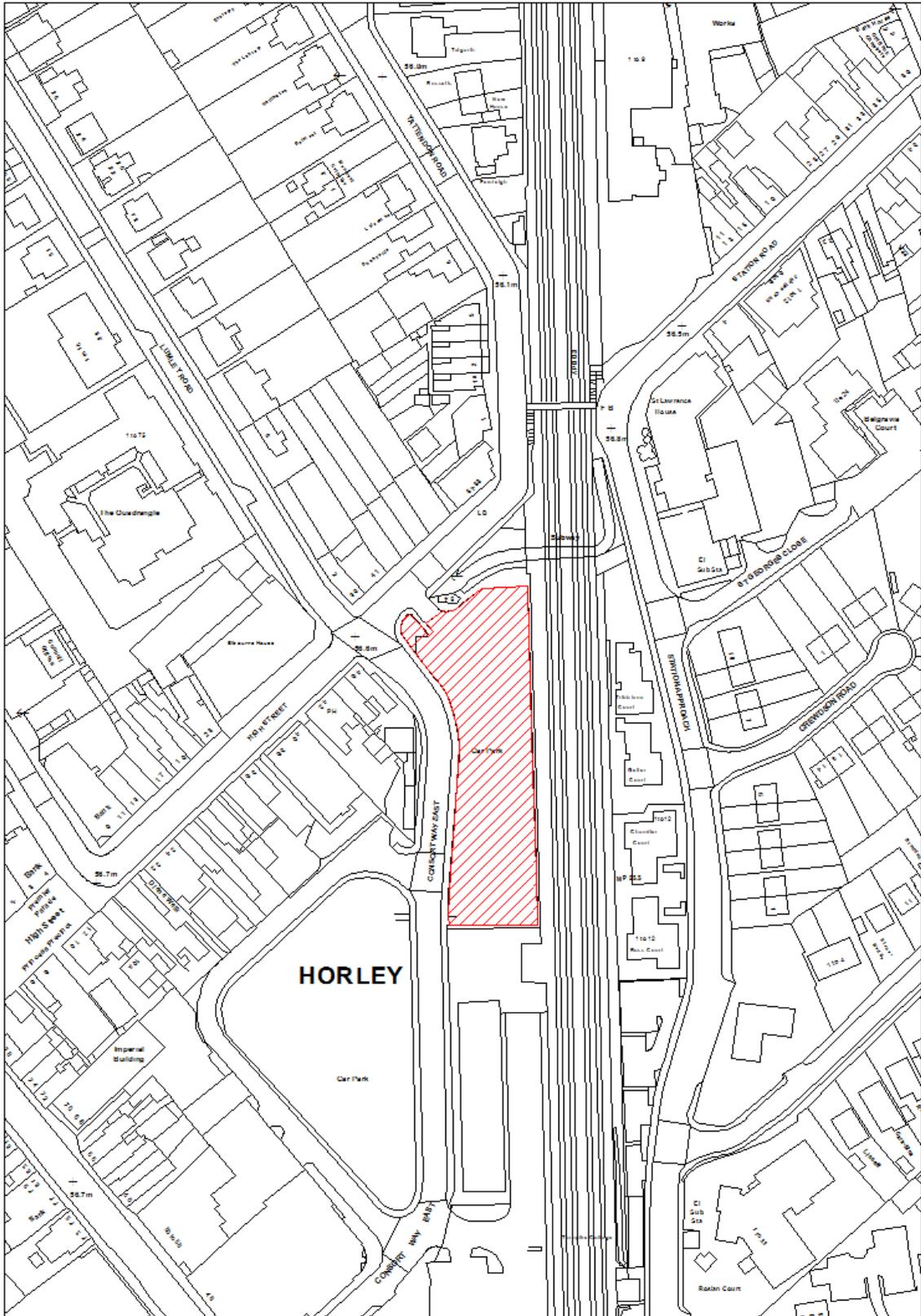
Summary

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.

The site is therefore not currently developable.

Overcoming constraints: availability

HC02 – High Street Car Park, Horley

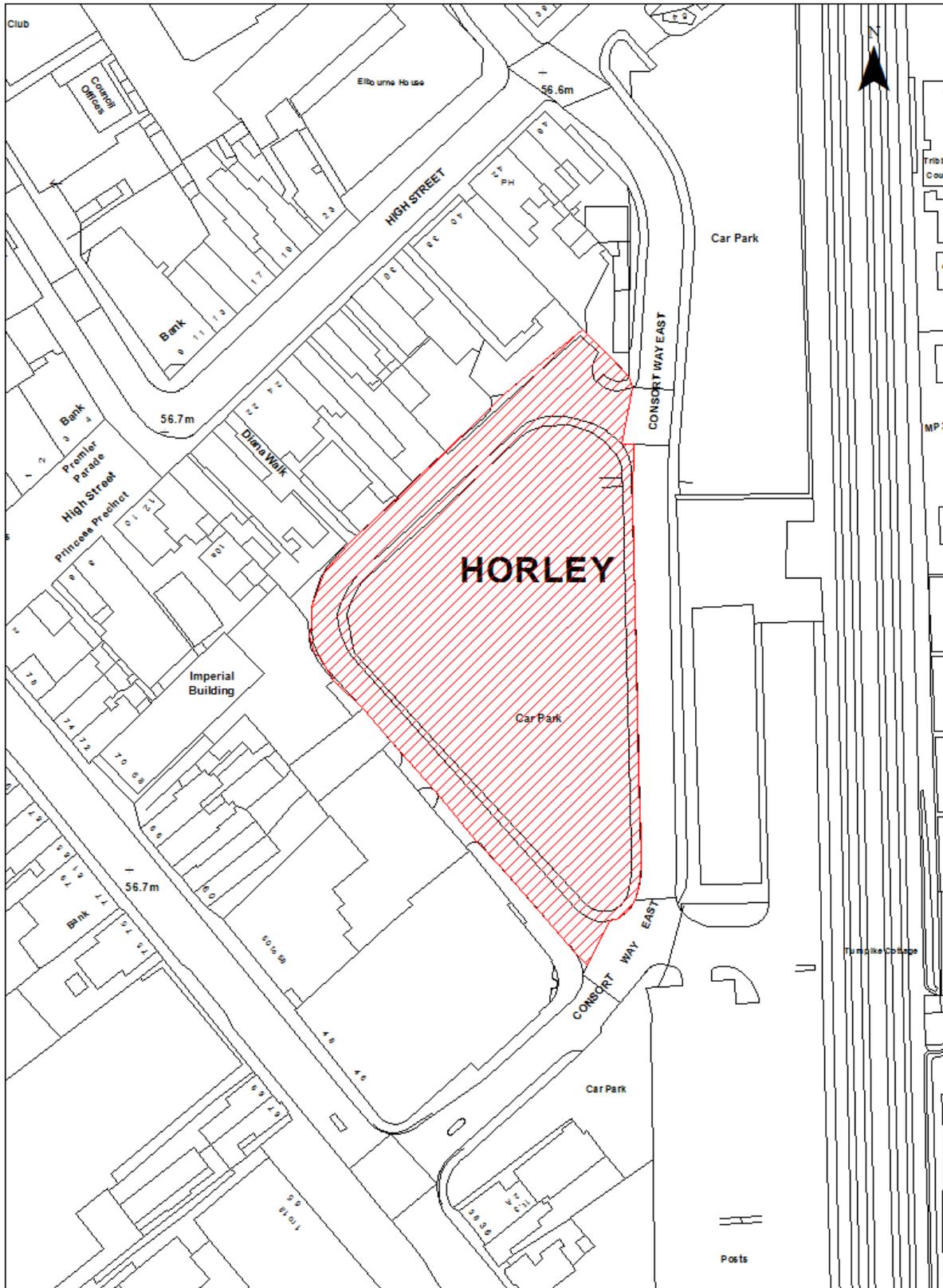


Site details	
HELAA Reference	HC02
Source of site	Allocated Site – Borough Local Plan 2005
Site name	High Street Car Park, Horley
Existing use	Public surface car park
Housing Potential	
Density	70dph
Capacity	30
Total site area (ha)	0.43
Suitability	
Policy Considerations	<p>The site is located within Horley Town Centre and therefore a 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 site for mixed-use development.</p> <p><u>The site is currently used as a carpark; the proposed policy requires consideration of town centre parking needs.</u></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) as part of a mixed-use scheme with retail/ leisure on the ground floor.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	<p>Proximity to the railway line could give rise to residential amenity conflicts.</p> <p>Development could contribute to the regeneration of Horley Town Centre.</p> <p>Development could potentially impact upon the setting of the adjoining listed building (The Old Goods Shed).</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>Release of the site for housing would be dependent upon alternative public car parking.</p> <p><u>60 of the 86 parking spaces in the car park are currently leased to Uber. This lease would need to be acquired in order for development to go ahead</u></p> <p><u>A number of the parking spaces were previously let to Uber. This contract has now been terminated.</u> -</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that development of the site would be made available for housing development during the plan period.	
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 therefore are likely to have the capacity to deliver a scheme of this nature.</p> <p>A scheme such as this would be completed in a single phase and delivery rates of 30-40 units per annum. Hence a scheme could be completed within 12-18 months from commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is good and would most likely be able to support the scale and type of development proposed.</p>
There is a reasonable prospect that development would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>The site is considered to be suitable and available for development and there is a reasonable prospect that</p>	

development would be achievable.

The site is therefore considered to be deliverable.

HC03 – Central Car Park, Consort Way East, Horley



Site details	
HELAA Reference	HC03
Source of site	Allocated Site – Borough Local Plan 2005
Site name	Central Car Park, Consort Way East, Horley
Existing use	Public surface car park
Housing Potential	
Density	70dph
Capacity	30
Total site area (ha)	0.42
Suitability	
Policy Considerations	<p>The site is located within Horley Town Centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>Proposed policy TAP1 requires developments that would lead to the loss of carparking to demonstrate that there is no need for these spaces.</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), potentially as part of a mixed use scheme with commercial uses at ground floor.
Physical Limitations	The western and northern parts of the site are identified as being potentially at risk from surface water flooding.
Potential Impacts	<p>Development could contribute to the regeneration of Horley Town Centre.</p> <p>Development could potentially impact upon the setting of the adjoining listed building.</p> <p>Development would need to ensure that access to the rear of properties along High Street and Victoria Road is not compromised.</p>
<p>The site is considered to be suitable for housing development.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>Timing of release of the site for development would be dependent upon public car parking needs within the town centre.</p> <p>No legal constraints to development have been identified.</p>	
<p>There is a reasonable prospect that the site could be made available for housing development within the plan period.</p>	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves. They have recently completed similar problems and therefore 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 achieve delivery rates of 30-40 units per annum. Hence, a scheme could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken.</p> <p>Viability work suggests that development would be viable.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development proposed.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable</p>	

~~prospect that development would be achievable.~~

~~Development of the site would be dependent upon car park provision.~~

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

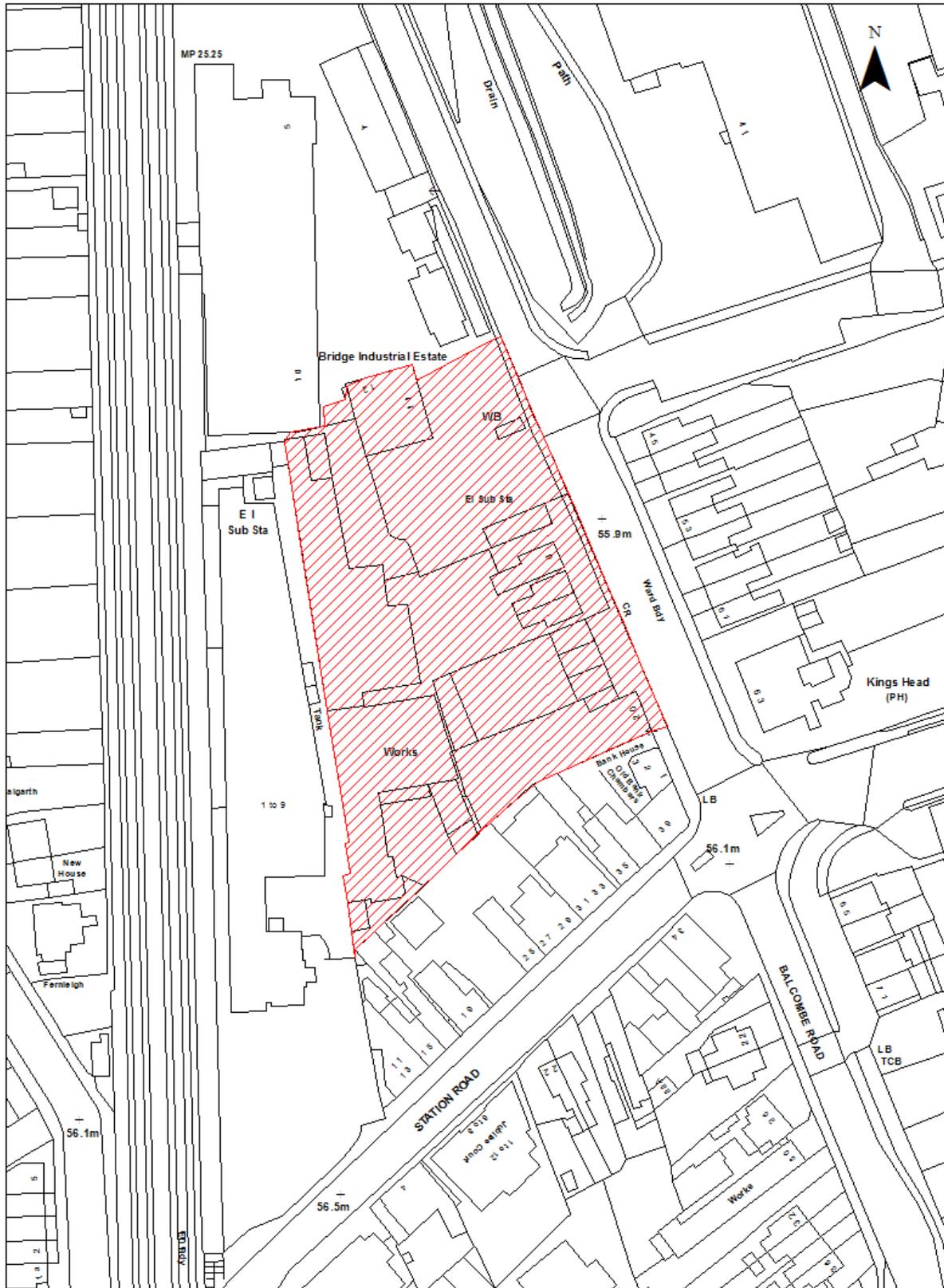
~~The site is considered to be potentially suitable for housing development.~~

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

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

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

HC05 – Balcombe Road Industrial Estate, Horley



Site details	
HELAA Reference	HC05
Source of site	RBBC – Development Management
Site name	Balcombe Road Industrial Estate, Horley
Existing use	Mixed industrial and light industrial units
Housing Potential	
Density	60dph
Capacity	30
Total site area (ha)	0.56
Suitability	
Policy Considerations	<p>The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy.</p> <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 facilities, services and public transport is good.</p>
Market Considerations	The site would most likely deliver higher density units (flats), potentially as part of a mixed use scheme.
Physical Limitations	<p>Part of the site has been identified as being at risk of surface water flooding.</p> <p>The site is potentially contaminated owing to current and historic uses.</p>
Potential Impacts	<p>Proximity to other existing employment uses and the railway line could give rise to residential amenity conflicts.</p> <p>Development could potentially contribute to the regeneration of Horley Town Centre.</p> <p>Development could impact upon the locally listed building within the site.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by numerous landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>There are a number of occupational leases on the site.</p> <p>Availability of the site would be contingent upon land assembly.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known 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 house builders who would likely have the capacity to deliver a scheme of this nature. A commercial developer may be required if a mixed-use scheme was pursued.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum; hence development could be completed 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 sites for housing development within Horley suggests that development would be economically viable.</p> <p>Costs of land reclamation could impact upon viability.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

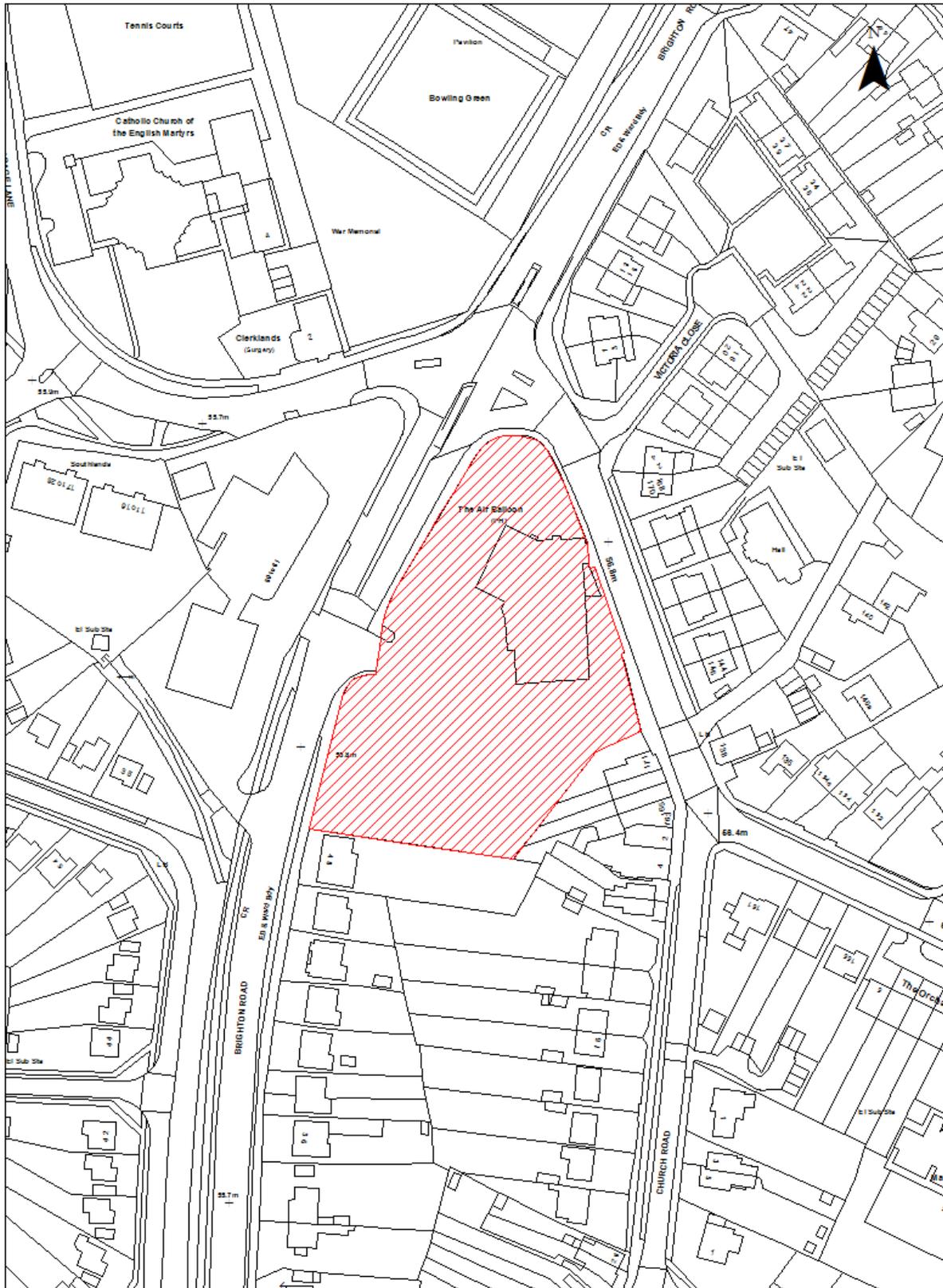
Summary

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 for housing is uncertain.

The site is therefore not currently developable.

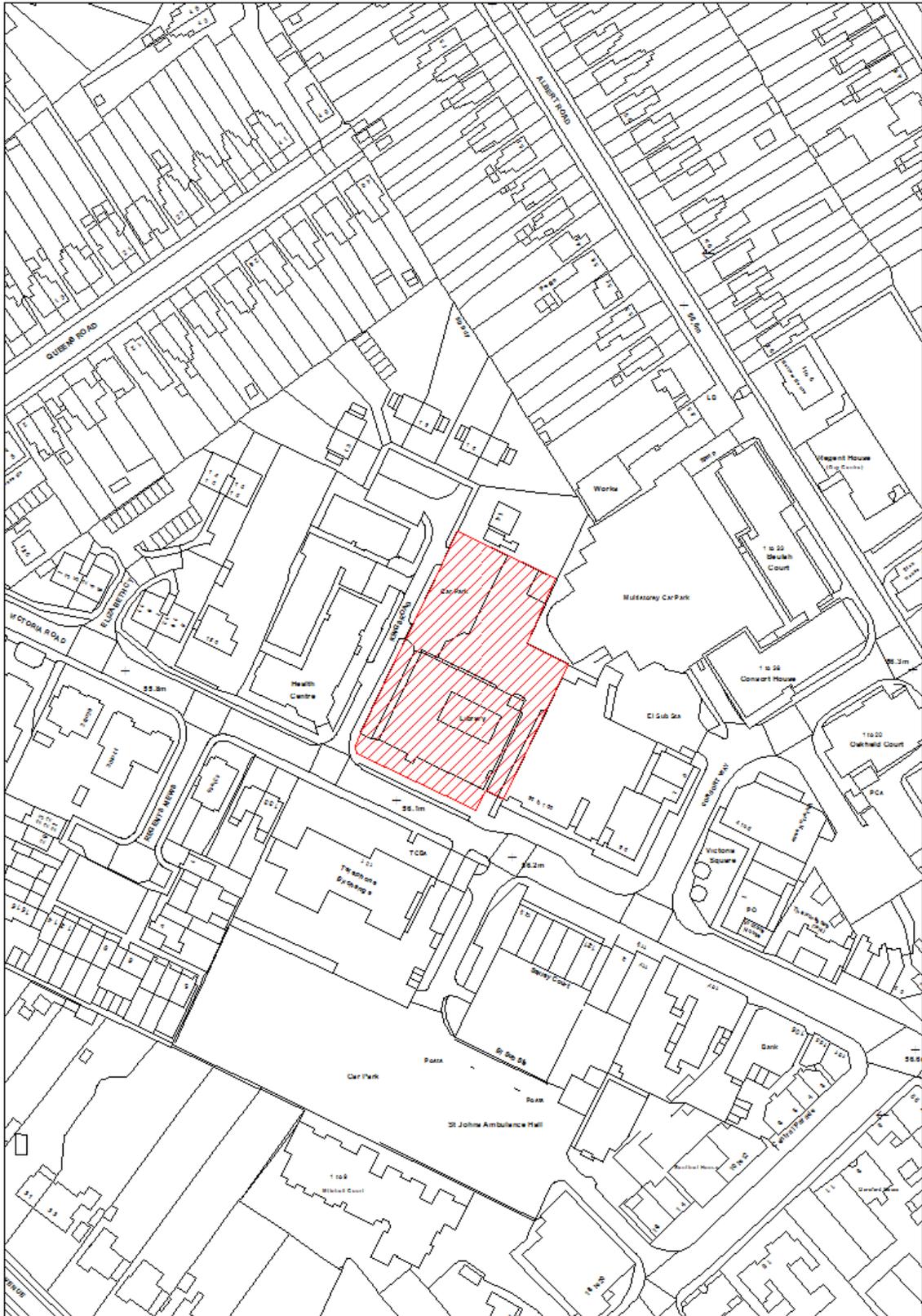
Overcoming constraints: availability; strategic policy change; contamination

HC07 – Air Balloon Public House, Brighton Road, Horley



Site details	
HELAA Reference	HC07
Source of site	RBBC - Development Management
Site name	Air Balloon Public House, Brighton Road, Horley
Existing use	Public house and associated car parking
Housing Potential	
Density	30dph
Capacity	20
Total site area (ha)	0.64
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><u>The site is currently used as a public house. Proposed policy INF2 resists the loss of such facilities.</u></p> <p>Accessibility to local services, facilities and public transport is good.</p> <p>There is a locally listed building on the site.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	There are no significant physical limitations associated with the site.
Potential Impacts	Development could impact upon the setting of the locally listed building on the site.
The site is considered to be suitable for housing development.	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Fayre & Square.</p> <p>The site has previously been promoted for housing development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this size 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 scale/ type would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>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 Horley suggests that development would be achievable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p><u>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.</u></p> <p><u>The site is not considered to be suitable for housing development and availability is uncertain.</u></p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: <u>availability; strategic policy change</u></p>	

HC10 – Horley Library, Kings Road, Horley

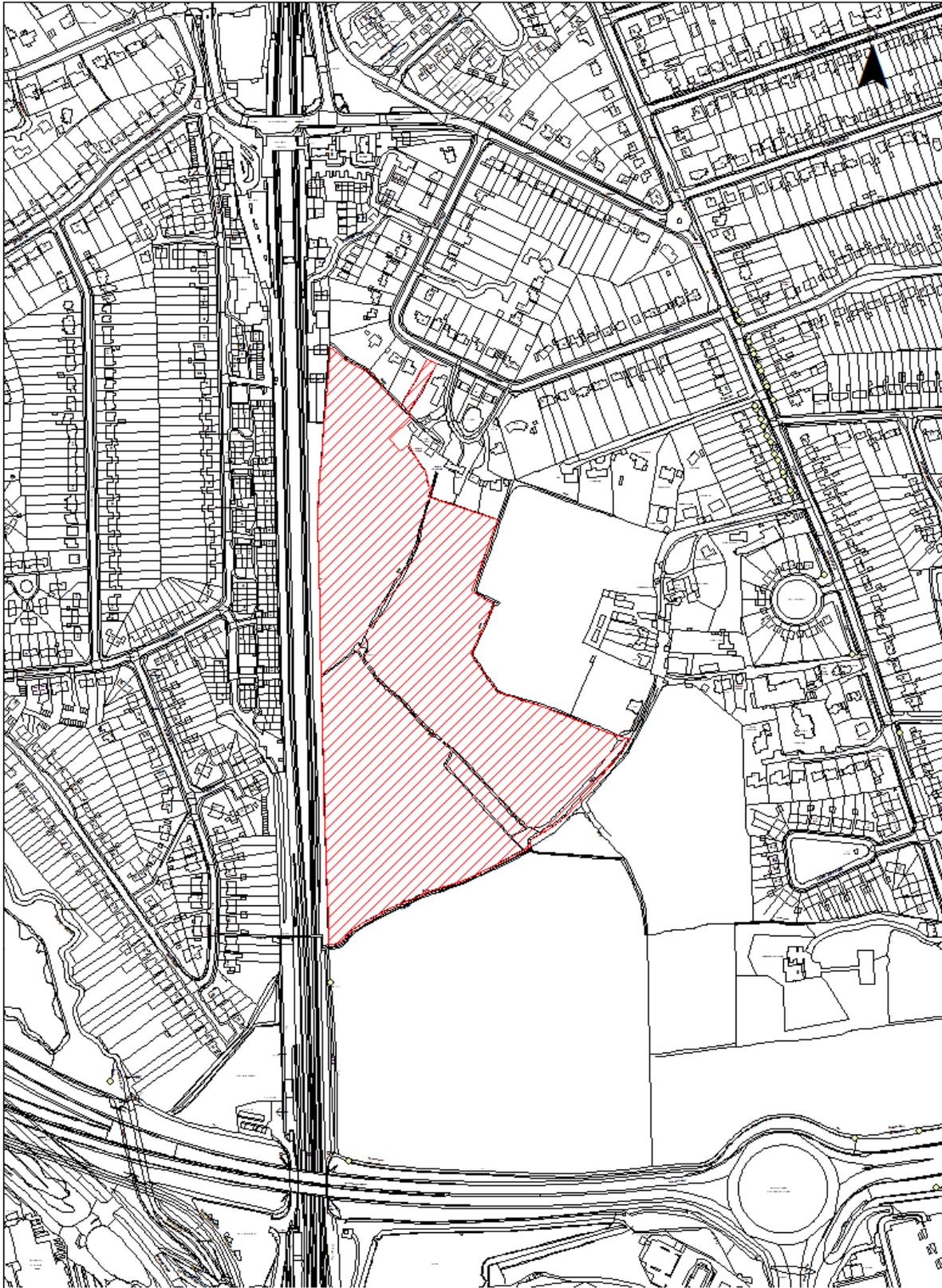


Site details	
HELAA Reference	HC10
Source of site	Call for Sites
Site name	Horley Library, Kings Road, Horley
Existing use	Public library with associated parking
Housing Potential	
Density	100dph
Capacity	35
Total site area (ha)	0.35
Suitability	
Policy Considerations	<p>The site lies within the urban area within Horley Town Centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>Loss of community uses would be contrary to policy. The site has <u>however</u> been identified in the Regulation 19 Development Management Plan as a site for mixed-use development <u>including community uses. The proposed site allocation requires either the retention or relocation of the existing library.</u> -</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver mixed use residential, community and car parking development.
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	Development of the site could contribute to the regeneration of Horley town centre.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p><u>The landowners have engaged the Council in pre-application discussions.</u></p> <p><u>A planning application has recently been submitted for up to 40 units, this is currently awaiting determination.</u></p> <p>Approval has been granted to relocate Horley library to Russells Square. The units have recently been completed. Relocation is therefore anticipated shortly.</p> <p><u>The landowners have confirmed that the site will be released for development within the short term (0-5 years).</u></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>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 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 12-28 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 is 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 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 considered to be deliverable.

HC12 – Fishers Farm, Limes Avenue, Horley



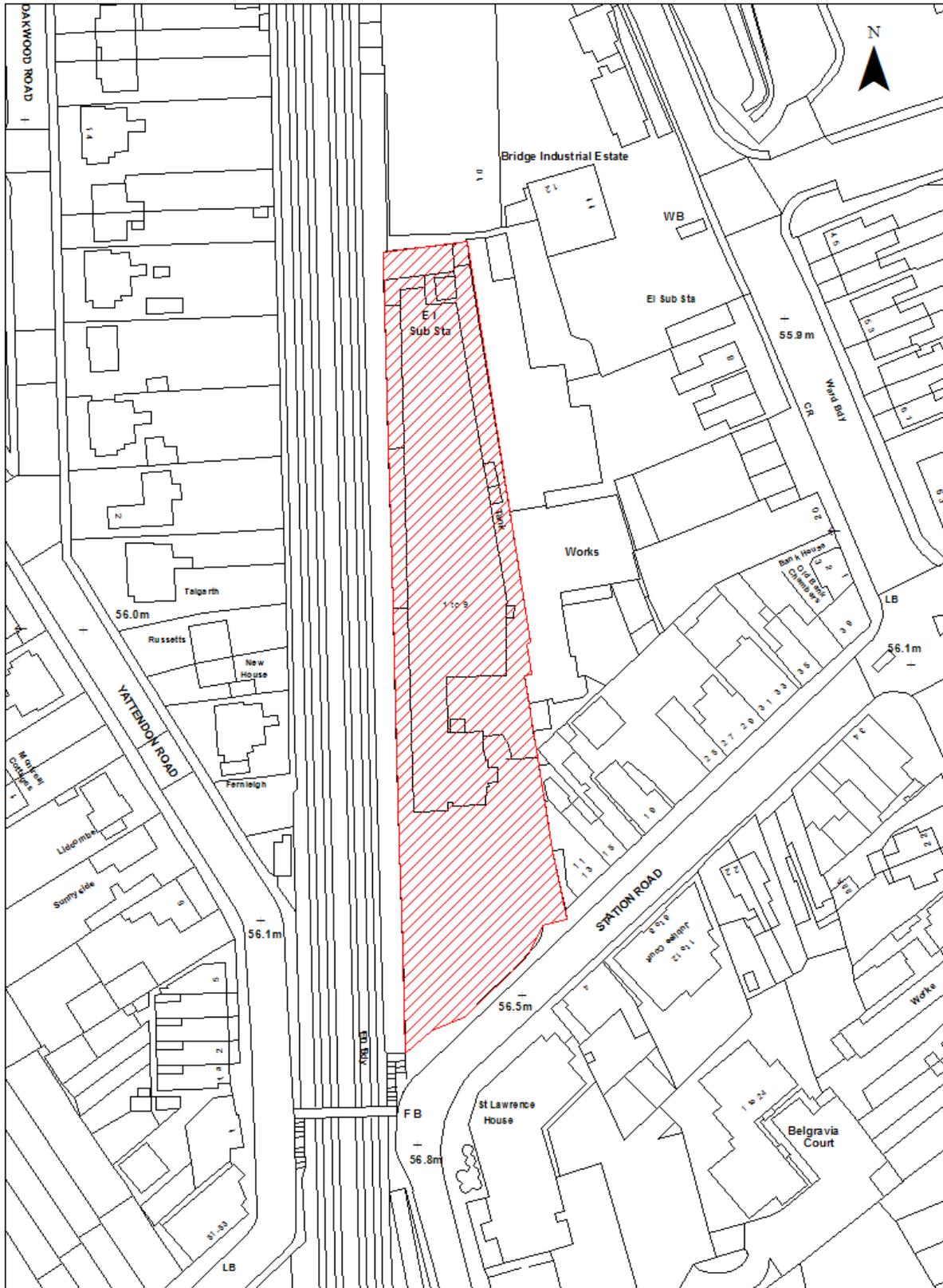
Site details	
HELAA Reference	HC12
Source of site	Call for Sites
Site name	Fishers Farm, Limes Avenue, Horley
Existing use	Agricultural land
Housing Potential	
Density	20dph
Capacity	180
Total site area (ha)	8.9
Suitability	
Policy Considerations	<p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for strategic employment.</p> <p>Accessibility to local services and facilities is good and the site also has reasonable access to public transport.</p>
Market Considerations	<p>The site is proposed to deliver a strategic employment site.</p> <p>Should the site be developed for housing development, it would be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.</p>
Physical Limitations	<p>The northern areas of the site fall within Flood Zone 2 (Historic flood event).</p> <p>There is a network of ditches and small watercourses traversing the site which gives rise to areas of identified surface water flooding risk.</p> <p>Current access via both Apperlie Drive and Bayhorne Lane is quite constrained and would require enhancement.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of adjacent listed buildings on Apperlie Drive and Limes Avenue.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Taylor Wimpey.</p> <p>The landowners have indicated that they wish to promote the site for both housing and employment uses.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Taylor Wimpey, a national house builder who would have the capacity to develop a scheme of this nature.</p> <p>A scheme of this nature would be delivered in a single phase.</p> <p>Delivery rates of 40-50 units per annum could be achieved; hence a development could be completed within 30-4 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 is 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 part of a wider site for</p>	

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

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; flood risk mitigation/ sequential assessment; access

HC15 – Mitchells of Horley, Station Road, Horley



Site details	
HELAA Reference	HC15
Source of site	Call for Sites
Site name	Mitchells Builders Yard, Station Road, Horley
Existing use	Builders yard/ storage
Housing Potential	
Density	80dph
Capacity	30
Total site area (ha)	0.40
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 forms part of a designated employment area – loss of employment uses would run contrary to <u>proposed</u> policy EMP4.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats) potentially as part of a mixed use redevelopment.
Physical Limitations	<p>Access to the site via Station Road is slightly constrained.</p> <p>Given industrial uses on and surrounding the site, it is potentially contaminated and may therefore require a level of remediation.</p>
Potential Impacts	Proximity to the railway line and other remaining employment and industrial uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have <u>actively previously</u> promoted the site for housing development.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A commercial developer may be required if a mixed use scheme is progressed.</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 scheme such as this; hence the 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.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>Costs with land reclamation may impact upon viability.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

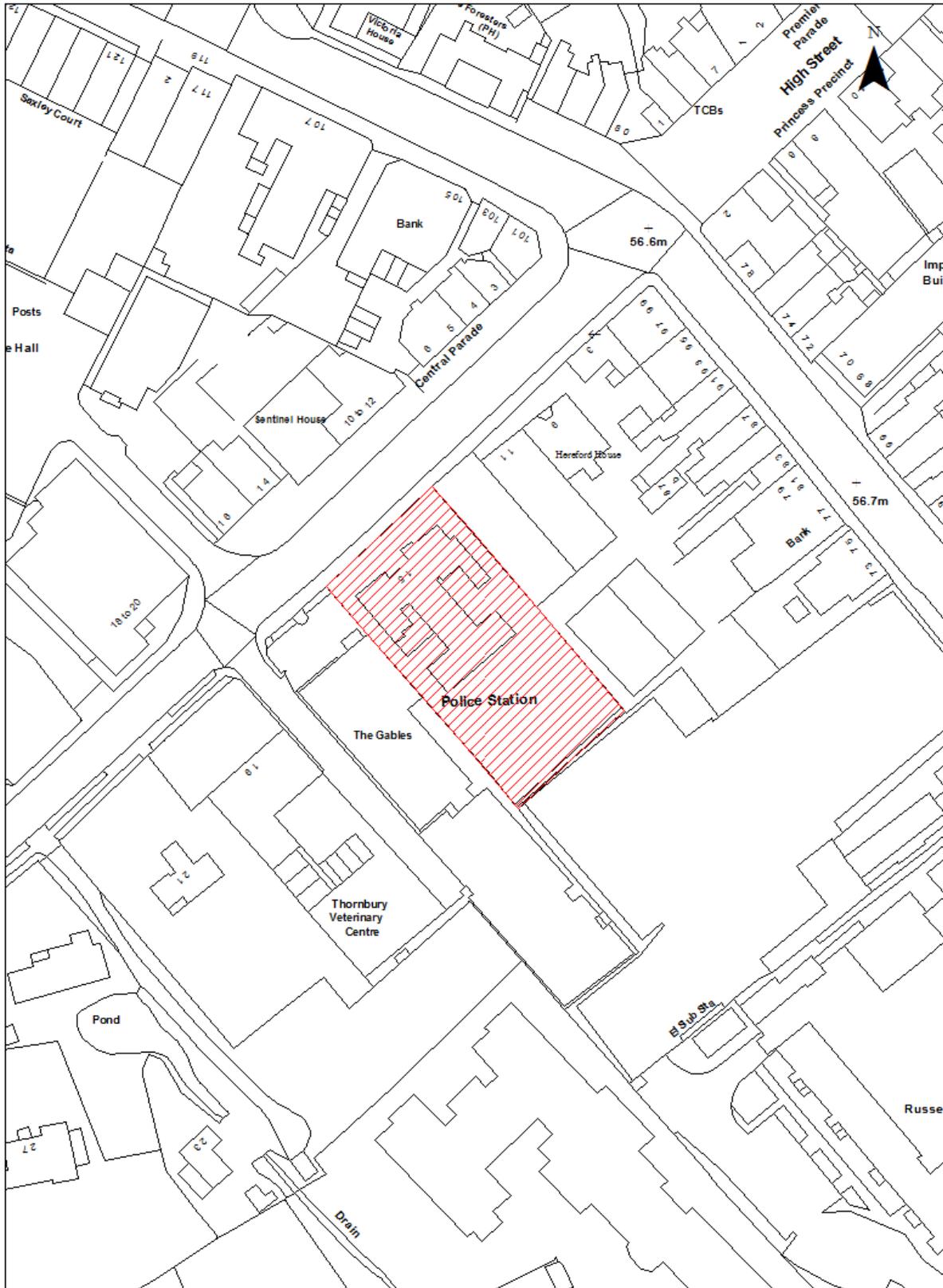
Whilst there is a reasonable prospect that the site would be made available for housing development within the plan period and that development would be achievable, the site is not considered to be suitable for housing development.

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

The site is therefore not currently developable.

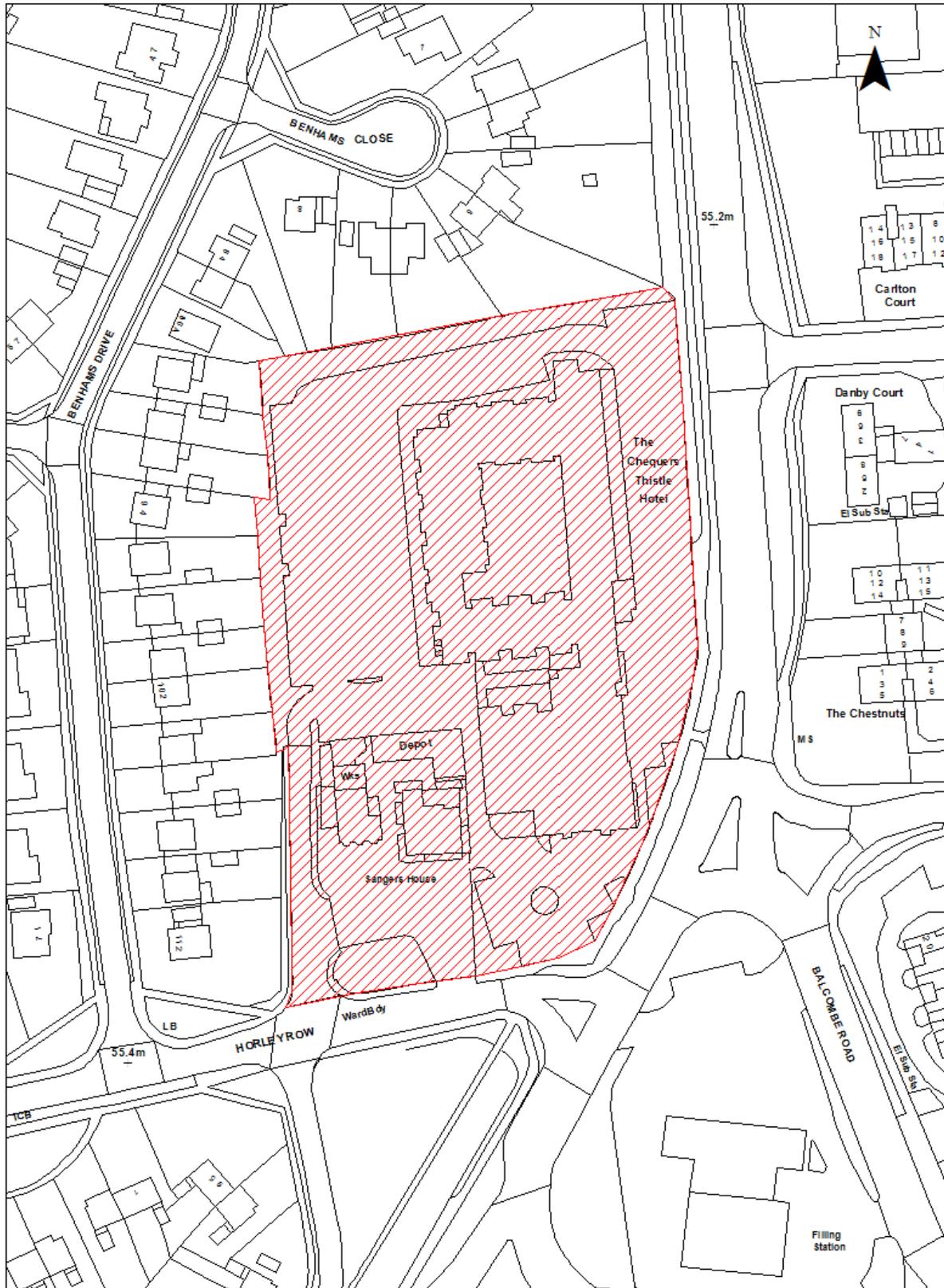
Overcoming constraints: strategic policy change; contamination; availability

HC16 – Horley Police Station, Massetts Road, Horley



Site details	
HELAA Reference	HC16
Source of site	Identified Site
Site name	Horley Police Station, Massetts Road, Horley
Existing use	Police Station
Housing Potential	
Density	133dph
Capacity	20
Total site area (ha)	0.15
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Horley town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>Loss of community uses would run contrary to policy.</p> <p>The site has however been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	Development of the site could contribute to the regeneration of Horley Town Centre.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Police and Crime Commissioner for Surrey.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The site is understood to no longer be needed for operational purposes.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>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 house builders 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. 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 suggests that development is viable.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HC17 – Former Chequers Hotel, Bonehurst Road, Horley



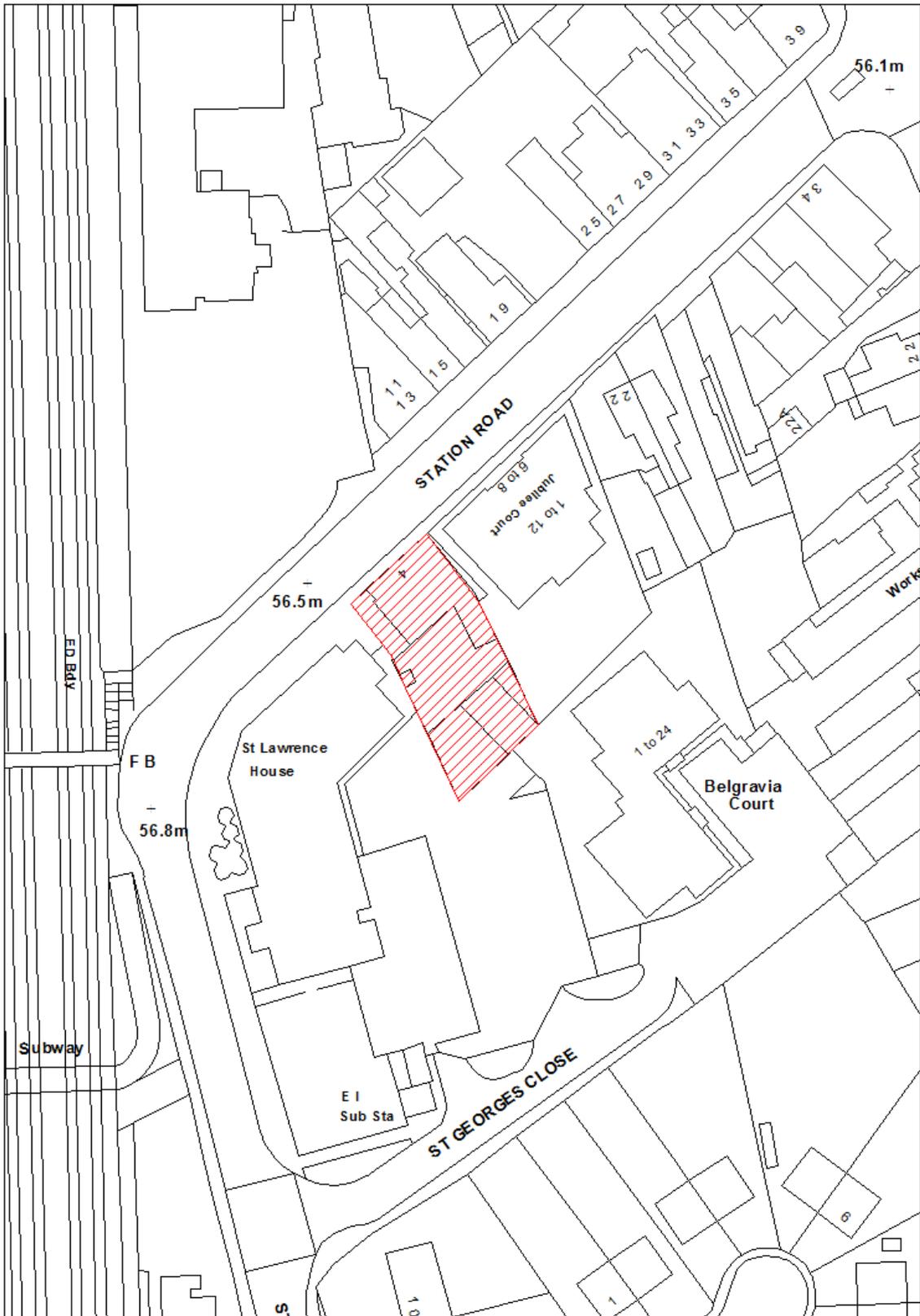
Site details	
HELAA Reference	HC17
Source of site	Identified Site – RBBC Development Management
Site name	Former Chequers Hotel, Bonehurst Road, Horley
Existing use	Former hotel
Housing Potential	
Density	40dph
Capacity	45
Total site area (ha)	1.17
Suitability	
Policy Considerations	The site is located within the urban area, within close proximity to Horley Town Centre, and 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 housing development. Accessibility to local services and facilities is reasonable and there is excellent links to public transport.
Market Considerations	The site is proposed to deliver a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	The north eastern part of the site is identified as being at risk of surface water flooding.
Potential Impacts	Development could potentially impact upon the setting of locally listed buildings on the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Menzies Group. <u>The site is owned by the Nine Group. It is understood that they are planning to re-open the hotel.</u> It has not been possible to ascertain landowner intentions. <u>The site was previously owned by the Menzies Group who had previously promoted the site for housing development. Previously it was understood it is understood</u> that since the hotel closed there has been significant interest in developing the site. No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	Whilst there is no known specific developer interest in the site, it is understood that there has <u>previously</u> been significant interest in developing the site. A site of this type/ scale would likely attract interest from regional or national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this; hence development could be completed within 18-24 months.
Market & Economic Viability Considerations	Specific viability work suggests that development is not viable and would require a reduction in affordable housing provision. The residential market in the area is strong and would most likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development. 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, however, availability is uncertain.

The site is therefore not currently developable.

Overcoming constraints: availability

HC27 – T Northeast, 4 Station Road, Horley



Site details	
HELAA Reference	HC27
Source of site	Identified Site – RBBC Development Management
Site name	T Northeast Ltd. 4 Station Road, Horley
Existing use	Retail premises/ workshop
Housing Potential	
Density	150dph
Capacity	6
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site is within the urban area, within the Station Road local centre, and within close proximity of Horley 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>Loss of retail uses on the ground floor would be contrary to policy. <u>However, the landowner has indicated that they intend to retain/ reprovide the retail uses on the ground floor.</u></p>
Market Considerations	The site would be suited to delivering higher density units as part of a mixed-use site with retail on the ground floor.
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	There are no identified potential impacts associated with development of the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The retail unit is operational.</p> <p>The landowner has promoted the site for housing development.</p> <p><u>The landowner has indicated that the site could be made available for housing development within 12 months.</u></p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p><u>The landowner has confirmed that they intend to develop the site themselves.</u></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 likely be delivered in a single phase by a single developer and could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken.</p> <p>Generic assessment of sites within Horley suggests that development would be viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.	

The site is therefore considered to be deliverable.

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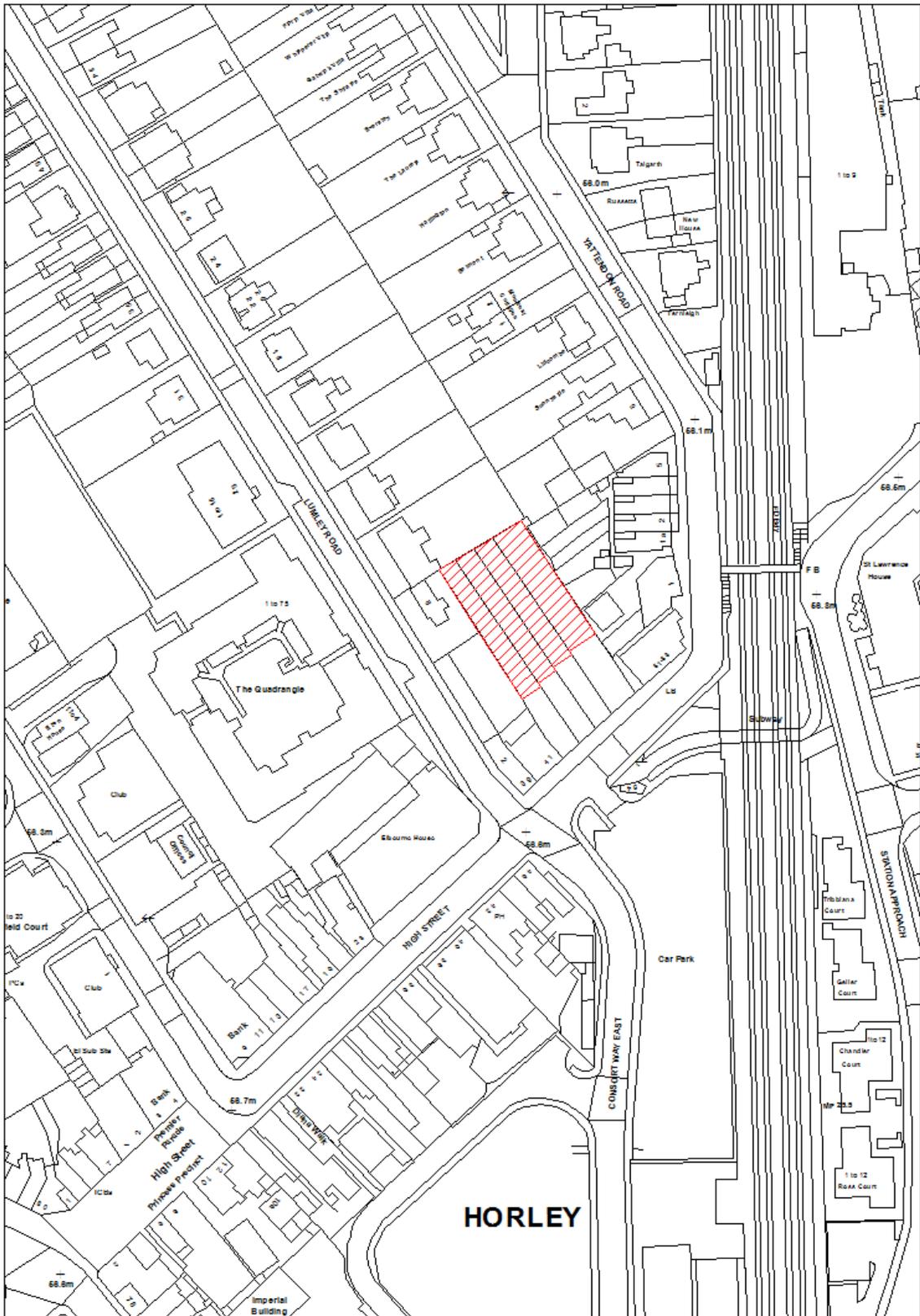
HC28 – Meadowcroft, Balcombe Road, Horley



Site details	
HELAA Reference	HC28
Source of site	Extant Prior Approval
Site name	Meadowcroft, Balcombe Road, Horley
Existing use	Office accommodation
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	2.4
Suitability	
Policy Considerations	<p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for strategic employment.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site is allocated within the Development Management Plan for Employment uses.
Physical Limitations	The northern part of the site is affected by surface water flooding. Parts of the site are densely wooded; however, none of the woodland areas are protected.
Potential Impacts	The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would affect residential amenity.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private organisation, Core Investments Ltd.</p> <p>The site benefits from two prior approvals – one for five flats and one for one dwelling. Neither has been implemented.</p> <p>The site has recently been advertised for office rental on a short term basis (2 years).</p> <p><u>The Council has confirmed willingness to CPO the strategic employment site for employment uses.</u></p>	
There is a reasonable prospect that the existing prior approvals will not be implemented.	
The site is not considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would likely be completed in a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be achieved; hence development could be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>No specific viability work has been undertaken as the site benefits from prior approval.</p> <p>The residential market in the area is considered to be sufficient to support development of this nature.</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 part of a wider site for strategic employment. The site is therefore not considered to be suitable for housing development.	

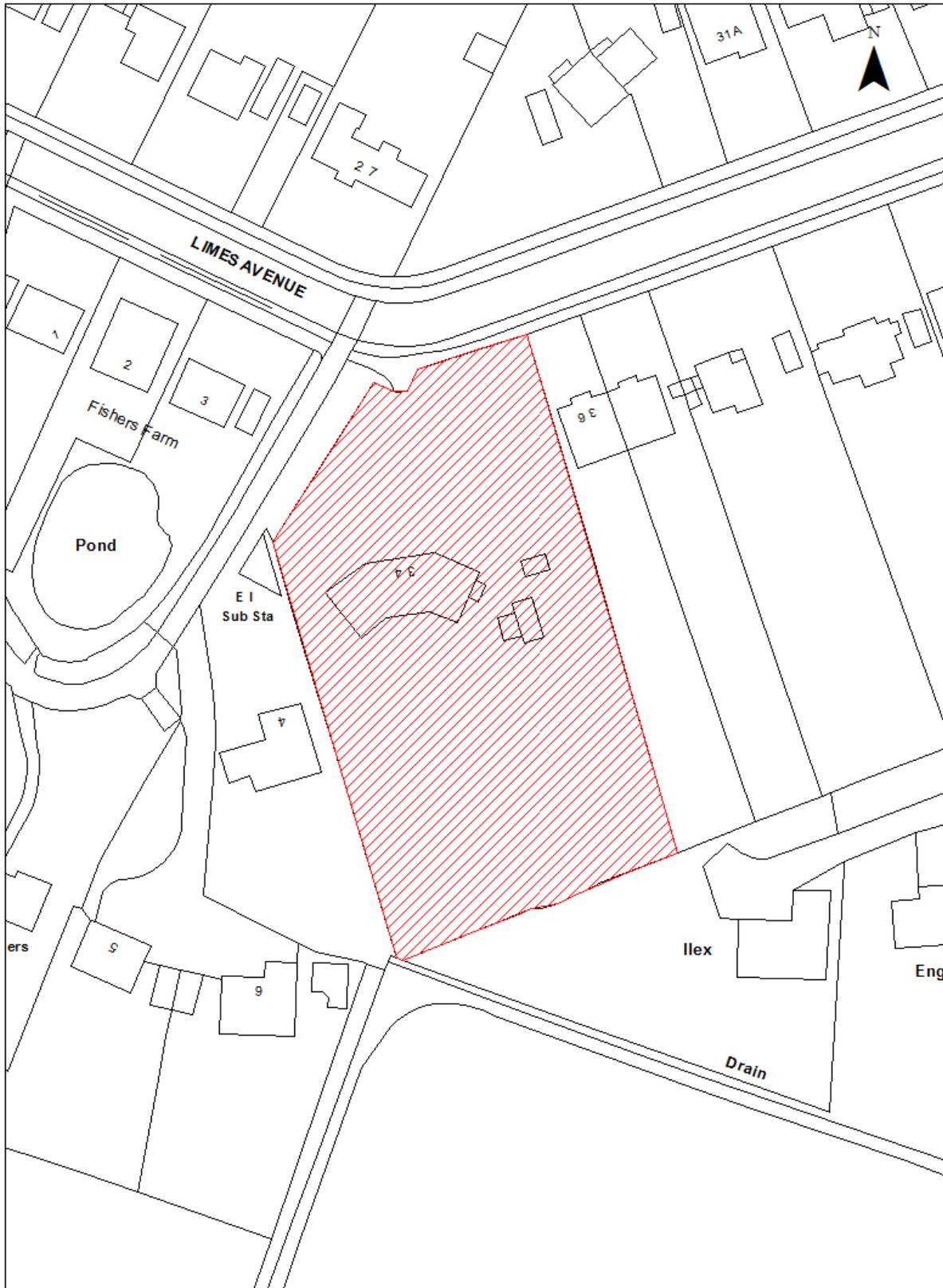
The site is therefore not currently developable for housing development.
Overcoming constraints: availability; strategic policy change

HC30 – R/O 43-49 High Street, Horley



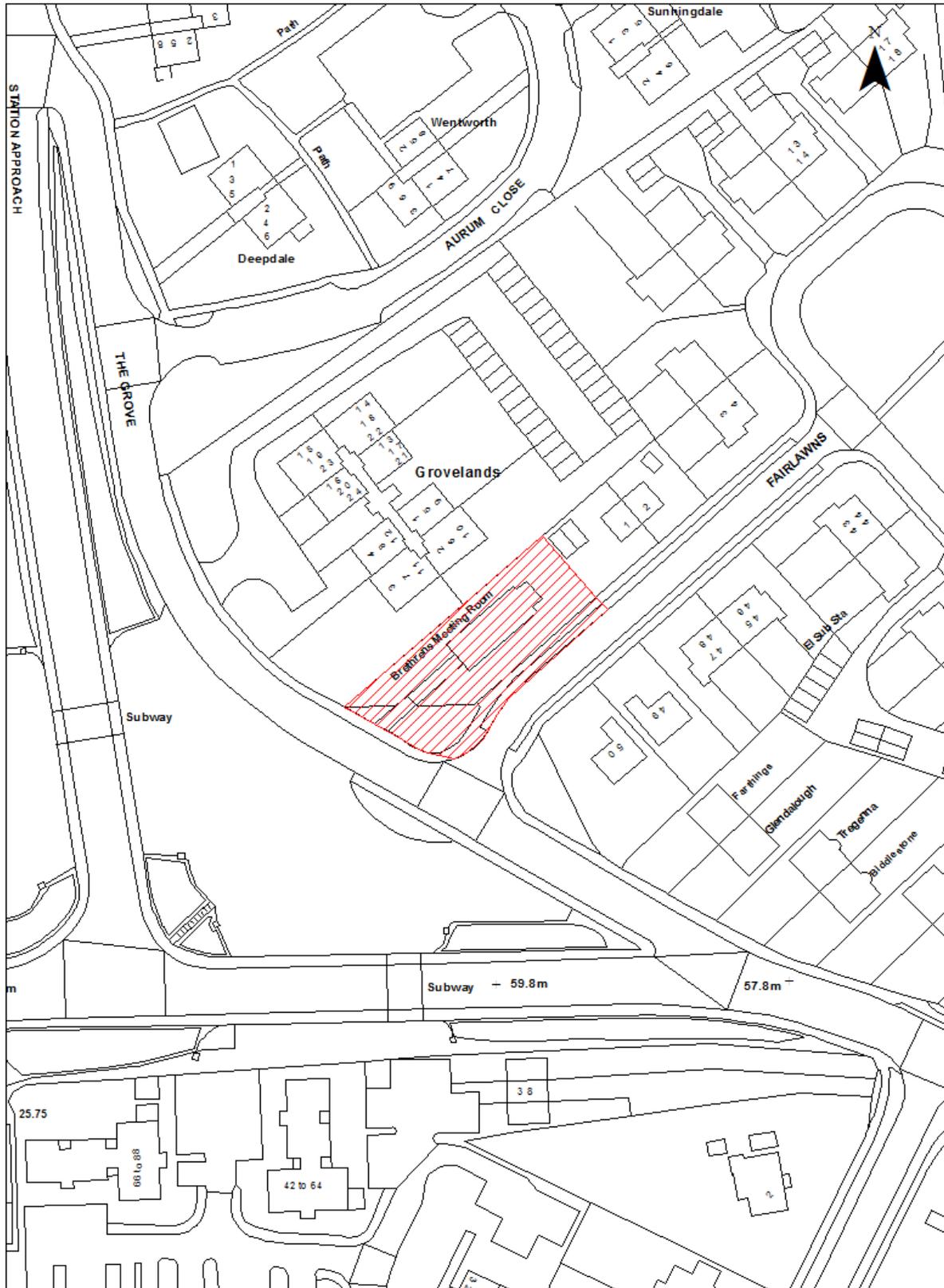
Site details	
HELAA Reference	HC30
Source of site	Extant Planning Permission
Site name	R/O 43-49 High Street, Horley
Existing use	Rear of office buildings
Housing Potential	
Density	80dph
Capacity	6
Total site area (ha)	0.5
Suitability	
Policy Considerations	<p>The site lies within the urban area within Horley Town Centre 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, facilities and public transport is excellent.</p> <p>The site benefits from planning permission for housing development.</p>
Market Considerations	The site is proposed to deliver 6 higher density units (flats).
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	There are no identified potential impacts associated with development of the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from planning permission for housing development.</p> <p>The adjoining offices have recently been converted into higher residential development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has recently completed office to residential development on the adjoining offices. It is therefore felt that they would have the capacity to develop the scheme proposed.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be completed on a site such as this and therefore the 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 benefits from planning permission.</p> <p>The residential market in the area is considered to be sufficient to support the 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 reasonable.</p> <p>The site is therefore considered to be deliverable.</p>	

HC31 – 34 Limes Avenue, Horley



Site details	
HELAA Reference	HC31
Source of site	Extant Planning Permission
Site name	34 Limes Avenue, Horley
Existing use	Dwelling with grounds
Housing Potential	
Density	16dph
Capacity	5
Total site area (ha)	0.31
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 5 residential units. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site is proposed to deliver 5 residential units.
Physical Limitations	The site lies within Flood Zone 2. Part of the site has been identified as being at risk of surface water flooding. These factors are felt to have been overcome by the planning permission.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Denton Homes, a regional developer. The site benefits from planning permission for 5 residential units. The site is currently vacant. A number of the pre-commencement planning conditions have been discharged. <u>It is understood that development is due to commence later this year.</u> No legal constraints to development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by a regional developer, Denton Homes who are expected to have the capacity to develop the capacity to develop the scheme of this capacity. The scale/ type of development proposed is likely to be delivered in a single phase by a single housebuilder and would likely achieve a delivery rate of 20-30 units per annum. Hence, development will be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site has planning permission for housing development. The residential market in the surrounding area is considered to be sufficient to support development of this nature.
There is a reasonable prospect that development of this nature would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	

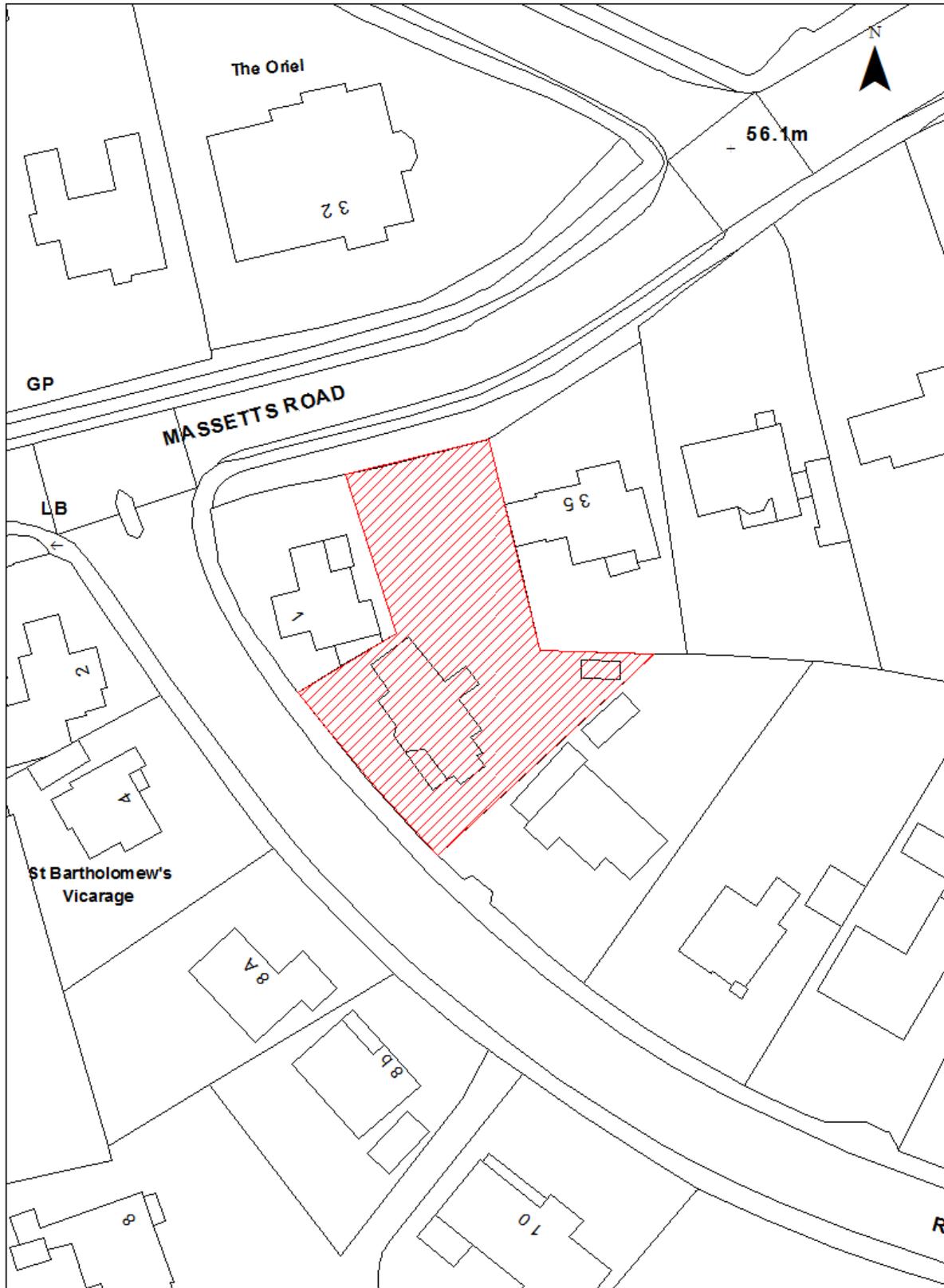
HC32 – Brethren Meeting Room, The Grove, Horley



Site details	
HELAA Reference	HC32
Source of site	Call for Sites
Site name	Brethren Meeting Room, The Grove, Horley
Existing use	Brethren Meeting Room
Housing Potential	
Density	63dph
Capacity	5
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity of Horley town centre. The site therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is currently used for community uses - loss of community uses would be contrary to <u>proposed</u> policy <u>INF2</u>.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	<p>Part of the site has been identified as potentially being at risk of surface water flooding.</p> <p>Access to the site from The Grove would need improving.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by <u>Trusts c/o</u> Arun Business Consortium.</p> <p>The landowner has promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made available for housing development within 12 months <u>the next 15 years</u>.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>The site 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 completed in a single phase by a single developer. 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 assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site would be made available for development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p>	

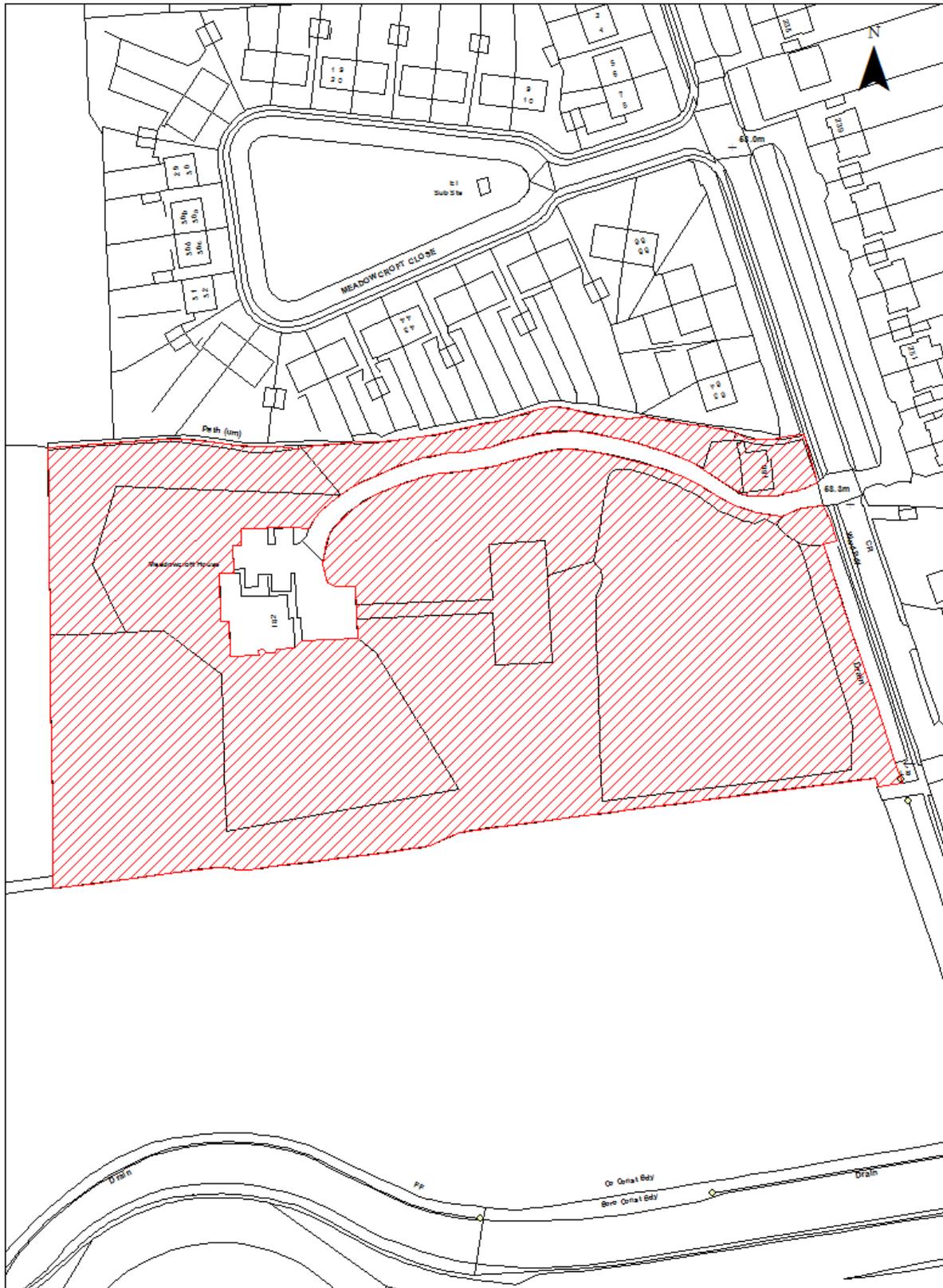
Overcoming constraints: access; strategic policy change

HC34 – Copperwood, Russells Crescent, Horley



Site details	
HELAA Reference	HC34
Source of site	Extant Planning Permission
Site name	Copperwood, Russells Crescent, Horley
Existing use	Residential dwelling and grounds
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>The site benefits from planning permission for 6 units.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public service is good.</p> <p>The site lies within the Massetts Road 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 could impact upon the conservation area – the planning permission felt that this potential impact had been overcome.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a landowner.</p> <p>The site benefits from planning permission for 6 units.</p> <p><u>A Section 73 application has been recently approved.</u></p> <p><u>A number of pre-commencement conditions have been discharged.</u></p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>There is no known 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 have the capacity to deliver a scheme such as this.</p> <p>A site 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 benefits from planning permission.</p> <p>The residential market in the area is 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	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

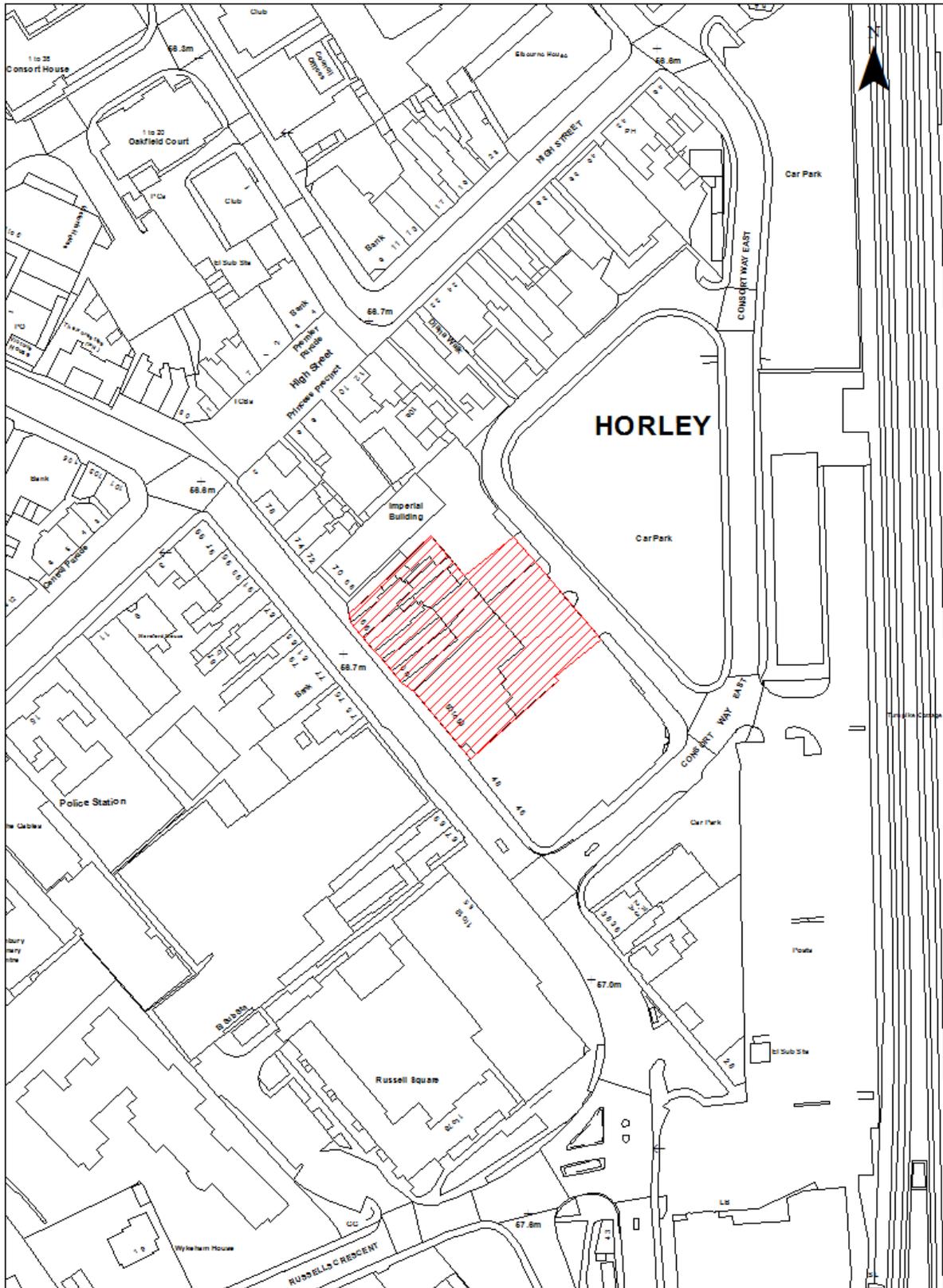
HC33 – Land at Meadowcroft, Horley



Site details	
HELAA Reference	HC33
Source of site	Call for Sites
Site name	Land at Meadowcroft, Horley
Existing use	Office grounds
Housing Potential	
Density	25dph
Capacity	60
Total site area (ha)	2.4
Suitability	
Policy Considerations	<p>The site lies within a location contemplation 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 been identified in the Regulation 19 Development Management Plan as part of a wider site for strategic employment.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	<p>Given the scale of the site, the site would be capable of delivering a mix of housing types and tenures.</p> <p>The site could therefore potentially meet a range of market requirements.</p>
Physical Limitations	<p>The northern part of the site has been identified as being potentially at risk of surface water flooding.</p> <p>Parts of the site are densely wooded; however, none of the woodland areas are protected.</p>
Potential Impacts	<p>The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would then affect residential amenity.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Core Investments Ltd.</p> <p>The landowner has previously actively promoted the site for housing development. It has however not been possible to confirm landowner intentions.</p> <p><u>The site is identified in the Regulation 19 Development Management Plan as part of a wider site for strategic employment. The Council has confirmed willingness to CPO the strategic employment site.</u></p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
The site is not considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point. A site of this nature would likely attract interest from a local or regional developer who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed by a single house builder 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 2 years 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 strong and would likely be capable of supporting</p>

	the scale and type of development envisaged.
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 part of a wider site for strategic employment. The site is therefore not considered to be suitable for housing development.</p> <p>The site is therefore not considered to be currently developable for housing development.</p> <p>Overcoming constraints: availability; strategic policy change; flood risk/ mitigation</p>	

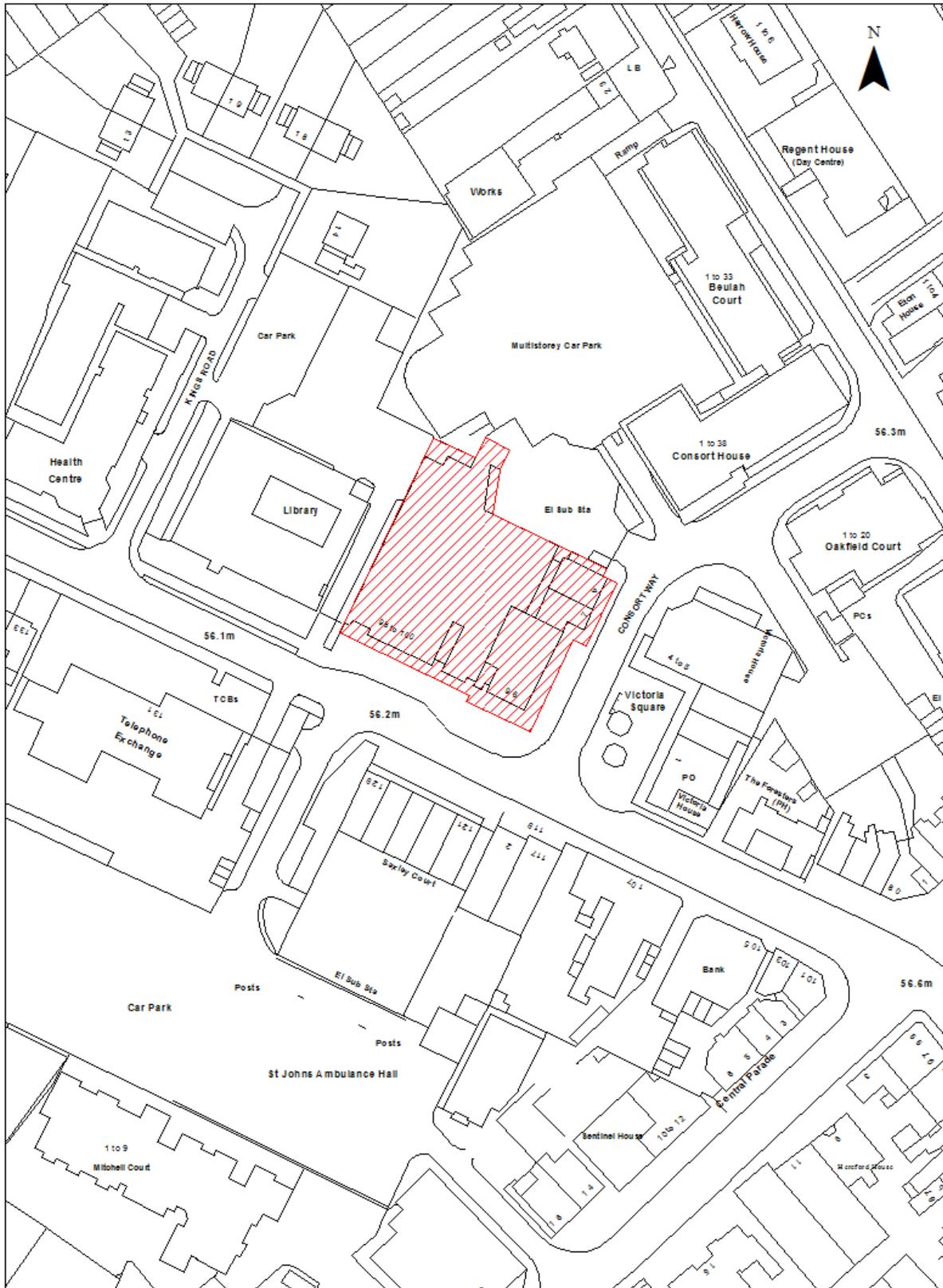
HC35 – 50-66 Victoria Road, Horley



Site details	
HELAA Reference	HC35
Source of site	Identified Site
Site name	50-66 Victoria Road, Horley
Existing use	Mixed use: retail and residential
Housing Potential	
Density	100dph
Capacity	25
Total site area (ha)	0.25
Suitability	
Policy Considerations	The site lies within the town centre and therefore within a location prioritised for housing development through Policy CS4 of the Core Strategy. The site lies within the primary shopping area. Loss of retail uses would be contrary to policy. The site has however been identified as an opportunity site in the Regulation 19 Development Management Plan. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site is proposed to deliver mixed-use retail/ leisure and residential development.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development of the site provides the potential to continue regeneration to this part of the town following developments such as Russell Square.
This site is considered to be suitable for housing development.	
Availability	
The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled in order to enable development. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this nature would likely attract interest from a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would likely be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum on the residential part of the development could be achieved. Development could therefore be completed within 18 months of commencement.
Market & Economic Viability Considerations	Viability work suggests that development would be viable. Provision of retail/leisure uses may reduce viability. The residential market in the area is good and would likely be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan. The site is considered to be suitable for development and there is a reasonable prospect that development would be achievable. Availability of the site is however uncertain. The site is therefore not currently considered to be developable.	

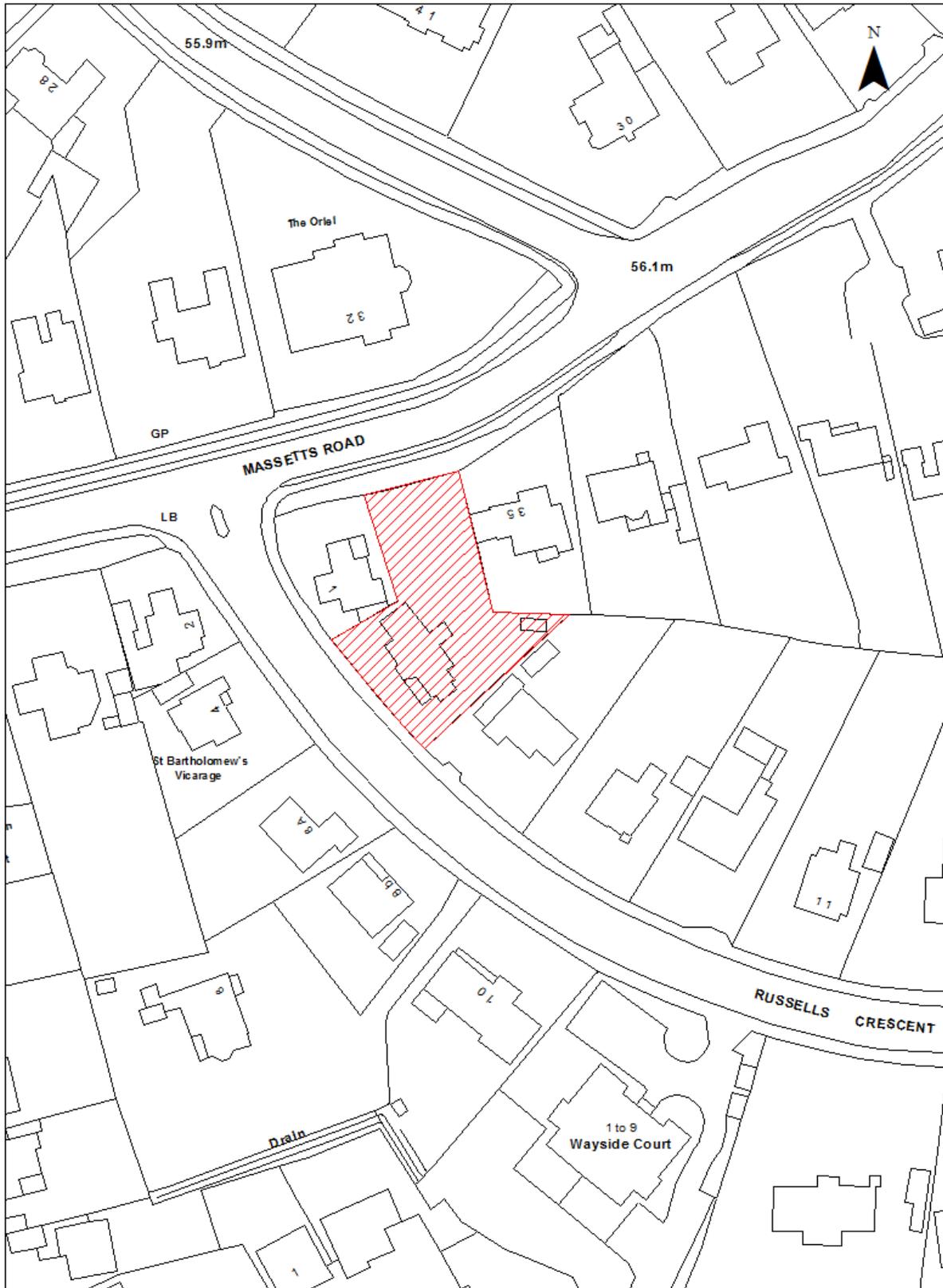
Overcoming constraints: availability; land assembly

HC36 – 96-100 Victoria Road, Horley



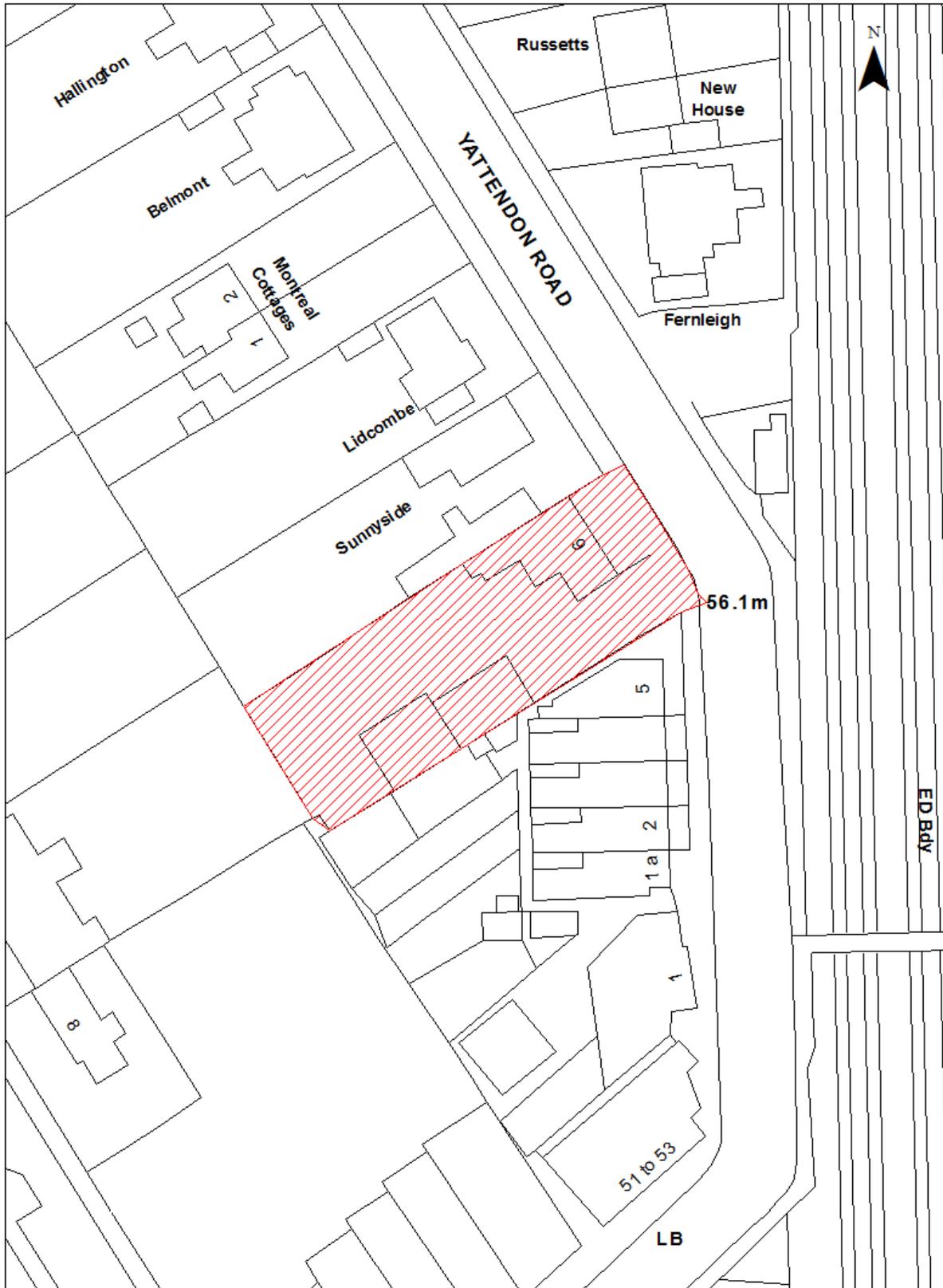
Site details	
<u>HELAA Reference</u>	<u>HC36</u>
<u>Source of site</u>	<u>Extant Planning Permission</u>
<u>Site name</u>	<u>96-100 Victoria Road, Horley</u>
<u>Existing use</u>	<u>Flat roof of existing building</u>
Housing Potential	
<u>Density</u>	<u>235dph (taking into account existing first floor units)</u>
<u>Capacity</u>	<u>19</u>
<u>Total site area (ha)</u>	<u>0.14</u>
Suitability	
<u>Policy Considerations</u>	<u>The site lies within the urban area and therefore within a location 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>The site benefits from planning permission for 19 units.</u> <u>Accessibility to public transport and services is excellent.</u>
<u>Market Considerations</u>	<u>The site benefits from planning permission for 19 self-contained studio, one and two bedroom residential flats.</u>
<u>Physical Limitations</u>	<u>The site falls within Flood Zone 1. The planning application was supported by a SUDS drainage strategy which Surrey County Council considered to be acceptable.</u>
<u>Potential Impacts</u>	<u>During the course of the planning application concerns were raised due to the loss of daylighting and natural ventilation of the existing flats. This has been sought to be overcome with the provision of lightwells.</u>
The site is considered to be suitable for housing development.	
Availability	
<u>The site is owned by Mountley Ltd.</u> <u>The site benefits from planning permission for 19 residential flats.</u> <u>No legal constraints to development have been identified.</u>	
The site is considered to be available for development.	
Achievability	
<u>Delivery & Timing Considerations</u>	<u>The site is owned by Mountley Ltd. who is an experienced developer.</u> <u>A scheme of this nature would most likely be completed in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be expected on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
<u>Market & Economic Viability Considerations</u>	<u>No specific viability work has been undertaken as the site benefits from planning permission.</u> <u>The residential market in the area is considered to be good and would likely be considered sufficient to meet the type and scale of development proposed.</u>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<u>The site is considered to be suitable and available for development and there is a reasonable prospect that development of the site would be achievable.</u> The site is therefore considered to be deliverable.	

HC37 – Copperwood, Russells Crescent, Horley



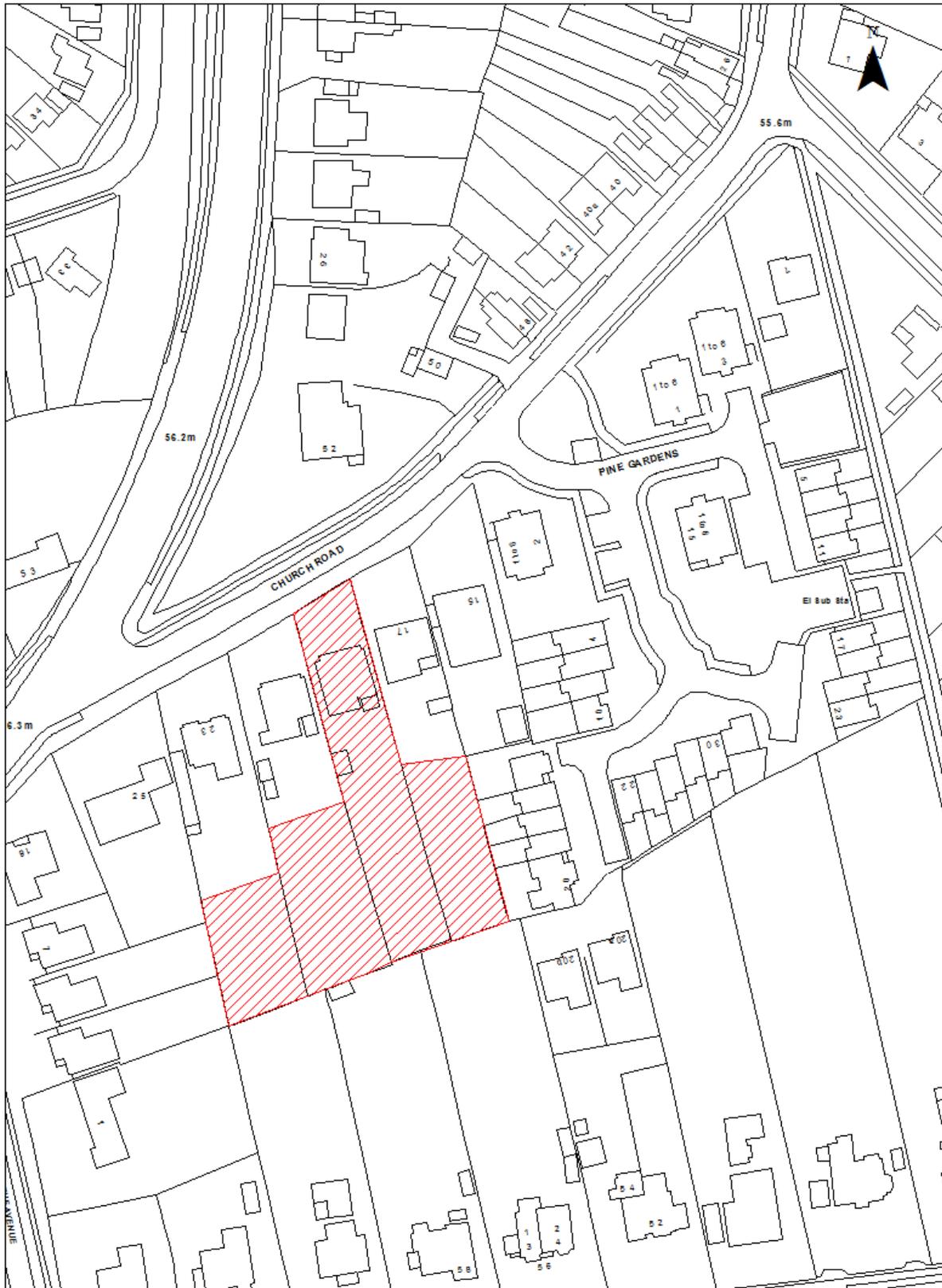
Site details	
HELAA Reference	<u>HC37</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>Copperwood, Russells Crescent, Horley</u>
Existing use	<u>Residential dwelling and grounds</u>
Housing Potential	
Density	<u>75dph</u>
Capacity	<u>6 (gross) 5 (net) units</u>
Total site area (ha)	<u>0.08ha</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 benefits from planning permission for 6 units.</u></p> <p><u>The site lies within the Massetts Road Conservation Area.</u></p> <p><u>Accessibility to local services and facilities is good.</u></p> <p><u>Accessibility to public transport is good.</u></p>
Market Considerations	<u>The site benefits from planning permission for 6 flats.</u>
Physical Limitations	<p><u>The site lies within Flood Zone 1.</u></p> <p><u>Two trees on site are subject to a TPO. The Tree Officer raised no objection to development subject to condition.</u></p>
Potential Impacts	<u>The development could impact upon the Massetts Road Conservation Area – the Conservation Officer raised no objection to the proposed development subject to a number of conditions.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is owned by a single landowner.</u></p> <p><u>The site benefits from planning permission for 6 units.</u></p> <p><u>A number of pre-commencement conditions have been discharged.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer interest in the site at this point.</u></p> <p><u>A site of this scale/ characteristics would likely attract interest from a local or regional developer who would likely have capacity to develop a site such as this.</u></p> <p><u>A scheme of this nature 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>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken as the site benefits from planning permission.</u></p> <p><u>The residential market in the area is considered to be sufficient to support the type and scale of development proposed.</u></p>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<p><u>The site benefits from planning permission for 6 units.</u></p> <p><u>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.</u></p> <p><u>The site is therefore considered to be deliverable.</u></p>	

HC38 – St Georges House, Yattendon Road, Horley



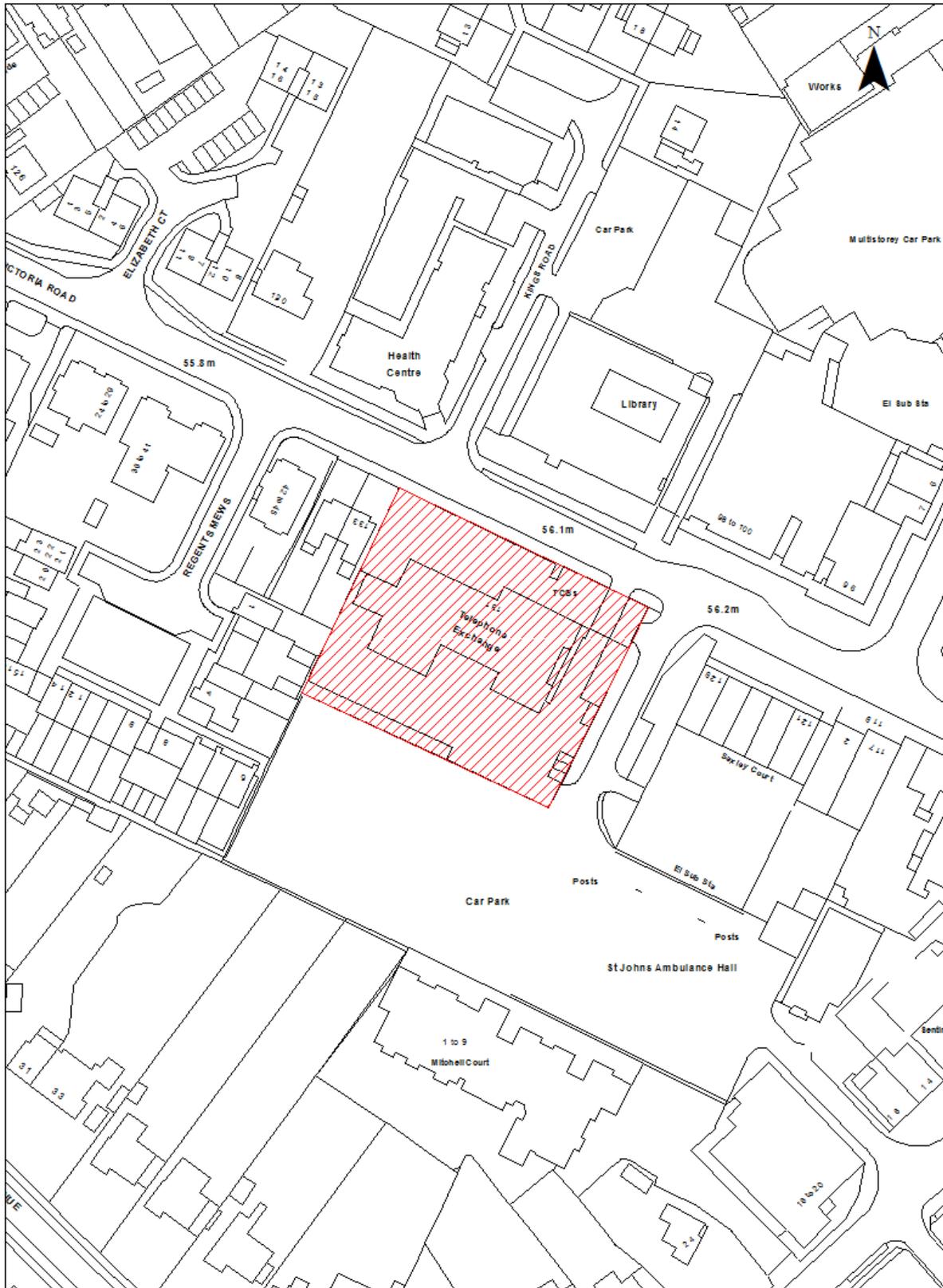
Site details	
HELAA Reference	<u>HC38</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>St Georges House, Yattendon Road, Horley</u>
Existing use	<u>Offices, workshops and storage</u>
Housing Potential	
Density	<u>75dph</u>
Capacity	<u>6</u>
Total site area (ha)	<u>0.08</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore within a location contemplated for residential development through policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>The site benefits from planning permission for 6 units.</u> <u>Access to local services and facilities is excellent.</u> <u>Access to public transport is excellent.</u>
Market Considerations	<u>The site benefits from planning permission for 6 units (4 flats and 2 houses).</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>No potential impacts have been identified.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by Barclay Developments (UK) Ltd.</u> <u>The site benefits from planning permission for 6 units.</u> <u>An application for demolition has recently been submitted. It has however been withdrawn.</u> <u>No legal constraints to development have been identified.</u>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The site is owned by Barclay Developments (UK) Ltd.</u> <u>A site of this scale/ characteristics would likely attract interest from local or regional developers who would likely have they capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site benefits from planning permission.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for residential development.</u> <u>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.</u> <u>The site is therefore considered to be deliverable.</u>	

HC39 – 19 Church Road and R/O 17-23 Church Road, Horley



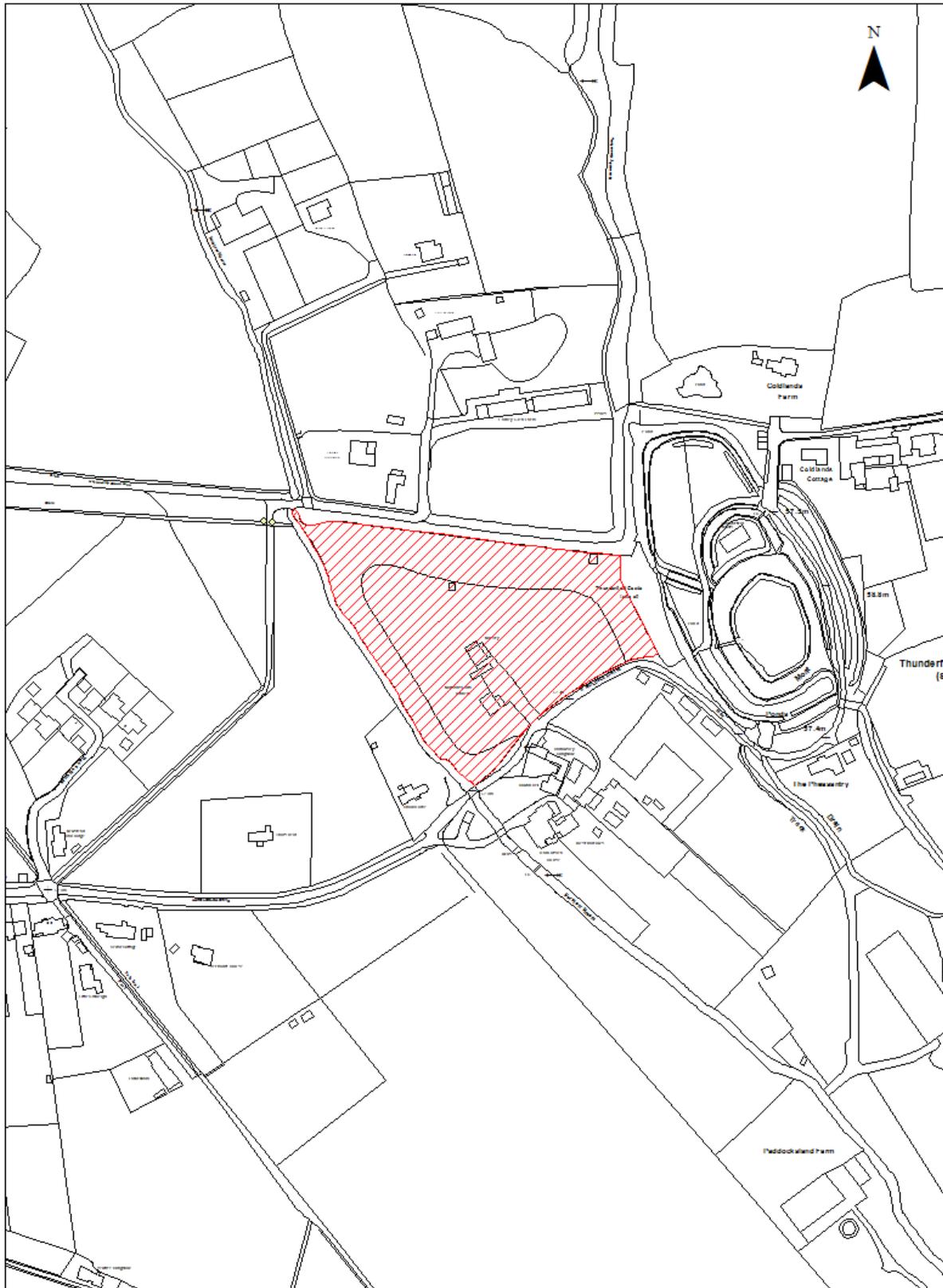
Site details	
HELAA Reference	<u>HC39</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>19 Church Road and R/O 17-23 Church Road, Reigate</u>
Existing use	<u>Guest House and residential gardens</u>
Housing Potential	
Density	<u>20dph</u>
Capacity	<u>7 (gross) 6 (net) units</u>
Total site area (ha)	<u>0.35ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>The site benefits from planning permission for 7 units.</u> <u>The site lies partially within the Massetts Road Conservation Area.</u>
Market Considerations	<u>The site is proposed to deliver 7 detached dwellings.</u>
Physical Limitations	<u>The site lies within Flood Zone 1. The site is therefore at low risk of flooding and is sequentially preferable for housing development.</u> <u>The site is at low risk of surface water flooding.</u>
Potential Impacts	<u>Development could impact upon the Conservation Area – the Conservation Officer raised no objection subject to conditions.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by Breeze Homes Ltd.</u> <u>The site benefits from planning permission for 7 units.</u> <u>No legal constraints to development have been identified.</u>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The site is owned by Breeze Homes Ltd.</u> <u>A scheme of this scale/ characteristics would likely attract local or regional developers who would likely have the capacity to develop the site themselves.</u> <u>A scheme of this nature would likely be brought forward in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No viability work has been undertaken as the site benefits from planning permission.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for 7 units.</u> <u>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.</u> <u>The site is therefore considered to be deliverable.</u>	

HC40 – Telephone Exchange, Horley



Site details	
HELAA Reference	<u>HC40</u>
Source of site	<u>Identified Site</u>
Site name	<u>Telephone Exchange, Horley</u>
Existing use	<u>Telephone exchange</u>
Housing Potential	
Density	<u>100dph</u>
Capacity	<u>30</u>
Total site area (ha)	<u>0.30</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 been identified in the Regulation 19 Development Management Plan as an opportunity site for mixed-use development including residential and community uses.</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 would be most suited to delivering mixed-use development including residential and community uses.</u>
Physical Limitations	<u>Parts of the site has been identified as being at risk from surface water flooding.</u>
Potential Impacts	<u>Development may contribute to the regeneration of Horley town centre.</u>
The site is considered to be suitable for development.	
Availability	
<p><u>The site is under one landownership.</u></p> <p><u>The site has not been formally promoted for development.</u></p> <p><u>The site is currently an operational telephone exchange. It is assumed that development of the site would be dependent upon adequate alternative provision.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p><u>There is no known developer involvement in the site at this point.</u></p> <p><u>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.</u></p> <p><u>A scheme of this nature would likely achieve delivery rates of 20-30 units per annum.</u></p> <p><u>Development of the site could therefore be completed within 12 -18 months.</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 achievable.</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>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p><u>The site has been identified in the Regulation 19 Development Management Plan as an opportunity site.</u></p> <p><u>The site is considered to be suitable for development and there is a reasonable prospect that development of the site would be achievable. Availability of the site for development is however uncertain.</u></p> <p>Overcoming constraints: <u>availability</u></p>	

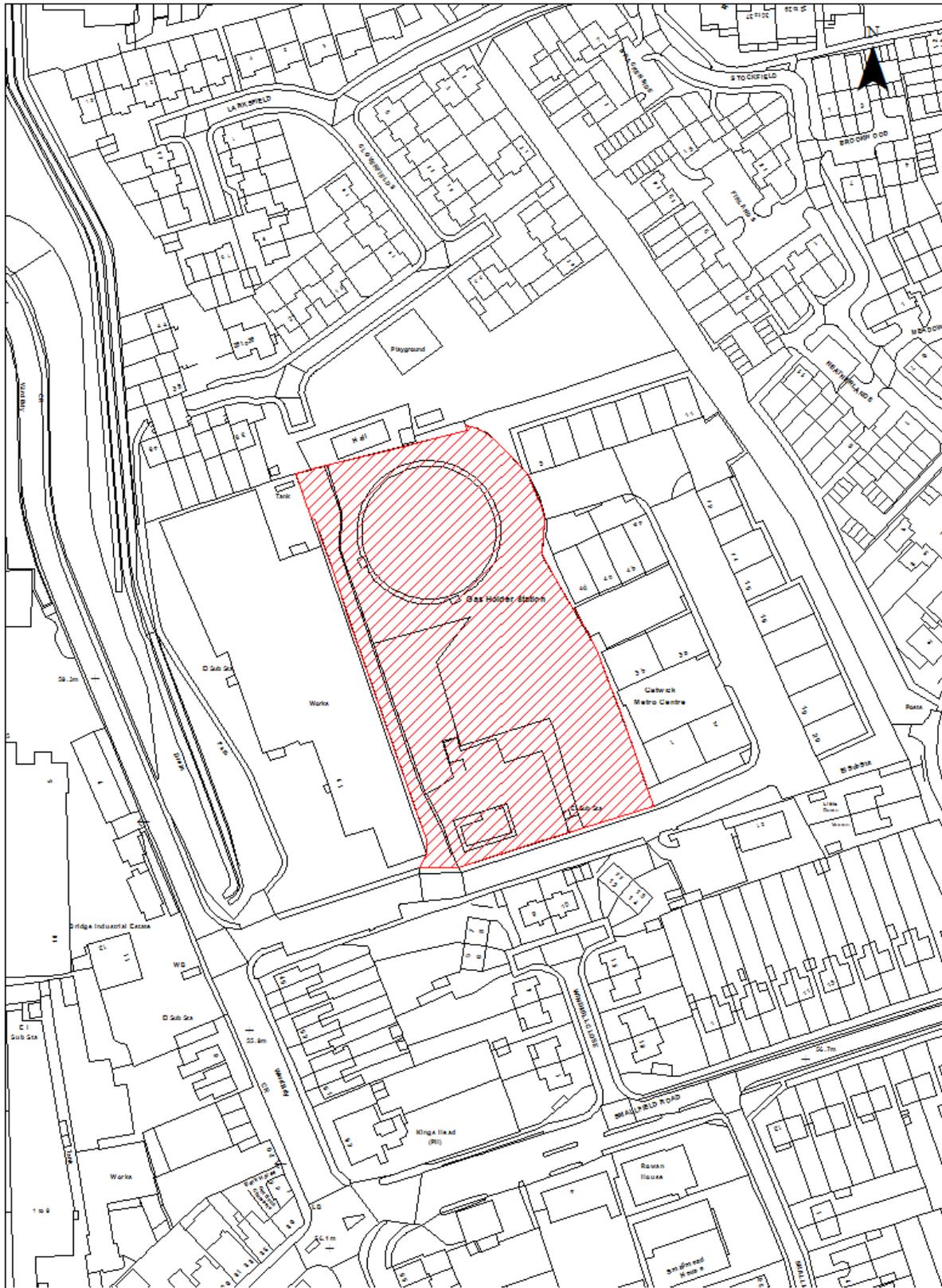
HE01 – Land at Haroldslea Drive, Horley



Site details	
HELAA Reference	HE01
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Haroldslea Drive, Horley
Existing use	Agricultural/ nursery (derelict)
Housing Potential	
Density	20dph
Capacity	25
Total site area (ha)	1.2
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site is 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 poor and there is relatively limited access to public transport.</p>
Market Considerations	<p>The site benefits from planning permission for a replacement dwelling. However, the site would be capable for delivering a wide range of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p>
Physical Limitations	<p>The site is wholly within Flood Zone2 and a small area of land in the west of the site is within Flood Zone 3 which limits development capacity.</p> <p>Access via a narrow part of Haroldslea Drive is relatively constrained and would be unsuitable to support intense residential development without significant improvement.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	<p>Development of the site could potentially impact upon the setting of the adjoining Ancient Monument (Thunderfield Castle) and surrounding listed buildings.</p>
The site is not considered to be suitable for large-scale housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>There is a history of unimplemented permissions for replacement dwellings.</p> <p>It has not been possible to confirm availability of the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this nature would likely attract interest from a local or regional developer who would likely have the capacity to deliver.</p> <p>A scheme of this scale/ type would likely be completed by a single housebuilder in a single phase and could achieve delivery rates of 20-30 units per annum. Hence, development could be completed 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>Costs of land reclamation may impact upon financial viability.</p> <p>Costs associated with providing an adequate access may impact upon financial viability.</p> <p>The residential market in the area is strong and would likely be capable of supporting</p>

	the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst the site benefits from planning permission for a residential unit, it is not considered to be suitable for large scale housing development. Availability of the site is also uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; strategic policy change; contamination; flood risk management; access	

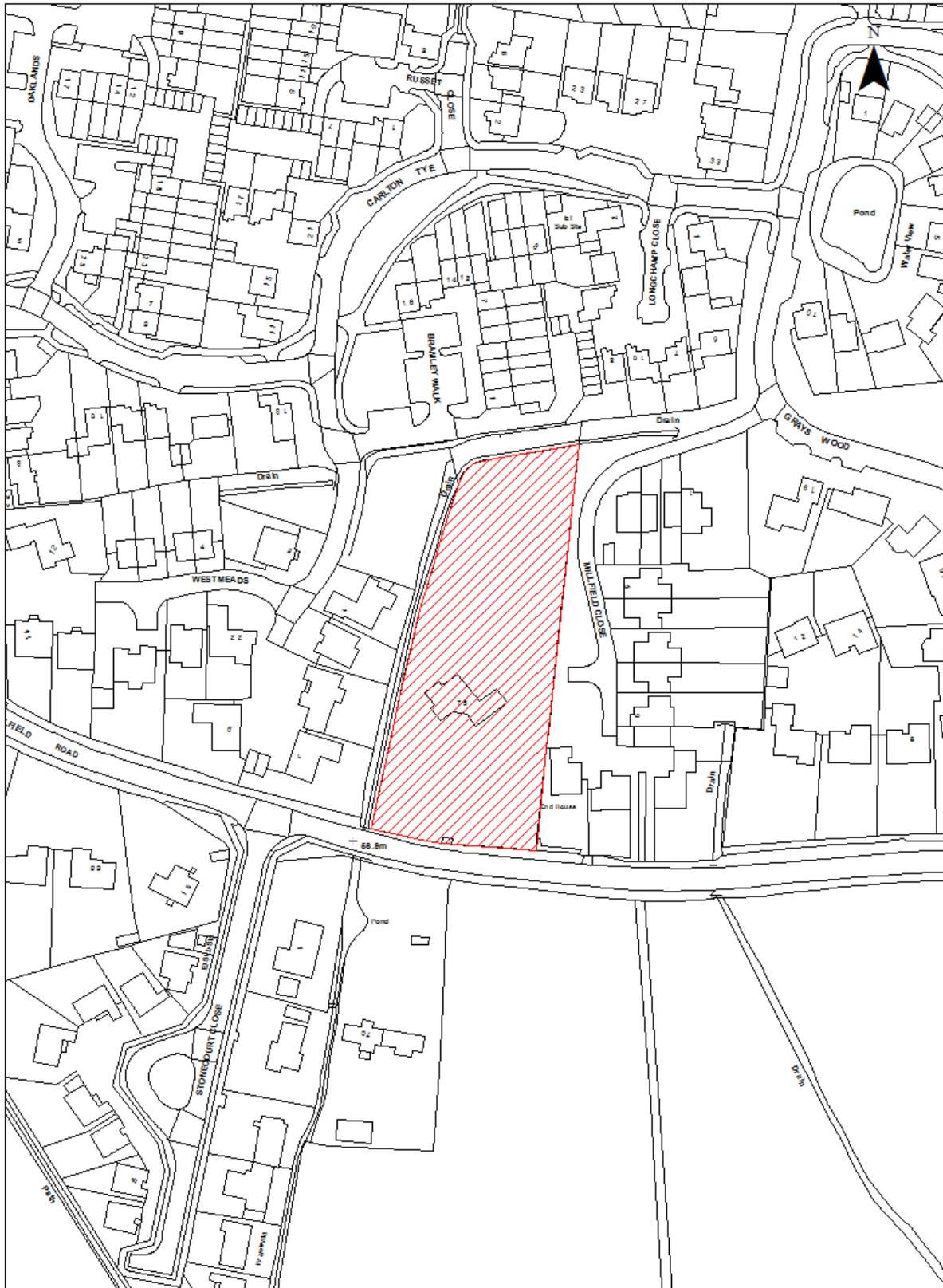
HE02 – Gas Holder Site, Balcombe Road, Horley



Site details	
HELAA Reference	HE02
Source of site	RBBC – Development Management
Site name	Gasholder Site, Balcombe Road, Horley
Existing use	Utilities and hard surfaced car parking.
Housing Potential	
Density	30dph
Capacity	30
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>The site is part of an Employment Area and therefore loss of employment uses would run contrary to policy to proposed policy EMP4-.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suited to delivering a mix of housing both in terms of types and tenures and thus potentially meeting a range of market requirements.
Physical Limitations	<p>Given the existing uses on the site, there may be contamination issues and the need for remediation.</p> <p>Access to the site is via a relatively narrow estate road which would be unsuitable for residential development.</p>
Potential Impacts	Proximity to the railway line and adjoining employment uses could give rise to residential amenity concerns.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by UK Power Networks.</p> <p>The utilities function is operational and there is no known planned de-commissioning or disposal.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known 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 developers.</p> <p>Given the existing use of the site an expert developer may be required.</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.</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 sites within Horley for housing development suggests that development would be financially viable.</p> <p>Costs with land reclamation may impact upon financial viability.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>The site is therefore not currently considered to be suitable for housing development.</p>	

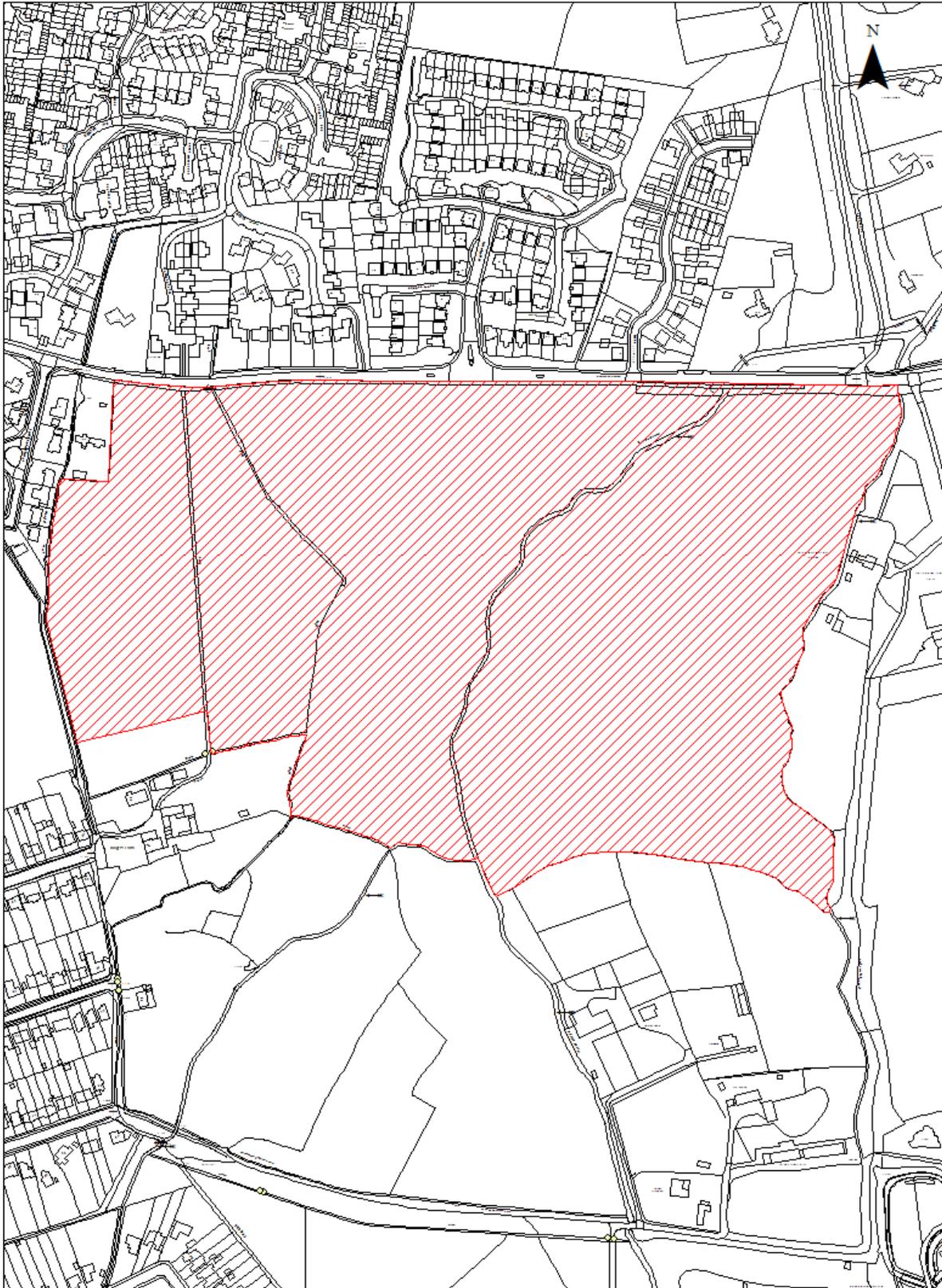
Overcoming constraints: availability; contamination; access; strategic policy change

HE03 – 75 Smallfield Road, Horley



Site details	
HELAA Reference	HE03
Source of site	Identified Site – RBBC Development Management
Site name	75 Smallfield Road, Horley
Existing use	Residential dwelling in grounds
Housing Potential	
Density	30dph
Capacity	12
Total site area (ha)	0.42
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is reasonable. Accessibility to public transport is good.
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	A reasonable proportion of the site is within Flood Zone 2. There is a group of protected trees along the Smallfield Road frontage of the site as well as along the western boundary.
Potential Impacts	No significant potential impacts.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private individual. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single housebuilder. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to deliver the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; flood risk/ mitigation	

HE04 – Land at Wilgers Farm, Smallfield Road, Horley



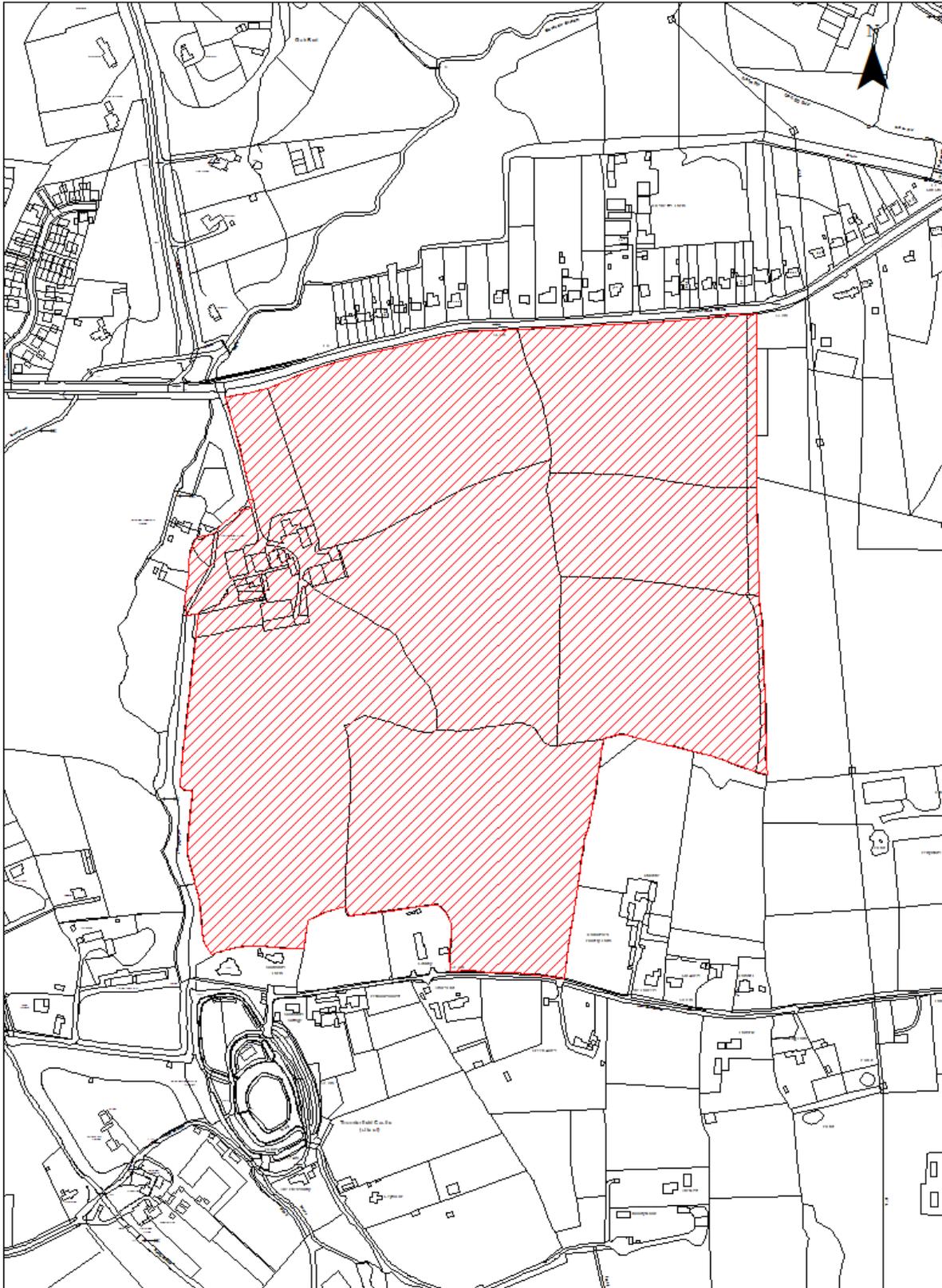
Site details	
HELAA Reference	HE04
Source of site	Call for Sites
Site name	Land at Wilgers Farm, Horley
Existing use	Agricultural Land
Housing Potential	
Density	20dph
Capacity	170
Total site area (ha)	19.2 (gross)/ 8.9 (developable)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</p> <p>The site lies within a location contemplated for housing development through Policy CS14 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 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 in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Almost all of the site falls within Flood Zone 2 and a large proportion is also within Flood Zone 3 which severely restricts development capacity.</p> <p>There are a number of ditches and small watercourses traversing the site which would need to be retained and protected and therefore dilute development.</p>
Potential Impacts	<p>Parts of the site are within an area of Grade 3 agricultural land.</p> <p>Large scale development could impact upon the setting of nearby listed buildings at Silverlea Gardens.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has actively promoted the site for housing development.</p> <p><u>The landowner has promoted the site for housing development through the Regulation 19 Development Management Plan consultation.</u></p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>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 regional or national house builders who would likely have the capacity to deliver.</p> <p>A site of this scale would be delivered in a single phase. Delivery rates of 30-40 units per annum could be achieved; hence development could be completed in 5-6 years 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.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

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

The site is therefore not considered to be currently developable.

Overcoming constraints: Strategic policy change; flood risk/ sequential assessment

HE05 – Land at Harrowsley Green Farm, Smallfield Road, Horley



Site details	
HELAA Reference	HE05
Source of site	Call for Sites
Site name	Land at Harrowsley Green Farm, Smallfield Road, Horley
Existing use	Agricultural Land
Housing Potential	
Density	20dph
Capacity	440
Total site area (ha)	29.0 (gross) / 22.0 (developable)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</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 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	Almost all of the site falls within Flood Zone 2 and the northern part of the site also falls within Flood Zone 3 which restricts development potential and may have implications for achieving access to the site from Smallfield Road. There are a number of ditches and small watercourses traversing the site and these give rise to areas of identified surface water flooding risk.
Potential Impacts	<p>The site falls within an area of Grade 3 agricultural land.</p> <p>Large scale development could impact upon the setting of listed buildings within and adjoining the site, as well as potentially impacting upon the ancient monument (Thunderfield Castle).</p> <p>The site forms a significant part of the open landscape gap between Horley and Smallfield and development would impact significantly upon the landscape.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>The landowners have entered into an agreement with Land & Partners to promote the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a number of discrete phases.</p> <p>Assuming two developers operating on site and delivery rates fo 30-40 units per annum, a scheme of this nature could be delivered 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 development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would most likely support the scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

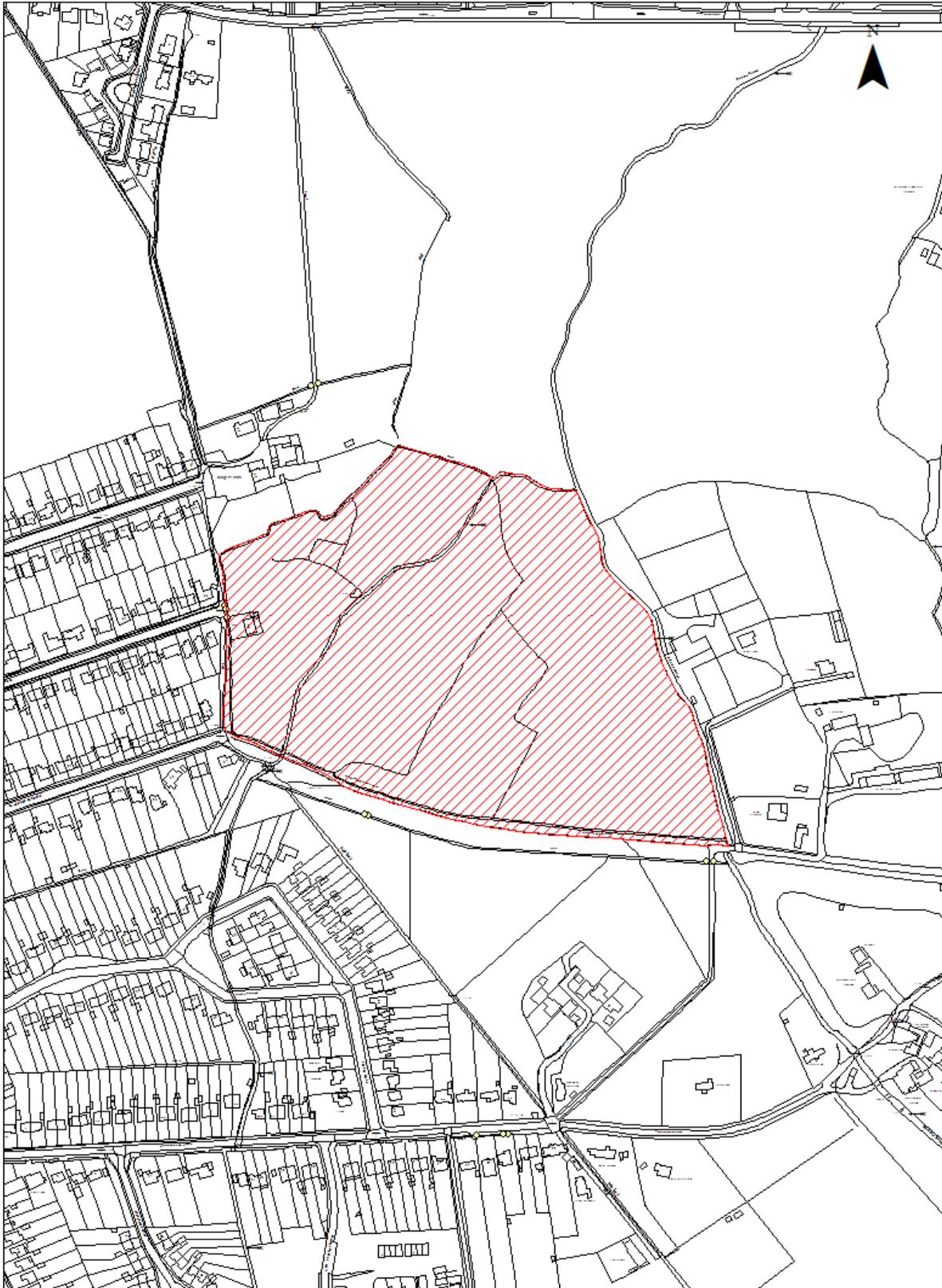
Summary

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

The site is therefore not currently considered to be developable.

Overcoming constraints: strategic policy change; flood risk/ mitigation; landscape impact

HE07 – Farney View Farm, Avenue Gardens, Horley



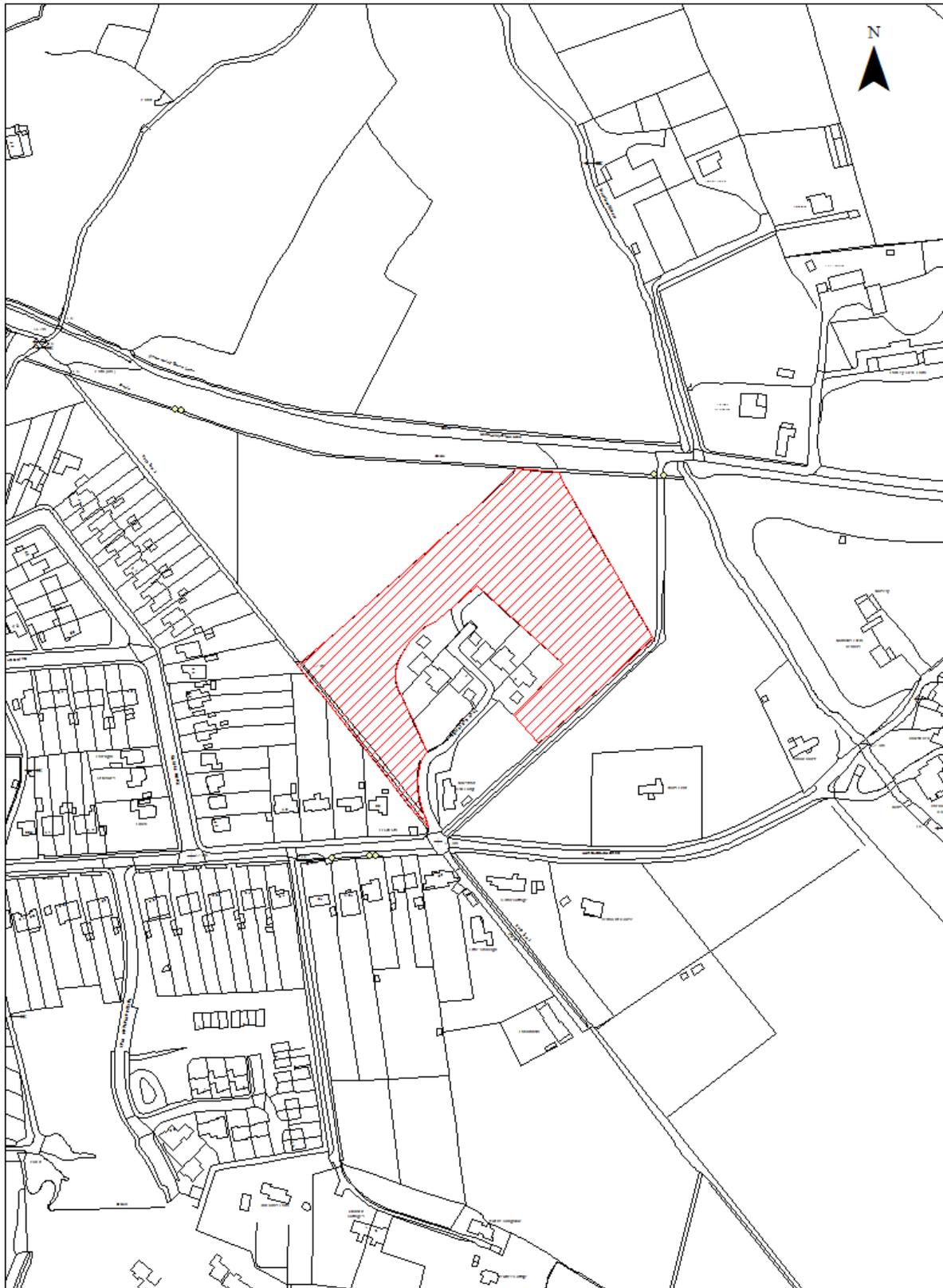
Site details	
HELAA Reference	HE07
Source of site	Call for Sites
Site name	Farney View Farm
Existing use	Agricultural land/ grazing land
Housing Potential	
Density	25dph
Capacity	125
Total site area (ha)	8.0 (gross) / 5.2 (developable)
Suitability	
Policy Considerations	<p>The site is located within the Rural Surrounds of Horley.</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 and facilities is reasonable and the site has some access to public transport services.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Almost all of the site is affected by Flood Zone 2 with a wide band through the centre of the site affected by Flood Zone 3.</p> <p>There is an area of dense, protected woodland to the south of the site.</p> <p>Road access to the site is relatively constrained and only via a residential cul-de-sac or narrow private lands.</p>
Potential Impacts	Development could impact upon the large area of protected woodland to the south of the site.
The site is not suitable for housing development.	
Availability	
<p>The site is owned by a number of family members.</p> <p>The landowners have entered into a legal agreement to promote the site for housing development with Land & Partners.</p> <p>No legal constraints to development have been identified for housing development.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from established regional and national developers who would likely have the capacity to deliver.</p> <p>A site of this scale would likely be delivered in a single phase.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore 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 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 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 housing	

development.

The site is not considered to be currently developable.

Overcoming constraints: strategic policy change; floor risk/ mitigation; access

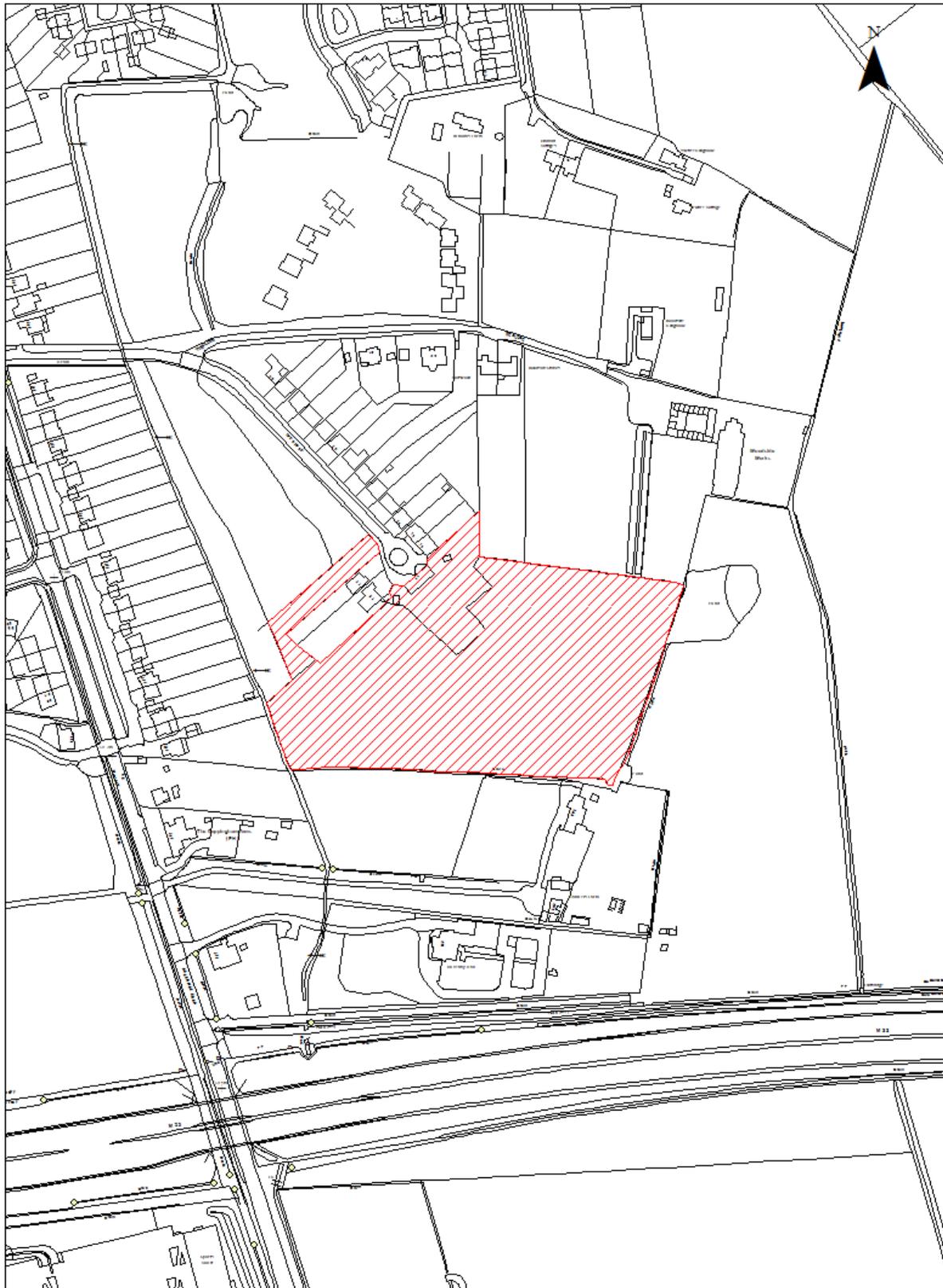
HE09 – Land at Newstead Hall, Haroldslea Drive, Horley



Site details	
HELAA Reference	HE09
Source of site	Submitted Site
Site name	Land at Newstead Hall, Haroldslea Drive, Horley
Existing use	Unmanaged open land/ woodland
Housing Potential	
Density	20dph
Capacity	18
Total site area (ha)	0.86
Suitability	
Policy Considerations	The site is within the Rural Surrounds of Horley. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is reasonable.
Market Considerations	The site would likely be most suitable for delivering larger family homes. The site could also offer an opportunity for self-build (as indicated by the landowners).
Physical Limitations	Part of the site is covered by dense protected woodland and is bounded to the north by further areas of dense protected woodland. The site is wholly affected by Flood Zone 2. Access to the site is via the existing residential cul-de-sac off Haroldslea Drive but may require capacity improvements to support further residential development.
Potential Impacts	Development could potentially impact the protected woodland both within and adjoining the site and also upon the nature conservation.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by private individuals. The landowners have <u>previously</u> promoted the site for housing development. No legal constraints to development have been identified.	
The site is considered to be available for housing development. Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristic would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A site of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.
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 it would be achievable; however, availability is uncertain. 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: strategic policy change; flood risk/ mitigation; access; tree protection ; availability

HE10 – Land R/O 17 The Close, Horley



Site details	
HELAA Reference	HE10
Source of site	Call for Sites
Site name	Land R/O 17 The Close, Horley
Existing use	Semi-natural open space/ residential curtilage
Housing Potential	
Density	20dph
Capacity	40
Total site area (ha)	2.3 (gross)/ 2.0 (developable)
Suitability	
Policy Considerations	<p>The site is located within the Rural Surrounds of Horley.</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 reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus could potentially meet a range of market requirements.
Physical Limitations	<p>The western part of the site is affected by Flood Zone 2 and partially by Flood Zone 3. Access to the site is relatively constrained via the existing private residential cul-de-sac.</p> <p>A donor residential property would most likely be required to achieve adequate access to the site.</p>
Potential Impacts	<p>The site falls within the Gatwick Open Setting and development could potentially impact adversely upon the open landscape between Horley and Gatwick Airport.</p> <p>The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would affect residential amenity.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by three landowners who have promoted the site for housing development.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The landowner has indicated that the site is available immediately for housing development.</p> <p>A planning permission has recently been refused for housing development.</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>There is no known specific developer interest in the site at this point.</p> <p>It is understood that a number of housebuilders have expressed an interest in developing the site.</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 completed in a single phase and delivery rates of 20-30 units could be achieved.</p> <p>Development could be completed within 18-24 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 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 likely be sufficient to develop a scheme of this scale/ type.</p>

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

Summary

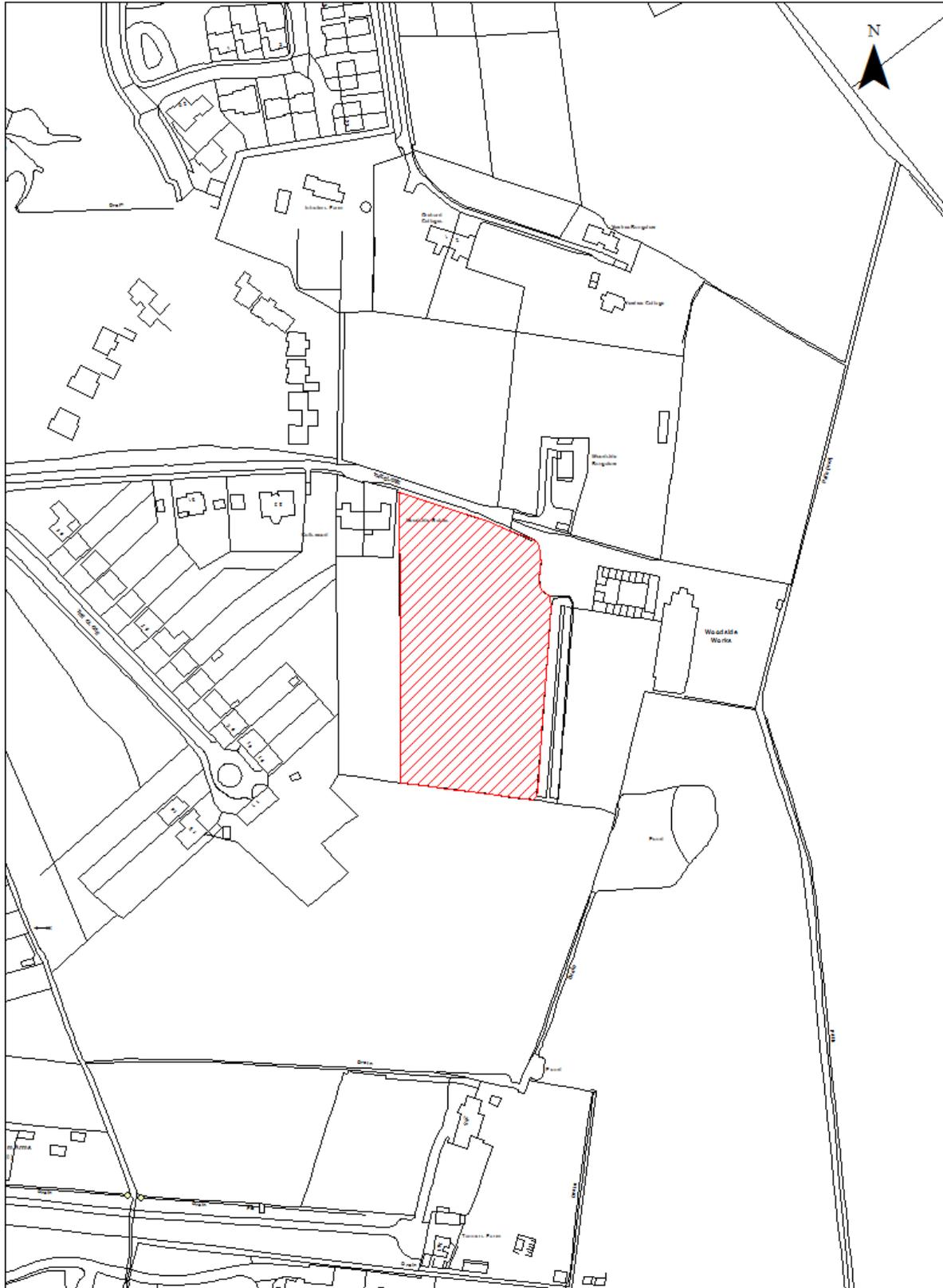
There is a reasonable prospect that the site would be made available for housing development and that development would be achievable; however, the site is not considered to be suitable for housing development.

The site is therefore not considered to be currently developable.

Overcoming constraints: strategic policy change; flood risk/ mitigation

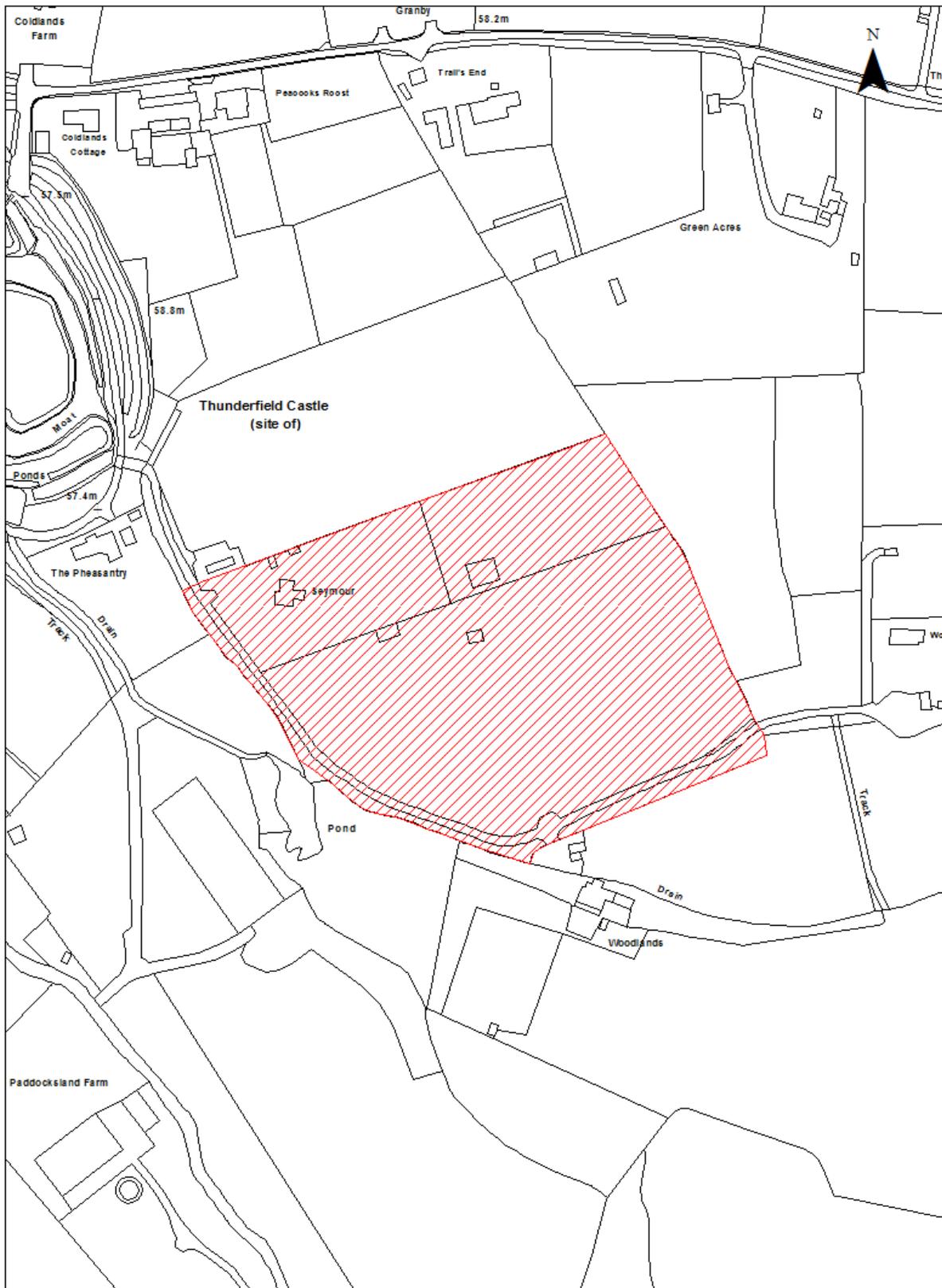
Site details	
HELAA Reference	HE11
Source of site	Call for Sites
Site name	Land Adjoining 61 Silverlea Gardens, Horley
Existing use	Agricultural land/ grazing land
Housing Potential	
Density	20dph
Capacity	18
Total site area (ha)	0.9
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</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, facilities and public transport is reasonable.</p>
Market Considerations	The site would most likely be suited to delivering large family homes.
Physical Limitations	<p>Almost all of the site falls within Flood Zone 2 which reduces development potential.</p> <p>There are also ditches and a small watercourse to the south of the site which would need to be protected as part of any development.</p> <p>Access to the site via Silverlea Gardens is constrained and unlikely to be suited to residential development on any significant scale.</p>
Potential Impacts	Parts of the site are within an area of Grade 3 agricultural land.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is 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 site of this scale would be delivered in a single phase and 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 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 strong enough to support development of this nature.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: strategic policy change; flood risk/ mitigation; access; availability</p>	

HE13 – Sandra’s Riding School, The Close, Horley



Site details	
HELAA Reference	HE13
Source of site	Call for Sites
Site name	Sandra's Riding School, The Close, Horley
Existing use	Riding school
Housing Potential	
Density	28dph <u>12dph</u>
Capacity	1125
Total site area (ha)	0.89
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds for Horley.</p> <p>The site lies within a 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 part of a wider site 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, facilities and 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, thus potentially meeting a range of market requirements.
Physical Limitations	A small area in the north of the site is affected by surface water flooding risk. Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.
Potential Impacts	No specific potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have promoted the site for housing development.</p> <p><u>The landowners have indicated that the site could be made available for housing development immediately.</u></p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
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 developers who would likely have the capacity to develop a scheme of this nature.</p> <p>A scheme of this nature would be completed within a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per annum could be achieved; hence development 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 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	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site 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>The site is considered to be suitable for housing development and there is a reasonable prospect that the site would be made available for housing development within the plan period.</p> <p>The site is therefore considered to be developable.</p>	

HE14 – Seymour, Haroldslea Drive, Horley



Site details	
HELAA Reference	HE14
Source of site	Call for Sites
Site name	Seymour, Haroldslea Drive, Horley
Existing use	Grassland enclosed with mature trees
Housing Potential	
Density	10dph
Capacity	10
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</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, facilities and public transport is poor.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	<p>The site is wholly within Flood Zone 2.</p> <p>There are a number of mature trees around the edge of the site, although none are protected.</p> <p>Access to the site is via an existing private road which is constrained and likely to require improvement to support significant residential development.</p>
Potential Impacts	Development of the site could potentially impact upon the setting of the Ancient Monument (Thunderfield Castle) to the north west of the site.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer interest in the site at this point.</p> <p>The landowner has previously indicated that they wish to develop the site themselves.</p> <p>A scheme of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver.</p> <p>A scheme of this nature would most likely be completed 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 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 strong and would likely support the type and scale of development would likely be possible.</p>
There is a reasonable prospect that development of the site would be achievable.	

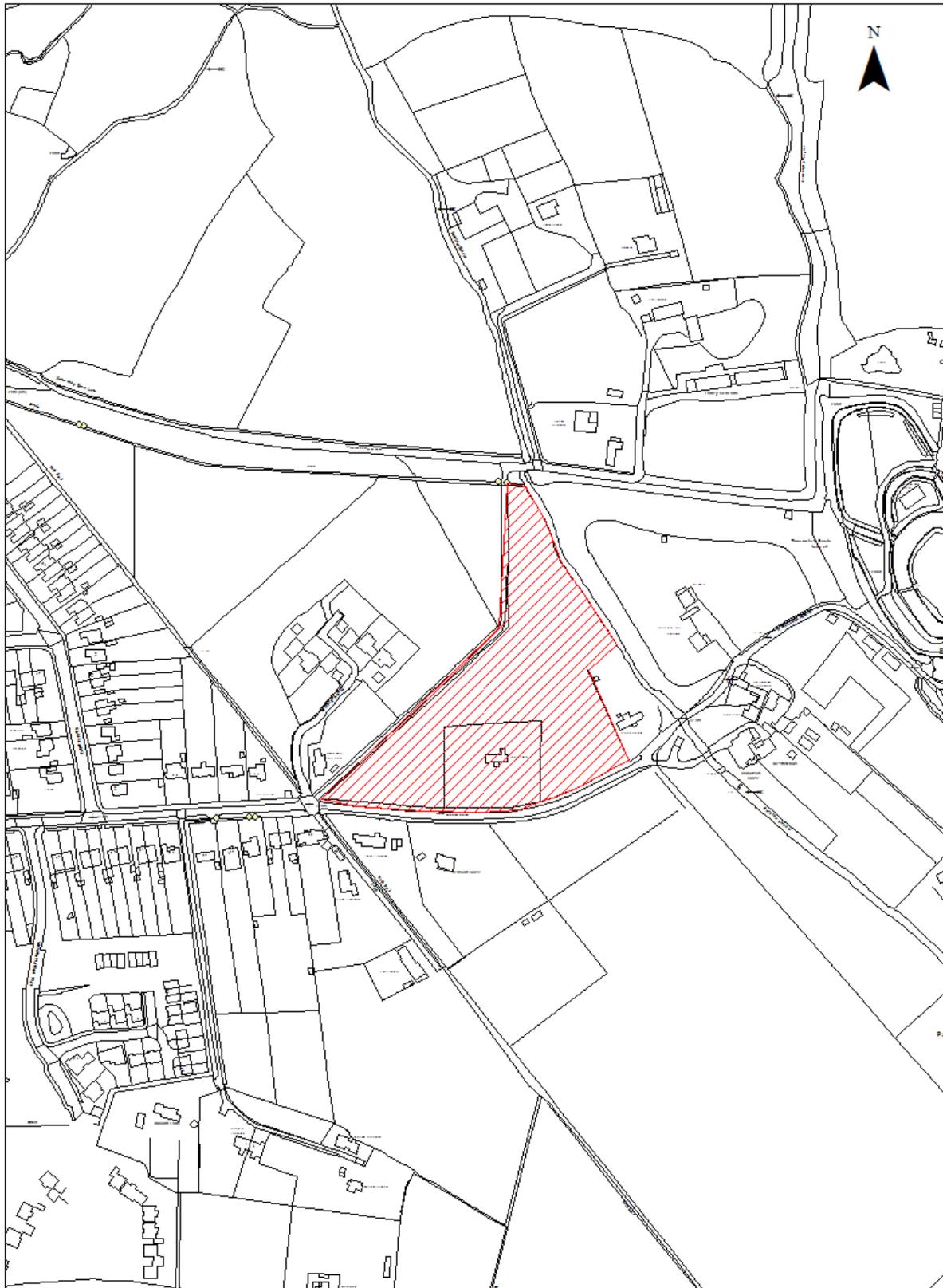
Summary

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.

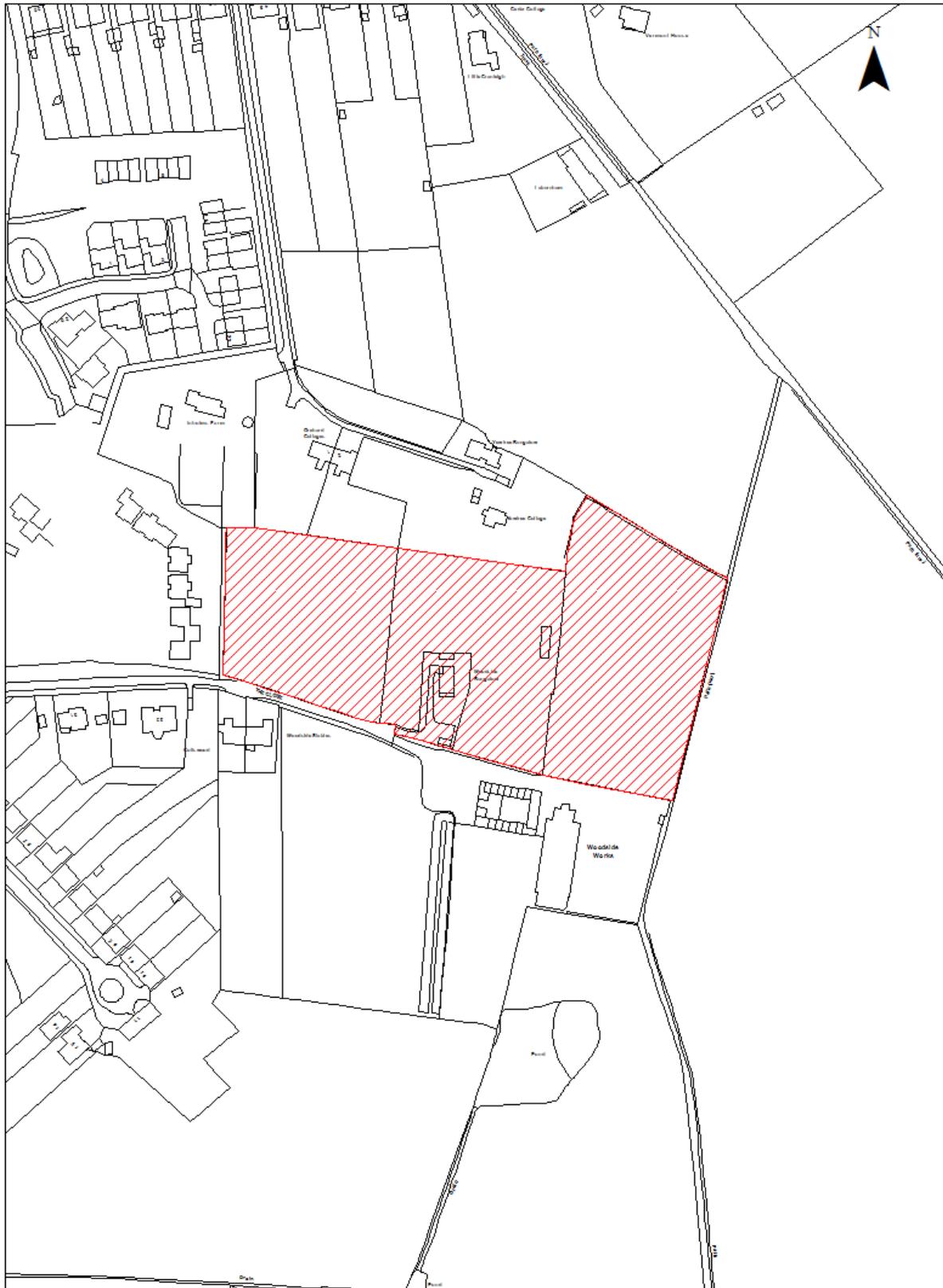
Overcoming constraints: availability; strategic policy change; flood risk/ mitigation; access

HE15 – Thors Field, Haroldslea Drive, Horley



Site details	
HELAA Reference	HE15
Source of site	Call for Sites
Site name	Thors Field, Haroldslea Drive, Horley
Existing use	Residential dwelling and grounds
Housing Potential	
Density	20dph
Capacity	30
Total site area (ha)	1.6
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</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 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 meeting a range of market requirements.
Physical Limitations	<p>The site is wholly within Flood Zone 2.</p> <p>Access to the site is via a narrow part of Haroldslea Drive and is relatively constrained. The access would be unsuitable to support intense residential development without significant improvement.</p>
Potential Impacts	None specific potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm 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 scale/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver the scheme.</p> <p>A site of these characteristics would likely be delivered in a single phase and delivery rates of 20-30 units per annum could be expected. Hence, development could be completed 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 is 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 not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; access; flood risk/ mitigation; strategic policy change</p>	

HE16 – Woodside Bungalow, Horley



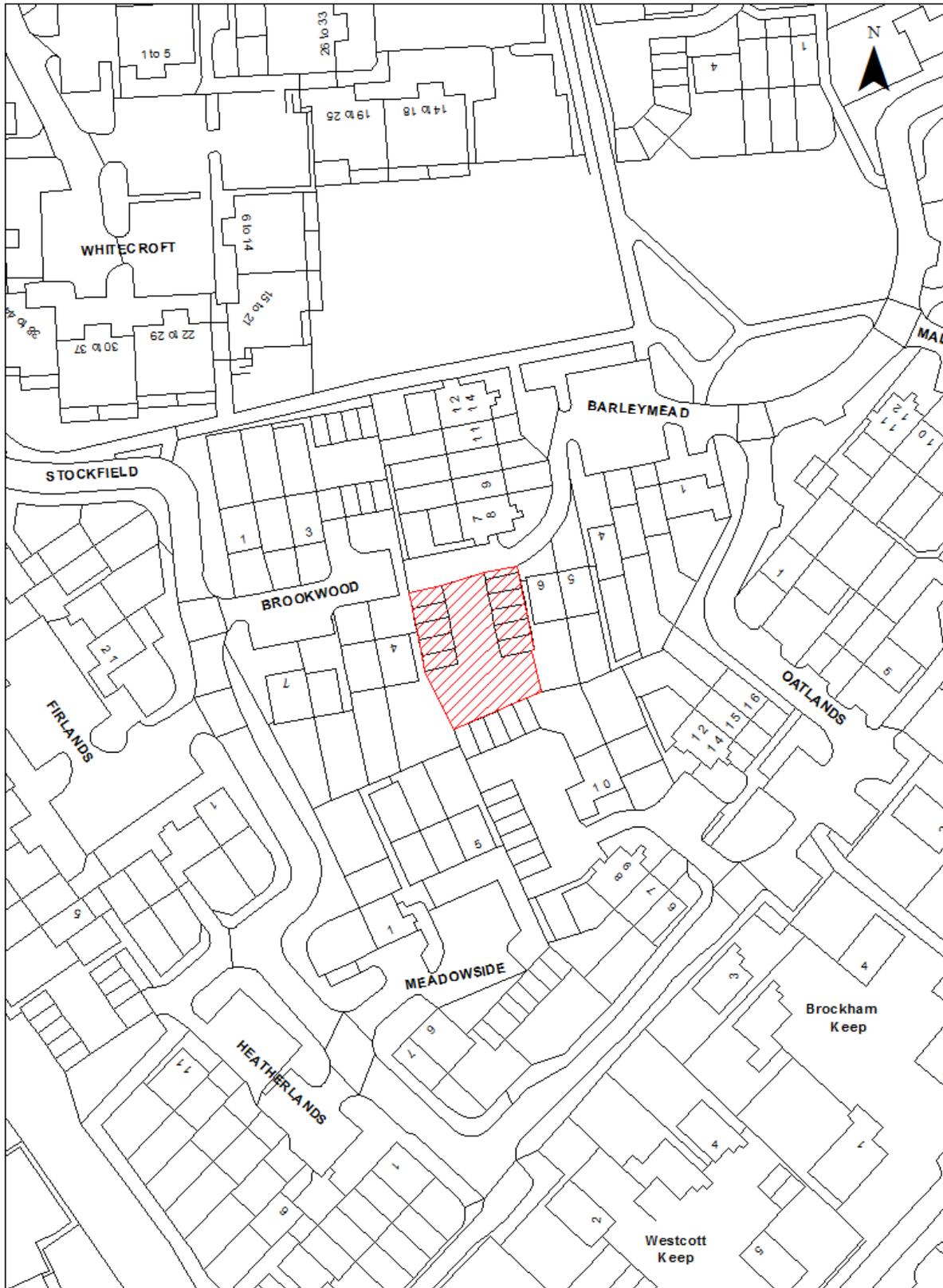
Site details	
HELAA Reference	HE16
Source of site	Call for Sites
Site name	Woodside Bungalow, Horley
Existing use	Commercial, residential and paddock
Housing Potential	
Density	25-30dph <u>16dph</u>
Capacity	2645
Total site area (ha)	1.6
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site is within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p><u>The site is currently used for employment uses, loss of these uses would run contrary to policy; however, the</u> site has been identified in the Regulation 19 Development Management Plan as part of a wider 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 partially previously developed.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site is proposed to deliver a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A small area of land within the site is at risk of surface water flooding.</p> <p>Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.</p>
Potential Impacts	<p>Development would result in the loss of existing employment uses.</p> <p>Development would need to achieve a sensitive transition to adjoining open countryside.</p> <p>The site is in close proximity to Gatwick airport and may be affected by aircraft noise; however, it falls outside of the 57dB LEQ noise contour.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of family members <u>and R Swain & Sons.</u></p> <p>The landowners have promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local/ regional/ national developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units would likely be achieved. Hence, development of the site would likely be completed within 2-3 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 is considered to be sufficient to support the type of 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 part of a wider	

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.

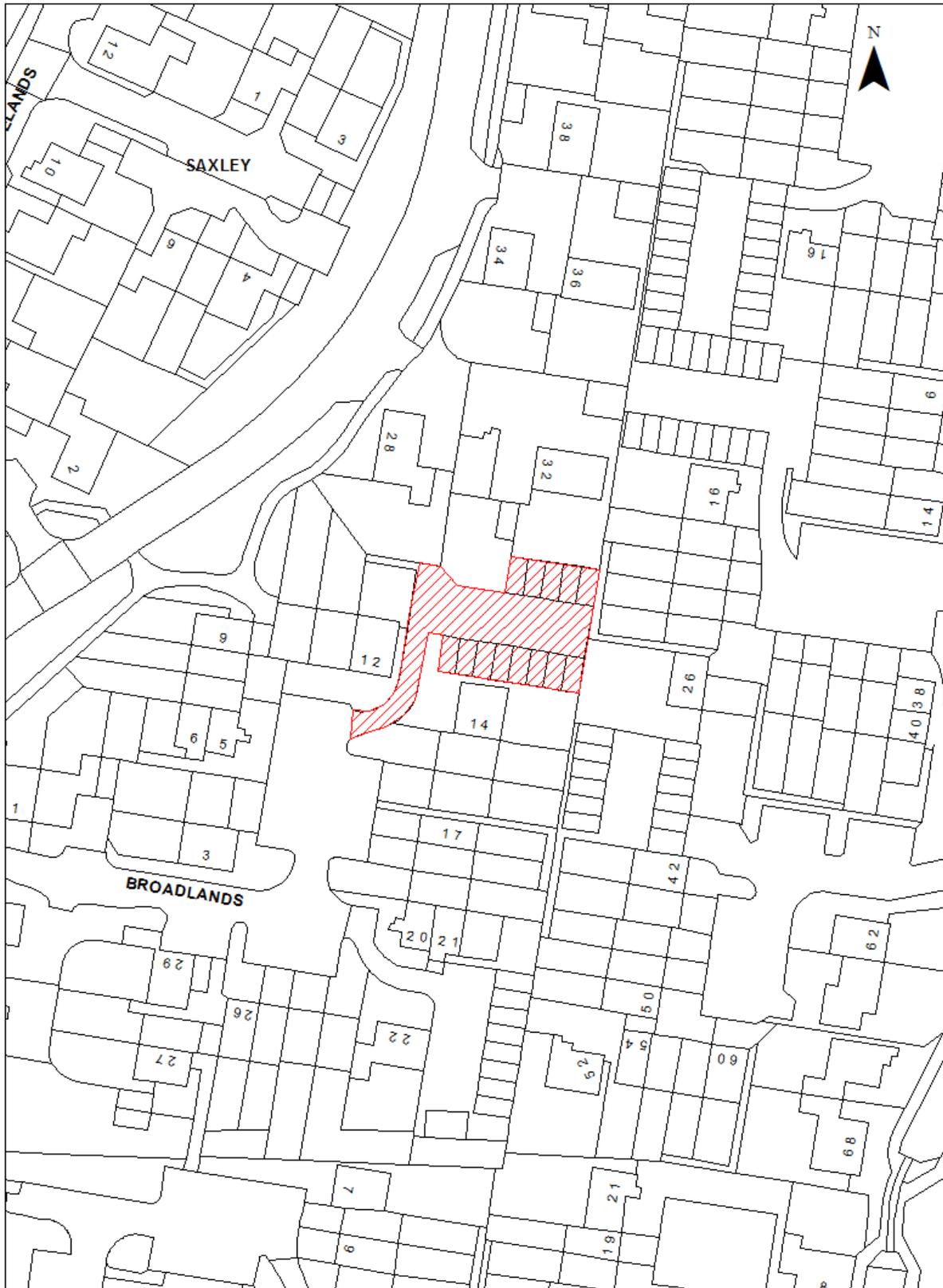
The site is therefore considered to be developable.

HE22 – Garages Barleymead, Langshott, Horley



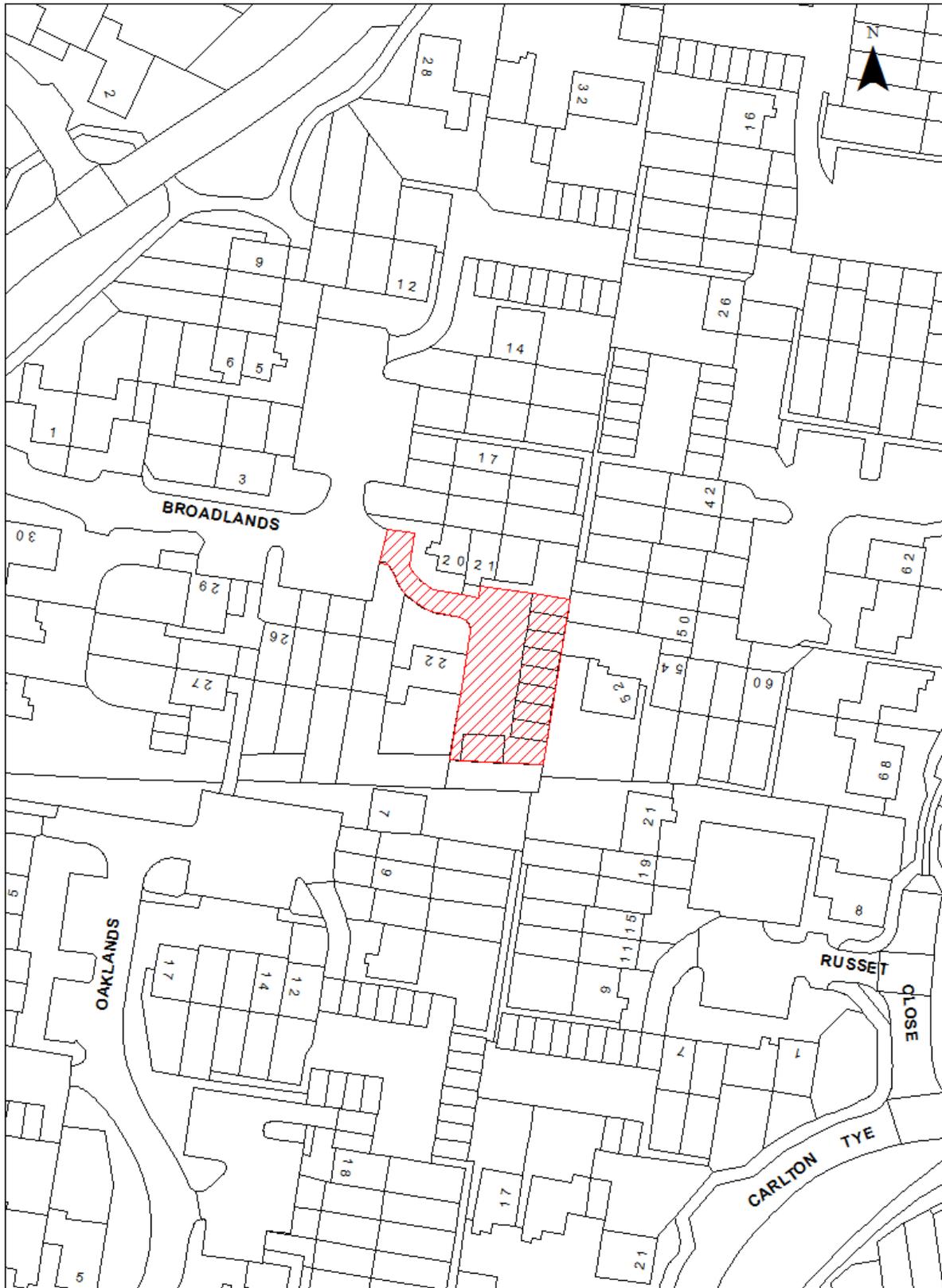
Site details	
HELAA Reference	HE22
Source of site	Garage
Site name	Garages Barleymead, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location prioritised for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would most likely be suited to deliver higher density units (flats).
Physical Limitations	Access to the site is constrained and would not be capable of supporting the type of development envisaged. The site is identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be developable.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this nature 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 likely be delivered in a single phase by a single developer. Delivery rates of 20-30 units could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development of the site would be financially viable. The residential market in the area would likely be sufficient to support scale of development of this nature.
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	

HE23 – Garages between 12 & 14 Broadlands, Langshott, Horley



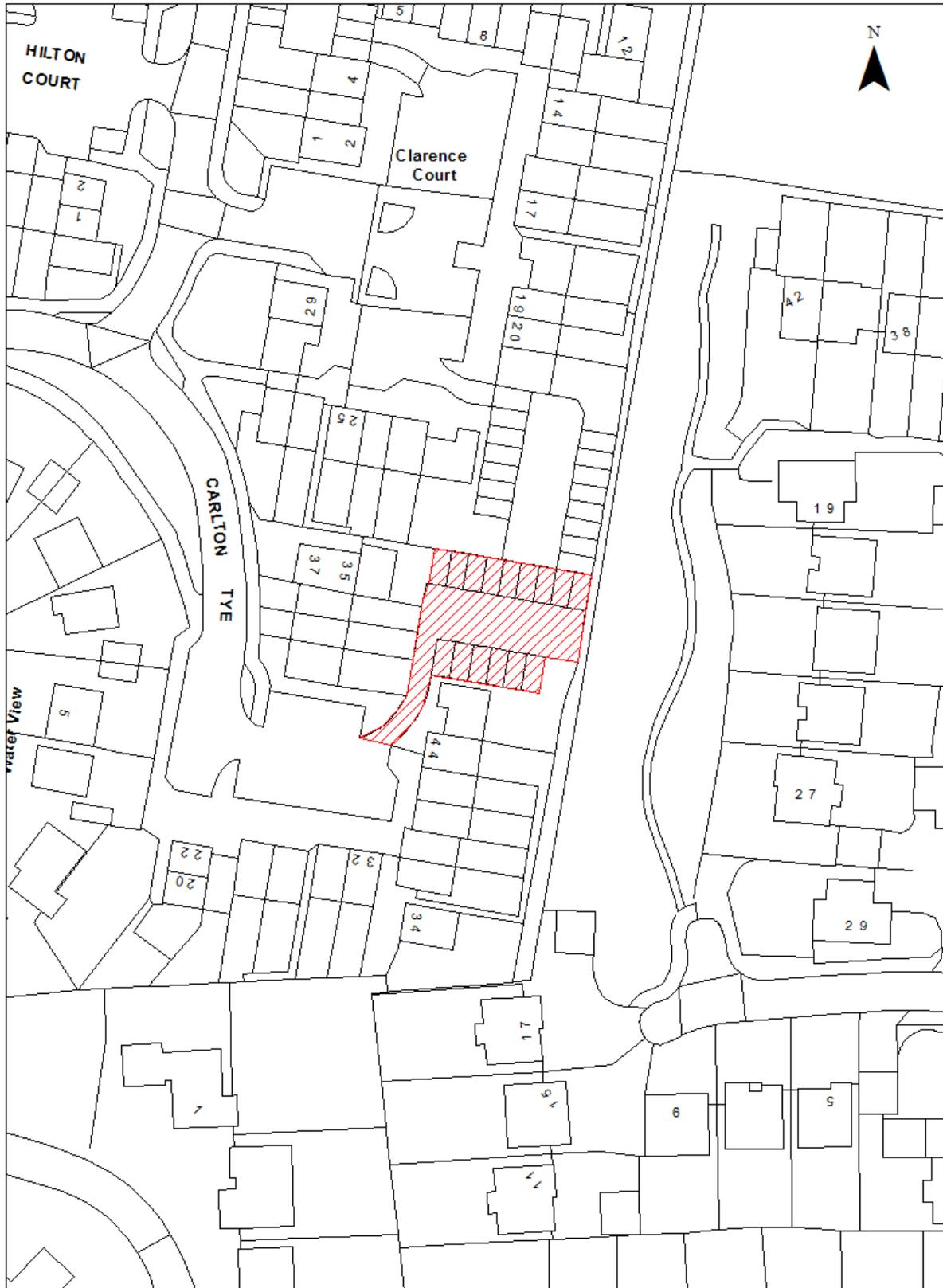
Site details	
HELAA Reference	HE23
Source of site	Garages
Site name	Garages between 12 & 14 Broadlands, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore within 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 to deliver higher density development (flats).
Physical Limitations	Access to the site is constrained and would need to be improved to enable development. The site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners and would need to be assembled to enable development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from a local or regional developer 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	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be available for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

HE24 – Garages between 21 & 22 Broadlands, Langshott, Horley



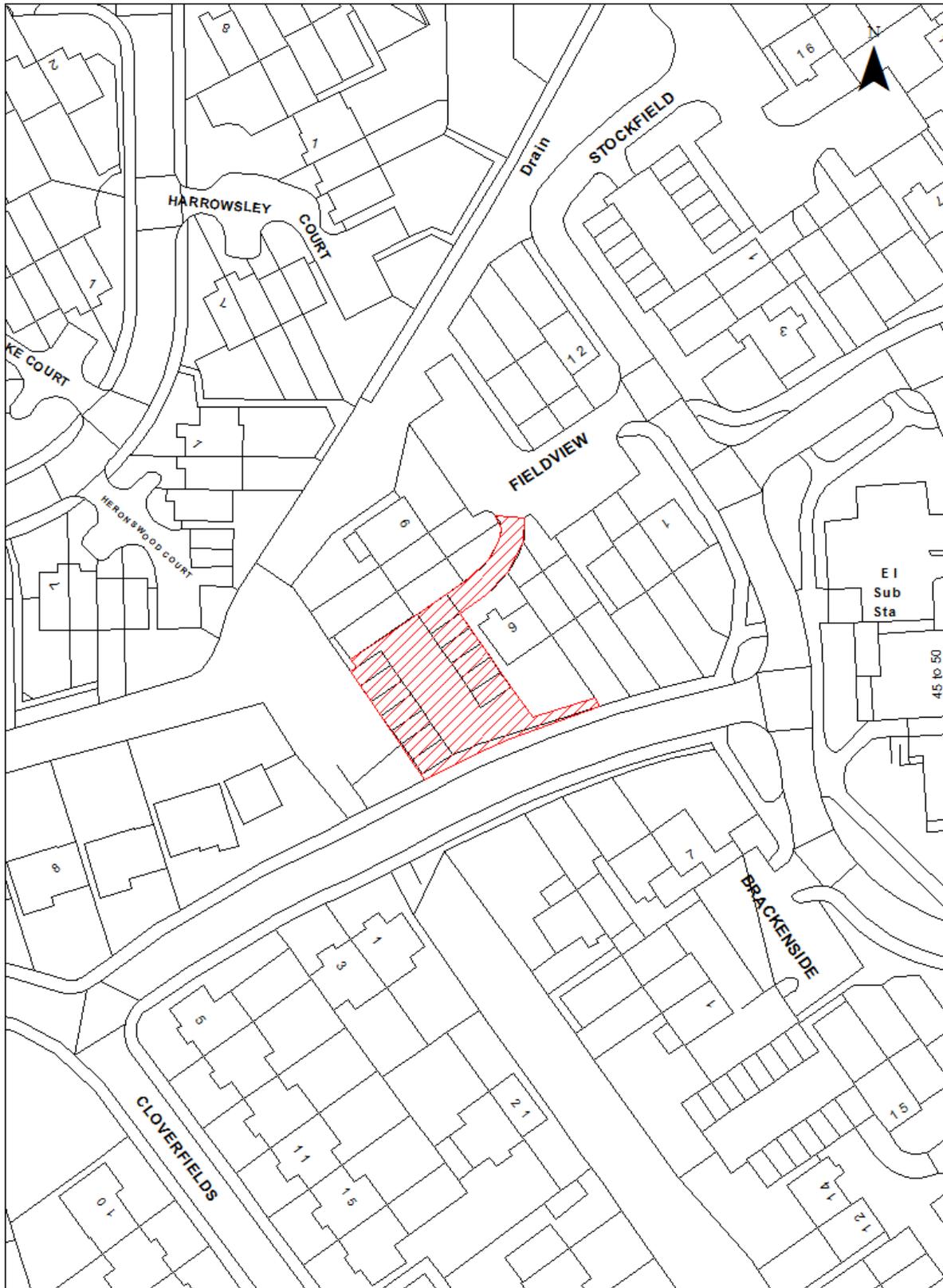
Site details	
HELAA Reference	HE24
Source of site	Garages
Site name	Garages between 21 & 22 Broadlands, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a 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 relatively constrained and would not be capable of supporting the type and scale of development envisaged. The site is relatively narrow – this might restrict the type of development that could be brought forward.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled in order to enable development to come forward. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known developer interest in the site at this point. A site of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be completed. Hence the development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development suggests that development of the site would be financially viable. The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

HE25 – Garages Carlton Tye, Horley



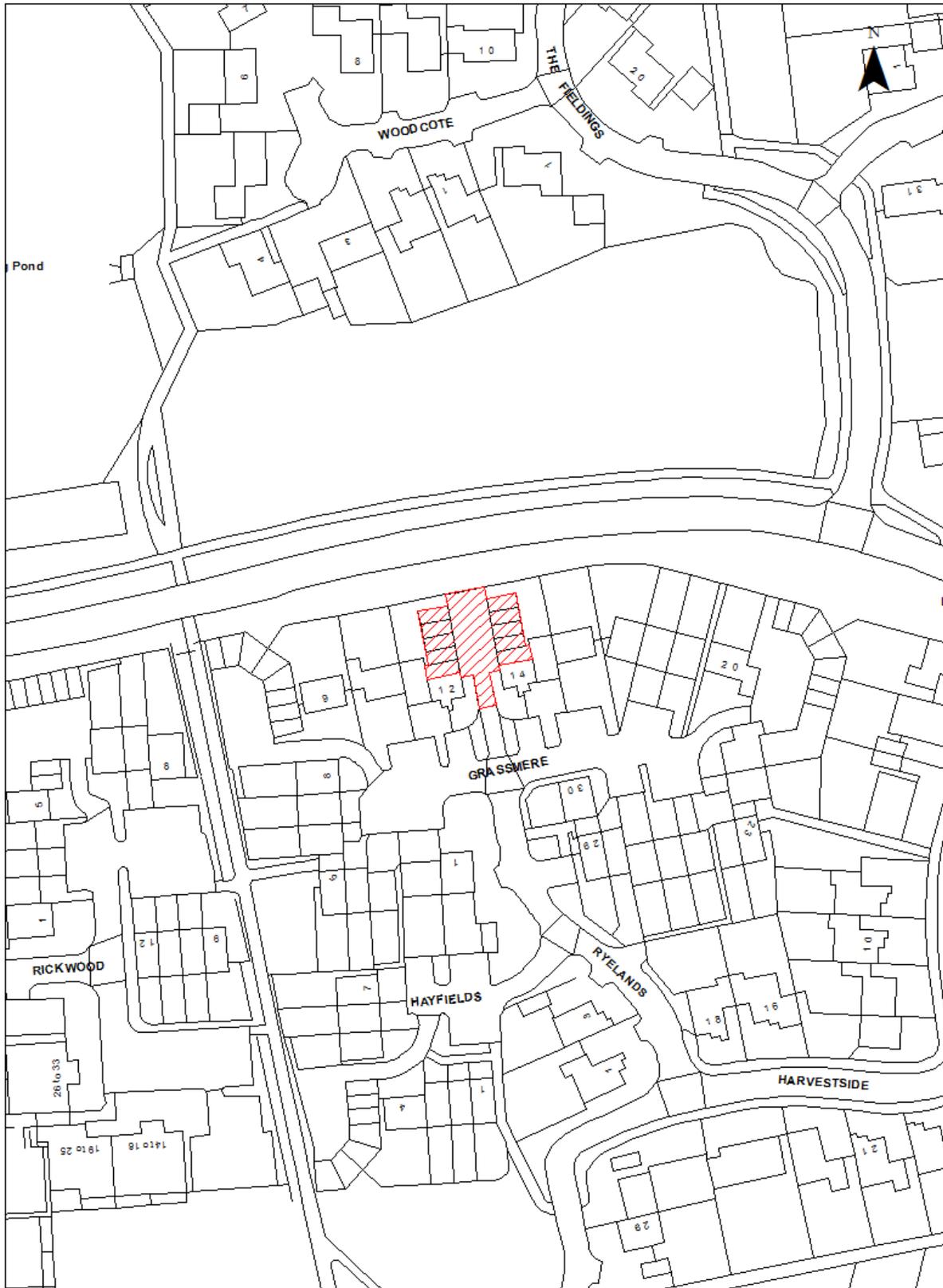
Site details	
HELAA Reference	HE25
Source of site	Garages
Site name	Garages Carlton Tye, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to deliver higher density development (flats).
Physical Limitations	The site lies within Flood Zones 2 and 3. Access to the site is quite constrained.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable housing development to come forward. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local and regional developers who would likely have the capacity to deliver. A scheme of this nature would be completed within a single phase and could achieve delivery rates of 20-30 units per annum. Hence, development of the site could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: flood risk/ mitigation; access; availability	

HE26 – Garages Fieldview, Horley



Site details	
HELAA Reference	HE26
Source of site	Garages
Site name	Garages Fieldview, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site relatively constrained.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable housing development. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme of this nature. A scheme of these characteristics would be delivered in a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be achieved on a site such as this and therefore development could be completed within 12 months.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability for housing development is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site therefore not currently developable. Overcoming constraints: availability; access; assembly	

HE27 – Garages between 12 & 14 Grassmere, Langshott



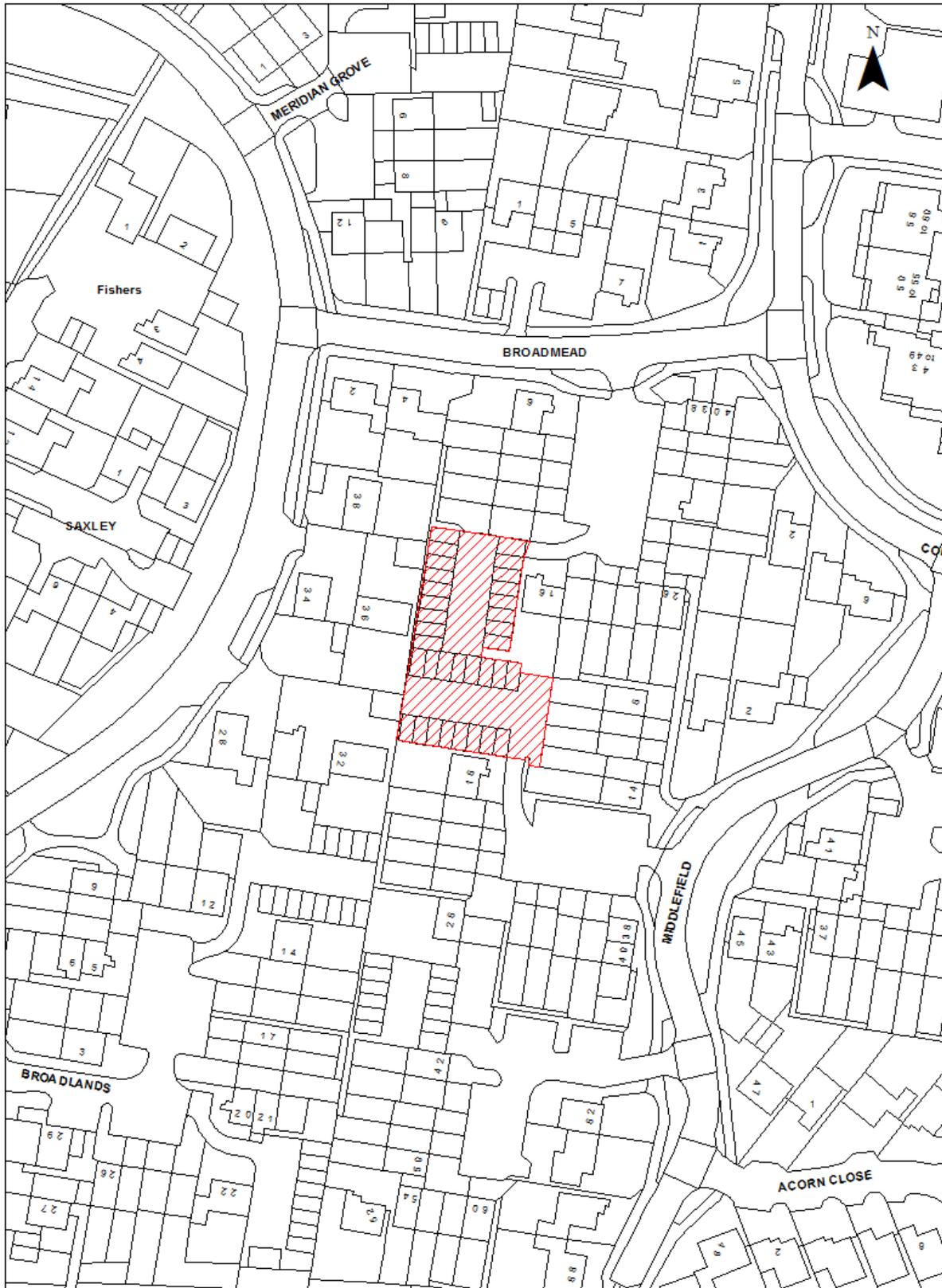
Site details	
HELAA Reference	HE27
Source of site	Garages
Site name	Garages between 12 & 14 Grassmere, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	Access to the site is very constrained. The site is identified as being at risk from surface flood water.
Potential Impacts	Development could impact upon residential amenity.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners and would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely to attract interest from local or regional developers who would likely have the capacity to deliver a scheme of this nature. A site of these characteristics would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken because the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; assembly residential amenity constraints	

HE28 – Garages between 20 & 21 Grassmere, Langshott, Horley



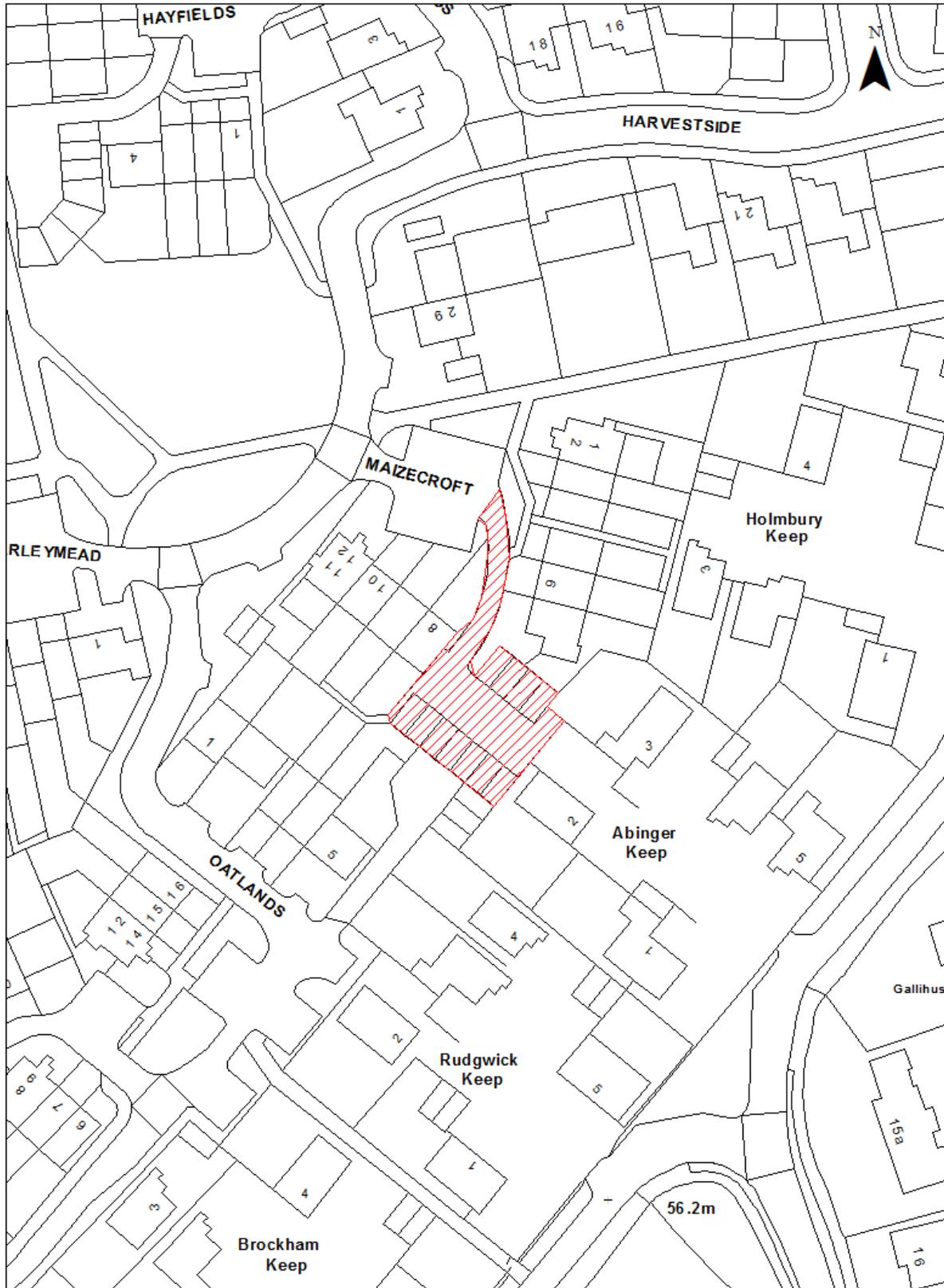
Site details	
HELAA Reference	HE28
Source of site	Garages
Site name	Garages between 20 & 21 Grassmere, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	250dph
Capacity	5
Total site area (ha)	0.02
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density development (flats).
Physical Limitations	Access to the site is quite constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be strong and therefore would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

HE29 – Garages next to 14 Middlefield, Horley



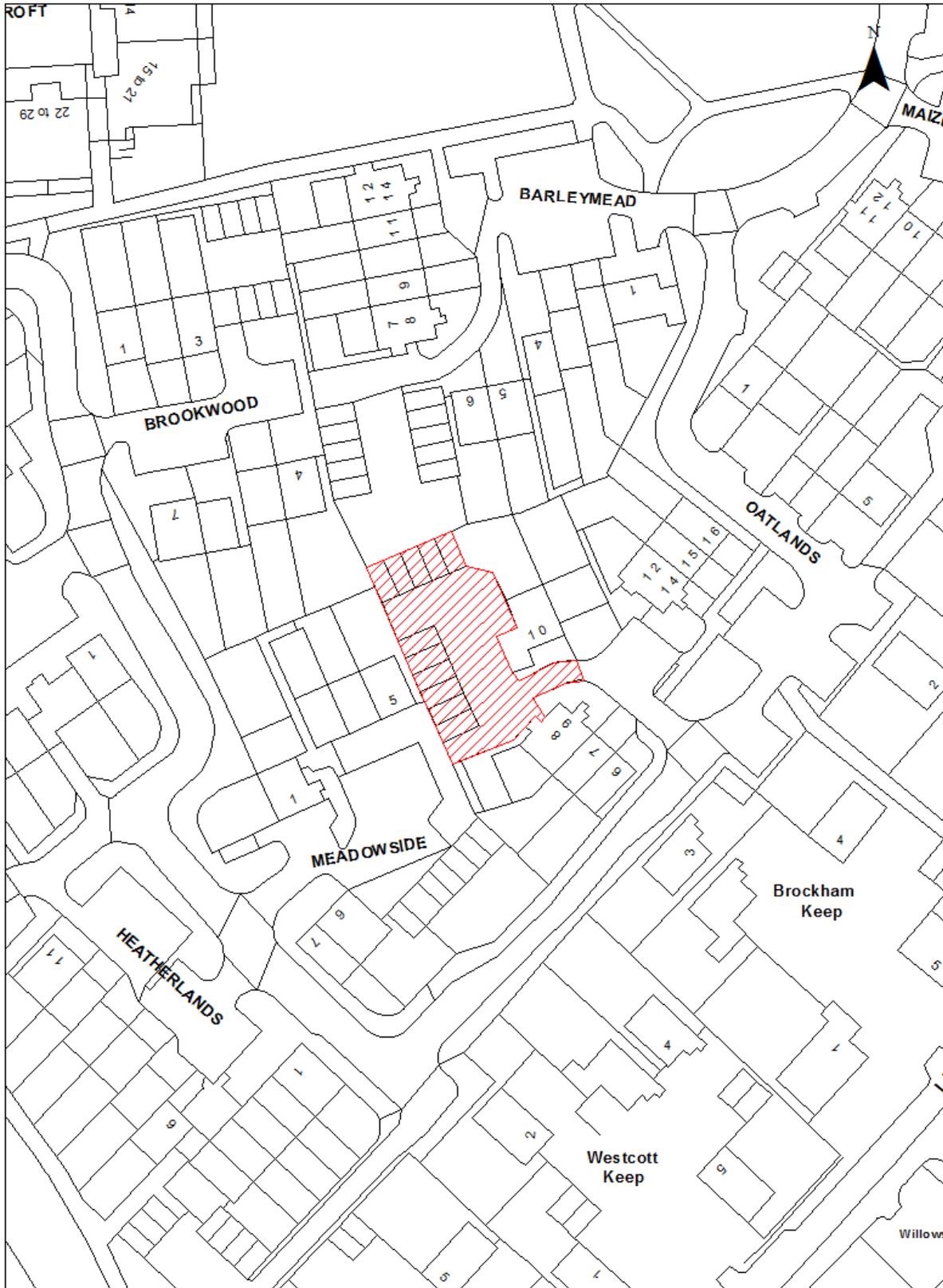
Site details	
HELAA Reference	HE29
Source of site	Garages
Site name	Garages next to 14 Middlefield, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site of this nature would be most suited to delivering higher density development (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local/ regional house builders who would likely have the capacity to deliver the scheme envisaged. A site of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be strong and would likely support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; assembly	

HE30 – Garages Maizecroft, Langshott, Horley



Site details	
HELAA Reference	HE30
Source of site	Garages
Site name	Garages Maizecroft, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	The site has been identified as potentially being at risk from surface water flooding.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners and would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this nature 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 scale/ type would be completed within a single phase. Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is strong and would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; assembly	

HE31 – Garages Oatlands, Langshott, Horley



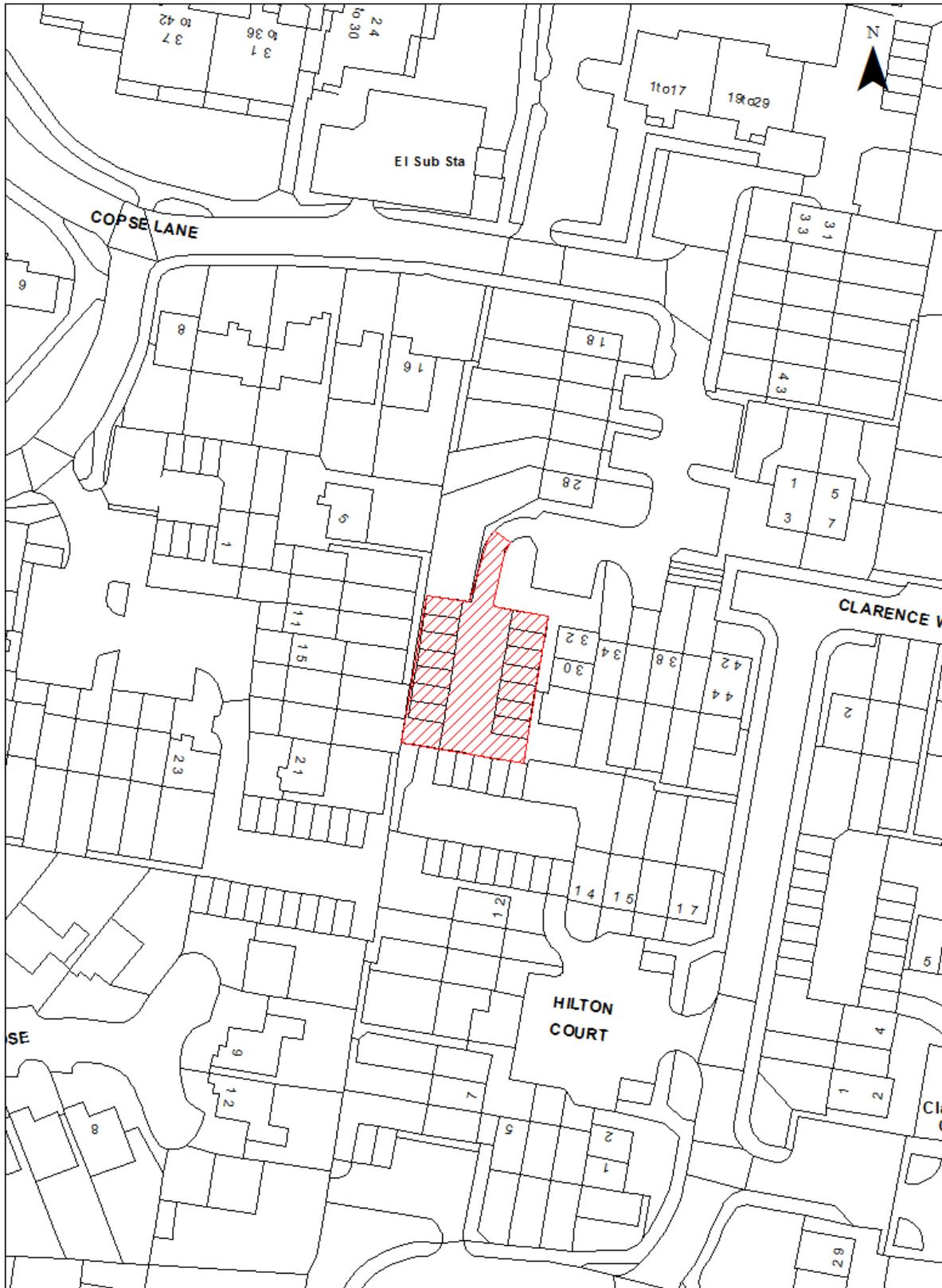
Site details	
HELAA Reference	HE31
Source of site	Garages
Site name	Garages Oatlands, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement. The site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of these characteristics could be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved. Therefore, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; access; assembly	

HE32 – Garages Stockfield, Langshott



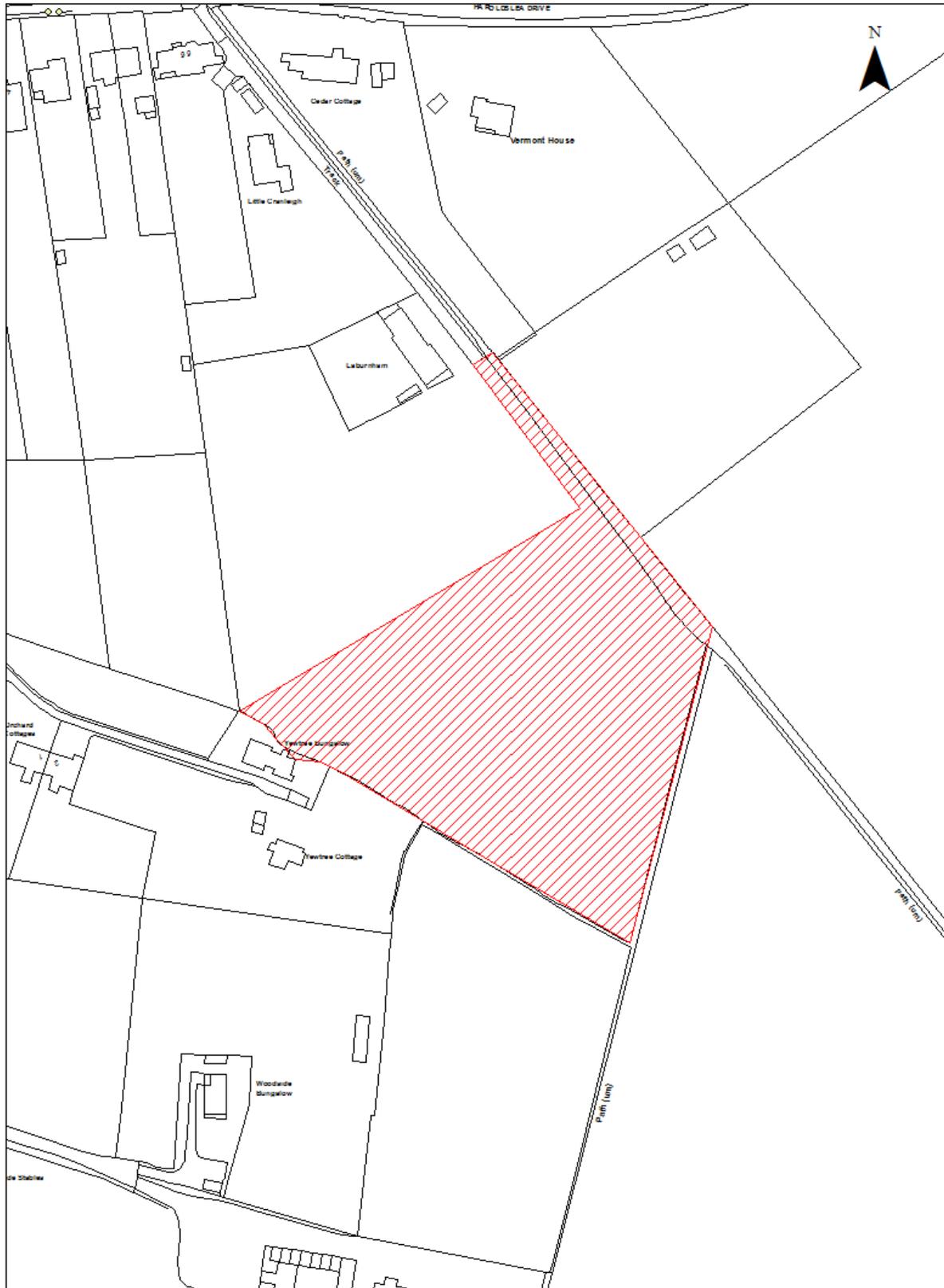
Site details	
HELAA Reference	HE32
Source of site	Garages
Site name	Garages Stockfield, Langshott
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local/ regional developers who would likely have the capacity to deliver. A scheme of this nature would be completed in a single phase and by a single developer. Delivery rates of 20-30 units per annum could be achieved. Hence, the site could 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 Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; assembly	

HE33 – Garages between 28 & 30 Copse Lane, Langshott



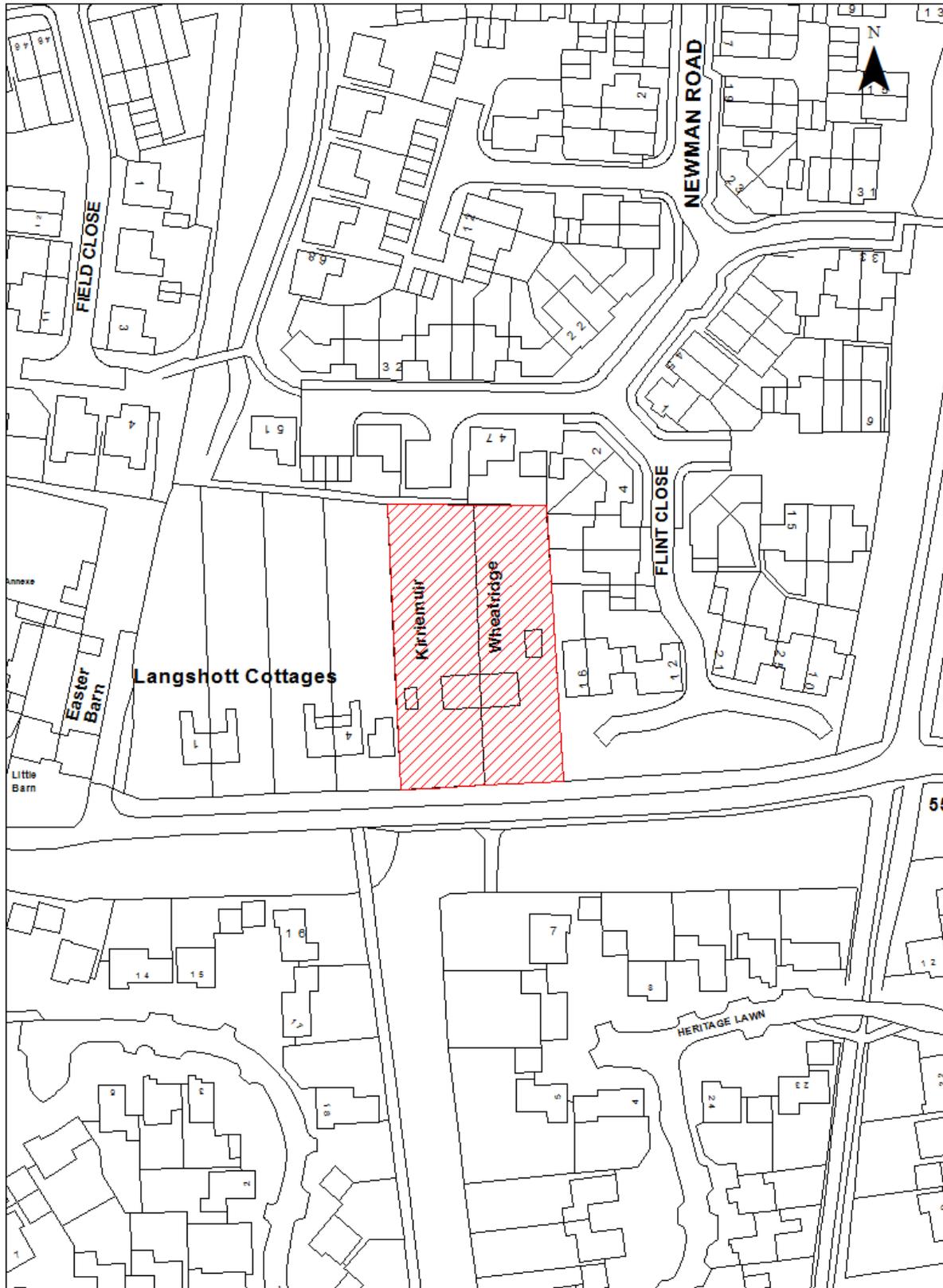
Site details	
HELAA Reference	HE33
Source of site	Garages
Site name	Garages between 28 & 30 Copse Lane, Langshott
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suited to deliver higher density units (flats)
Physical Limitations	The site lies partially within Flood Zone 2.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled in order to enable development. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver. A site of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area would likely support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; assembly; flooding	

HW34 – Laburnum, Haroldslea Drive, Horley



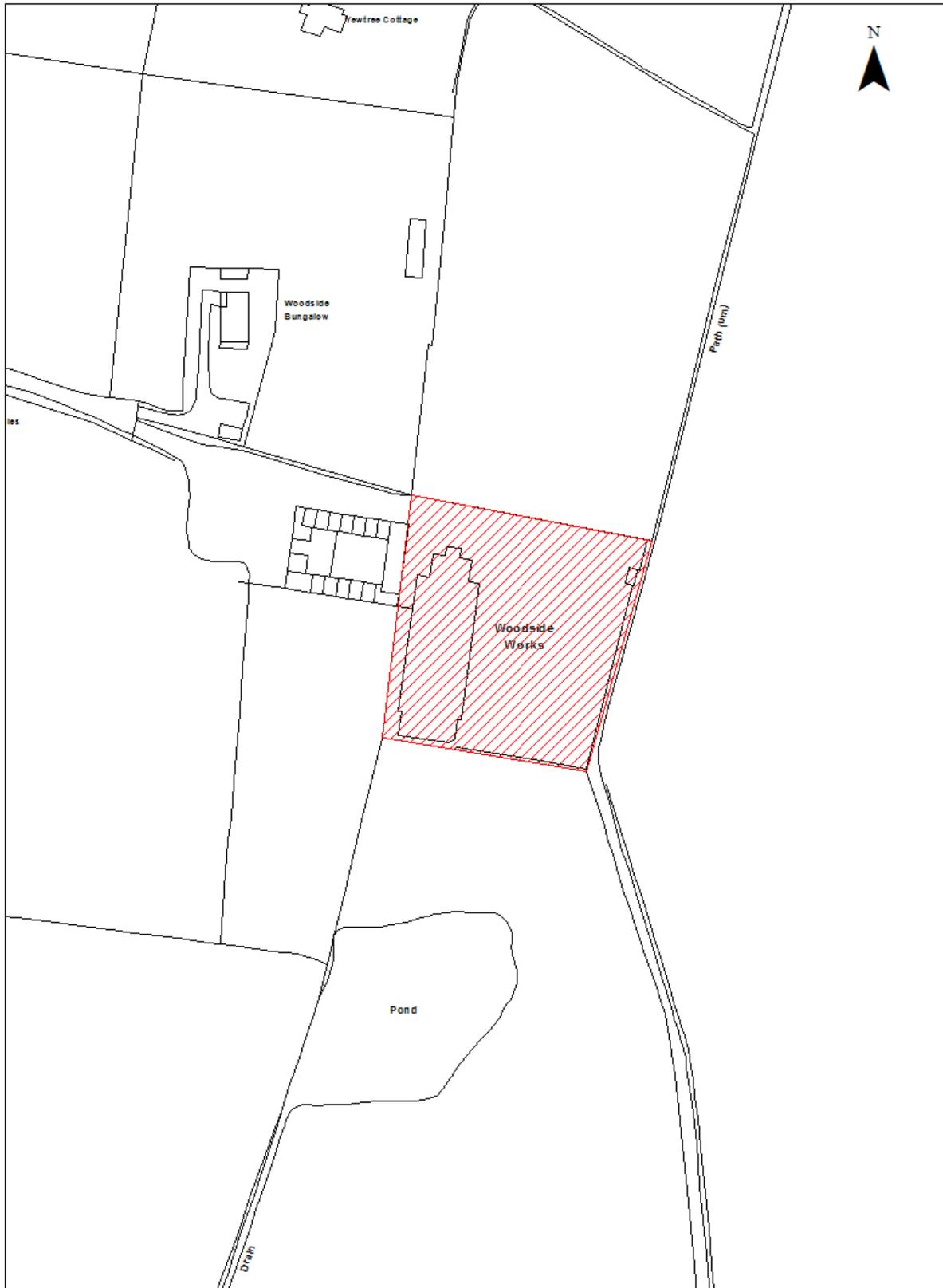
Site details	
HELAA Reference	HW34
Source of site	Call for Sites
Site name	Laburnum, Haroldslea Drive, Horley
Existing use	Agriculture/ grazing
Housing Potential	
Density	20dph
Capacity	18
Total site area (ha)	0.92
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site lies within an area located 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 be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Access to the site would be unsuitable for delivering the scale of development envisaged.</p> <p>The site could be possibly accessed via SEH4.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single housebuilder who has actively promoted the site for housing development. The landowner has indicated that the site would be made available for housing development within the next 3-5 years.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this type/ scale would most likely be delivered in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved. Development could therefore be completed within 12-18 months of commencement.
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>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 housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overriding constraints: access; strategic policy change</p>	

HE35 – Kerriemuir and Wheatridge, Langshott, Horley



Site details	
HELAA Reference	<u>HE35</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>Kerriemuir and Wheatridge, Langshott, Horley</u>
Existing use	<u>Former residential dwellings and grounds</u>
Housing Potential	
Density	<u>36dph</u>
Capacity	<u>8 (gross) 6 (net) units</u>
Total site area (ha)	<u>0.22ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>The site benefits from planning permission for residential development.</u> <u>Accessibility to local services and facilities is good.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site benefits from planning permission for 8 flats.</u>
Physical Limitations	<u>There are two protected oak trees on the site. The Tree Officer raised no objection to development subject to conditions.</u>
Potential Impacts	<u>There are a number of statutory listed buildings within close proximity to the site.</u> <u>The Conservation Officer raised no objection to the development during the course of the planning application.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by a single landowner, Langshott Farms Ltd.</u> <u>The site benefits from planning permission for 8 flats.</u> <u>No legal constraints to development have been identified.</u>	
<u>The site is considered to be available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is no known specific developer interest in the site at this point.</u> <u>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.</u> <u>A scheme of this nature would most likely be completed within a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site benefits from planning permission.</u> <u>The residential market in the area is good and is considered to be sufficient to support the type and scale of development proposed.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for 8 flats.</u> <u>The site is considered to be suitable and available for residential development and there is a reasonable prospect that development of the site would be achievable.</u> <u>The site is therefore considered to be deliverable.</u>	

HE36 – Woodside Works, Horley



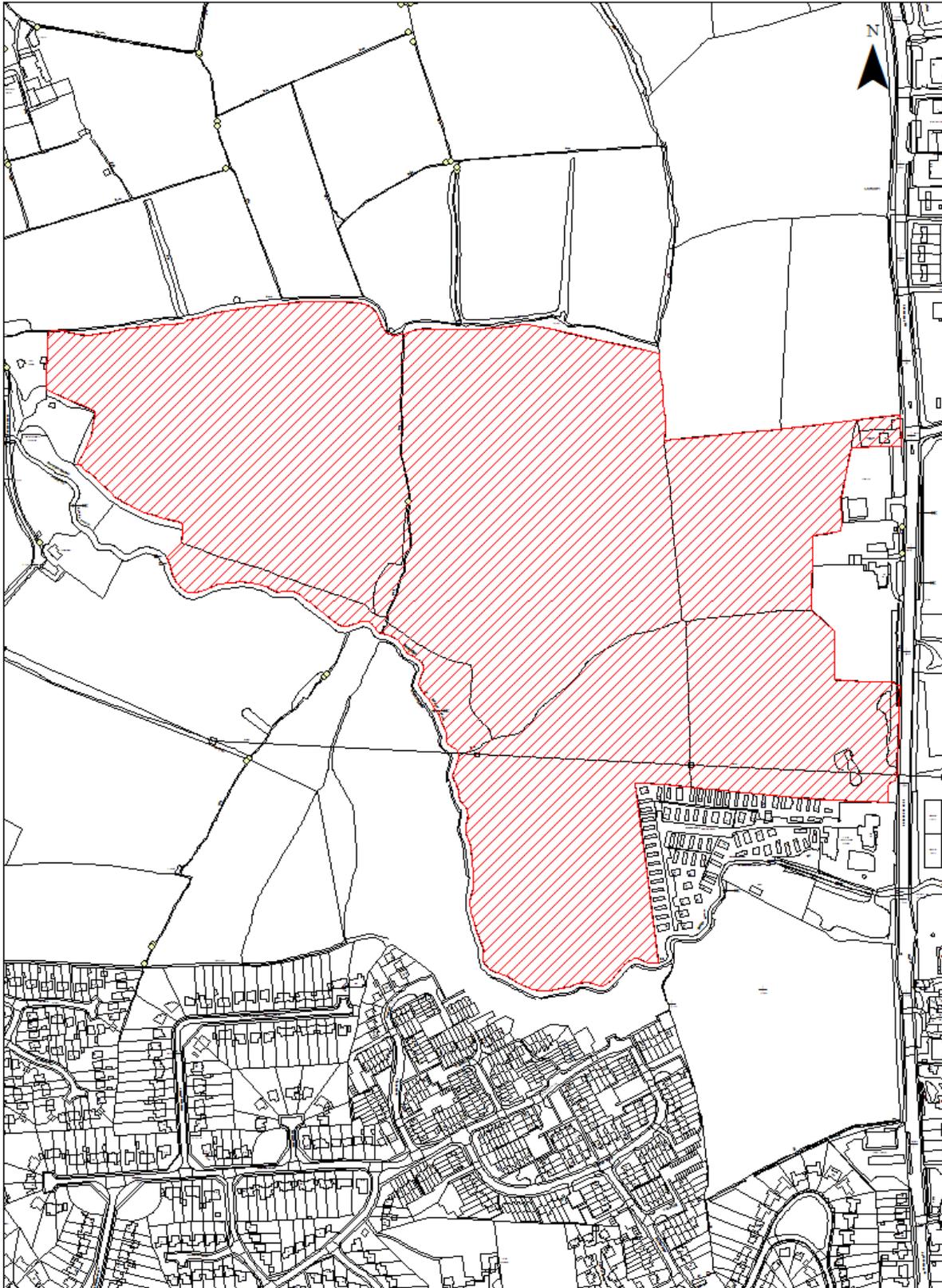
Site details	
HELAA Reference	<u>HE36</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Woodside Works, Redhill</u>
Existing use	<u>Industrial</u>
Housing Potential	
Density	<u>25dph</u>
Capacity	<u>3</u>
Total site area (ha)	<u>0.26ha</u>
Suitability	
Policy Considerations	<p><u>The site is currently located within the Rural Surrounds of Horley; however, this designation is not intended to be carried forward in the Regulation 19 Development Management Plan.</u></p> <p><u>The site has not been identified for housing development within the Regulation 19 Development Management Plan; however, it does adjoin a proposed site allocation. The site is previously developed.</u></p> <p><u>Whilst the site does not lie within a designated employment area, loss of employment uses would be contrary to proposed policy EMP4.</u></p> <p><u>Accessibility to local services, facilities and public transport is reasonable.</u></p>
Market Considerations	<u>The site would be most suited to delivering family homes.</u>
Physical Limitations	<u>Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.</u>
Potential Impacts	<p><u>Development of the site would lead to the loss of employment uses. Development would need to achieve a sensitive transition to adjoining open countryside.</u></p> <p><u>The site is in close proximity to Gatwick airport and may be affected by aircraft noise; however, it falls outside of the 57dB LEQ noise contour.</u></p>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<p><u>The site under one landownership.</u></p> <p><u>The landowner has confirmed that wish to bring forward the site for redevelopment as part of the neighbouring site allocation (the premise is leased to one of the owners of the proposed site allocation).</u></p> <p><u>The landowner has indicated that the site will be made available for development within the next 5-10 years.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be specific developer interest in the site at this point.</u></p> <p><u>The landowner has indicated that they do not intend to develop the site themselves. It is understood that the site is intended to be brought forward as part of the proposed neighbouring site allocation. A site of this scale/ type would likely attract regional/ national developers who would likely have the capacity to deliver.</u></p> <p><u>A scheme of this nature could achieve delivery rates of 20-30 units per annum.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Specific viability appraisal of the neighbouring site suggests that development would be achievable.</u></p> <p><u>The residential market in the area is good and would likely be capable of supporting the type and scale of development proposed.</u></p>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	

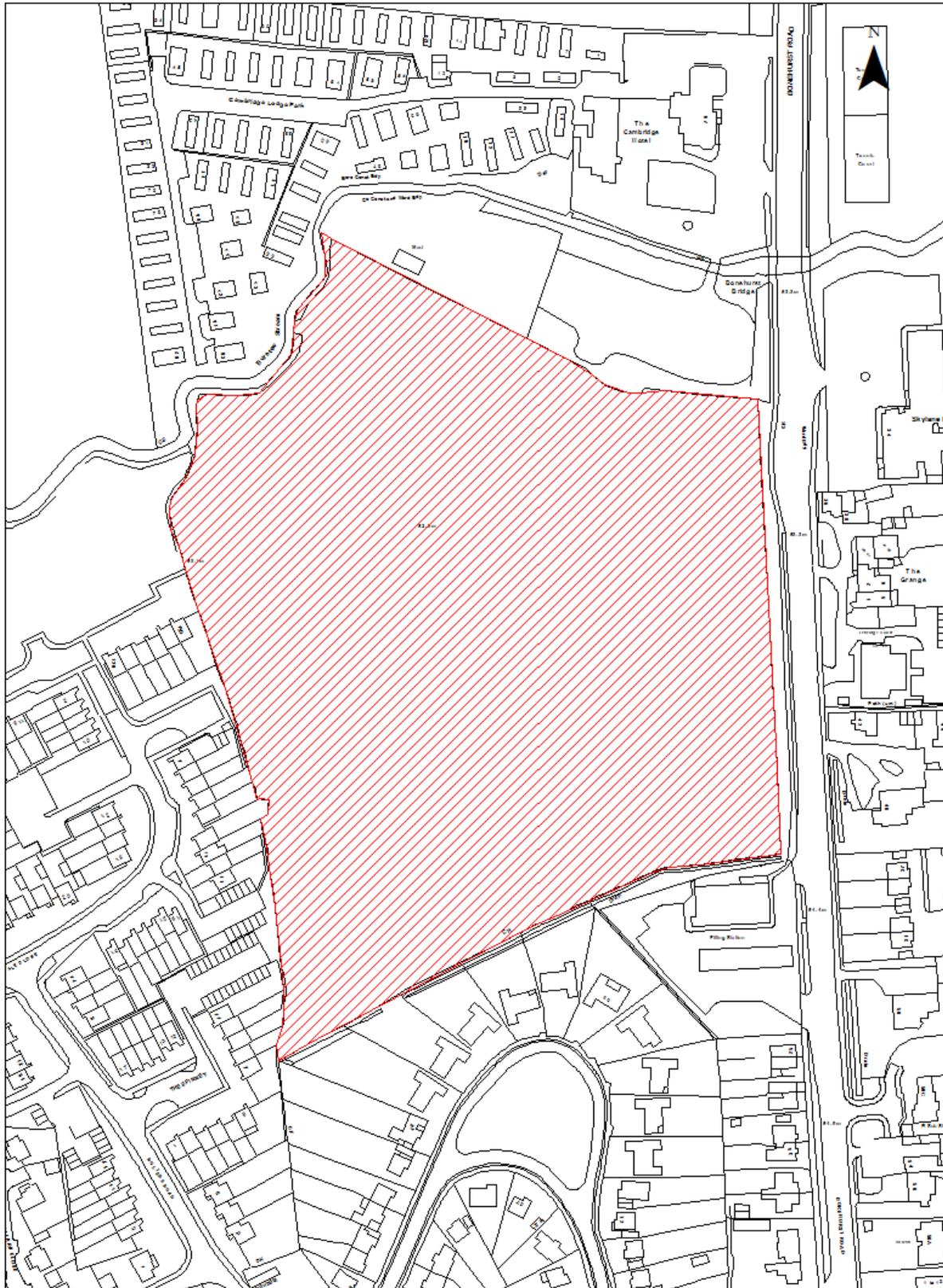
There is a reasonable prospect that the site will be made available for development and that development of the site will be achievable. However, the site is not considered to be suitable for housing development.

The site is therefore not currently developable.

Overcoming constraints: strategic policy change

HW03 – Land at Bonehurst Road, Horley





Site details	
HELAA Reference	HW03
Source of site	Call for Sites
Site name	Land at Bonehurst Road, Horley
Existing use	Open space/ meadow
Housing Potential	
Density	20dph
Capacity	4070
Total site area (ha)	4.85.0 (gross) / 3.5 (developable)
Suitability	
Policy Considerations	<p><u>In the 2005 Borough Local Plan, the site lies is within the Rural Surrounds of Horley. In the Regulation 19 Development Management Plan this designation is proposed to be removed albeit small areas in the north of the site.</u></p> <p>Part of the site falls within the Horley Riverside Green Chain public open greenspace. 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 <u>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.</u></p> <p><u>The site is proposed to be developed for housing development and open space. - The Grade I Listed former Cambridge Hotel is to the north of the site.</u></p> <p>Accessibility to local services and facilities is reasonable and the site also has excellent links 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 potentially meeting a range of market requirements.
Physical Limitations	<p>A significant proportion of the site falls within Flood Zone 2 and the northern half of the site is within Flood Zone 3.</p> <p><u>The proposed site allocation requires no development on land within Flood Zones 2 and 3, with flood affected land safeguarded as public open space to link up the Riverside Green Chain, enhancements to the river corridor and to incorporate additional flood storage to reduce downstream flood risk/ highway flooding.</u></p> <p><u>The proposed site allocation also requires measures to manage and reduce surface water run-off including a comprehensive system of SUDs.</u></p> <p>There are a number of individual TPO trees on the site - the proposed site allocation requires the protection and enhancement of trees-</p> <p>Access to the site from the A23 would need to be carefully considered.</p>
Potential Impacts	<p>The site borders a Local Nature Reserve, development could impact upon nature conservation.</p> <p>There is a degree of informal public access to the site in its current form which could be lost as a result of development. <u>The proposed site allocation however requires the provision of new public open space.</u></p> <p><u>Development could impact upon the setting of the listed building. The proposed site allocation advises that design should retain the hedgerow, shrubbery, understorey and tree line and should include a substantial buffer to safeguard the setting of these buildings.</u></p>
<p>The site is not considered to be suitable for housing development. The site is considered to be suitable for housing development.</p>	
Availability	

The site is owned by three landowners who have actively promoted the site for housing development.
~~It is understood that~~ Linden Homes have an option agreement to develop the site.
 No legal constraints to development have been identified.

The site is considered to available for housing development.

Achievability

<p>Delivery & Timing Considerations</p>	<p>It is understood that Linden Homes, a national housebuilder, has an option agreement to develop the site themselves. <u>It is considered that t</u>They would have the capacity to deliver a scheme such as this. 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 2-3 years of commencement.</p>
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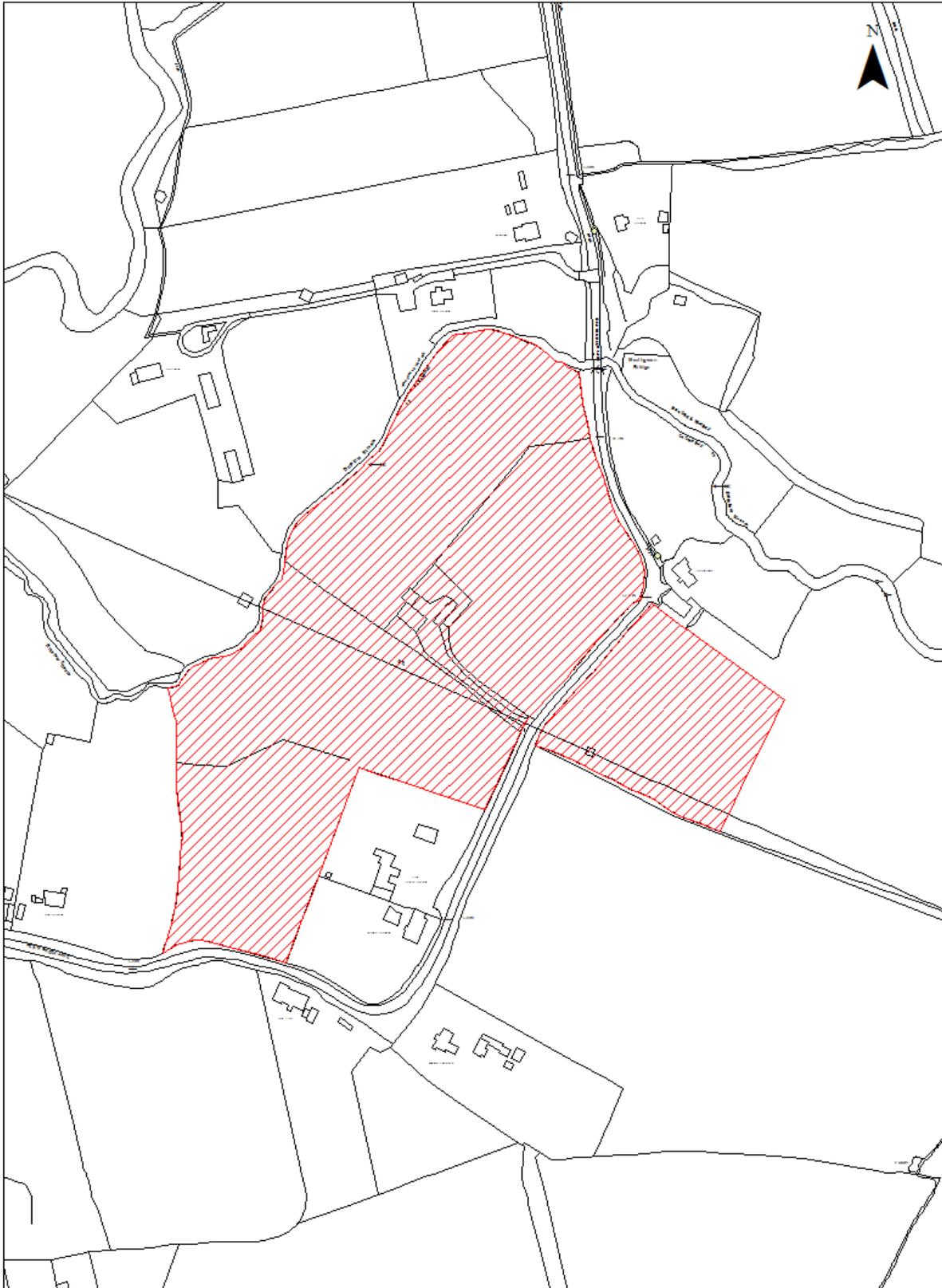
<p>Market & Economic Viability Considerations</p>	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. <u>Specific viability work suggests that development of the site would be viable.</u> <u>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</u> The residential market would most likely be capable of supporting the type and scale of development envisaged.</p>
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There is a reasonable prospect that development of the site would be achievable.

Summary

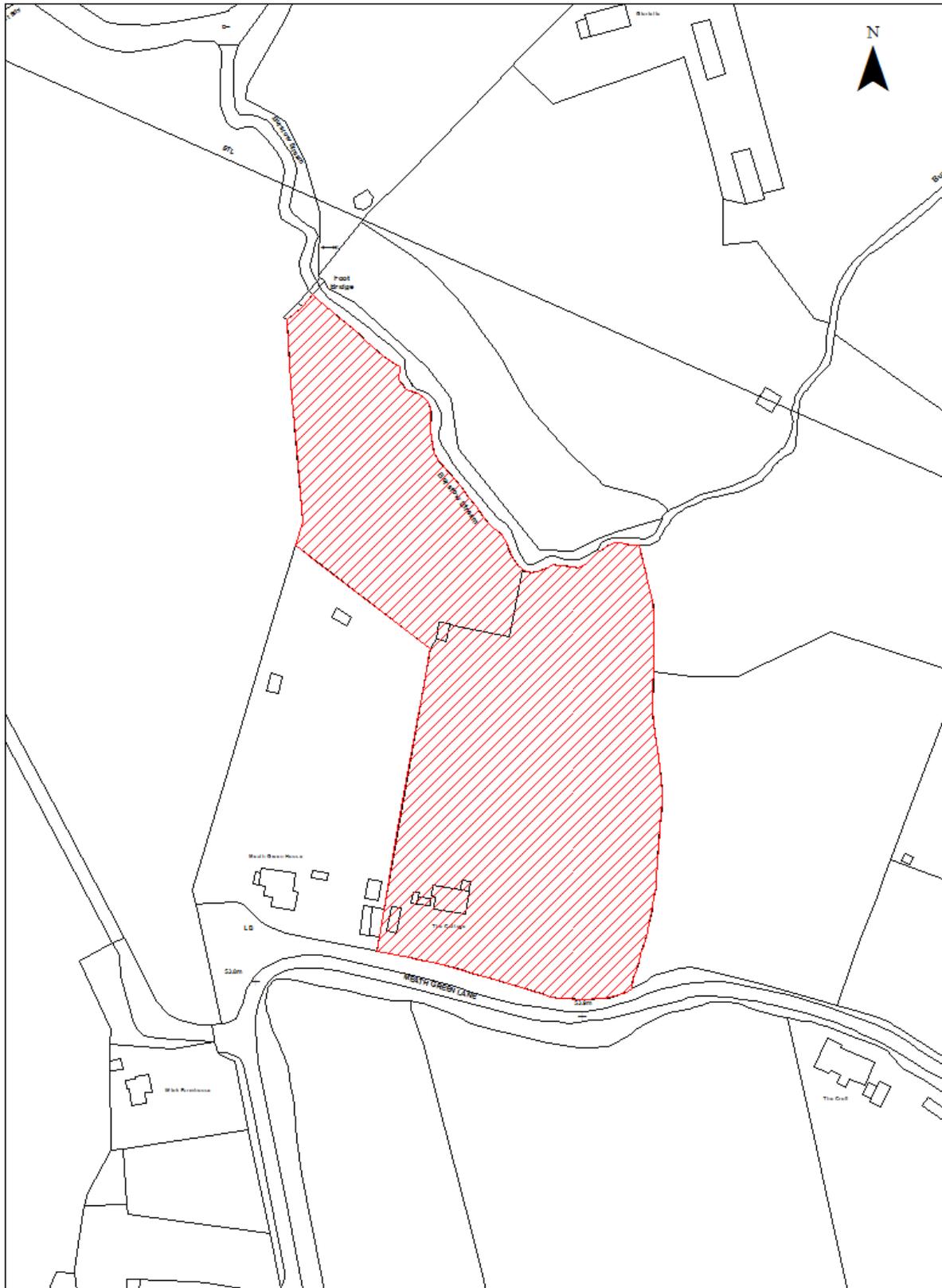
~~There is a reasonable prospect that the site would be made available for development and that development would be achievable. However, the site is not considered to be suitable for housing development.~~
~~The site is therefore not currently developable.~~
~~**Overcoming constraints:** strategic policy change; flood risk/ mitigation; access; tree protection~~
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.

HW06 – Land north of Meath Green Lane (The Cottage), Horley



Site details	
HELAA Reference	HW06
Source of site	Call for Sites
Site name	Land north of Meath Green Lane (The Cottage), Horley
Existing use	Agricultural
Housing Potential	
Density	25dph <u>17.9dph</u>
Capacity	125
Total site area (ha)	1.5 (gross)/ 0.67 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley, adjacent to the North West Sector. The site lies within a 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 part of a wider site 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, facilities and public transport is currently limited; however, accessibility will improve with the development of the North West Sector.</p>
Market Considerations	The site would be most suited to delivering family homes.
Physical Limitations	The northern half of the site falls within Flood Zone 3.
Potential Impacts	Development could potentially enable continuation of the Riverside Green Chain.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual who has actively promoted the site for housing development. No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that there has been a lot of interest in developing the land parcel.</p> <p>A site of this scale/ type would likely attract interest from local/ regional/ national house builders who would likely have the capacity to deliver.</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> <p>Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area would most likely be sufficient to support the scale and type 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 part of a wider site 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>The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

HW07 – Land at Meath Green Lane (Cinderfield), Horley

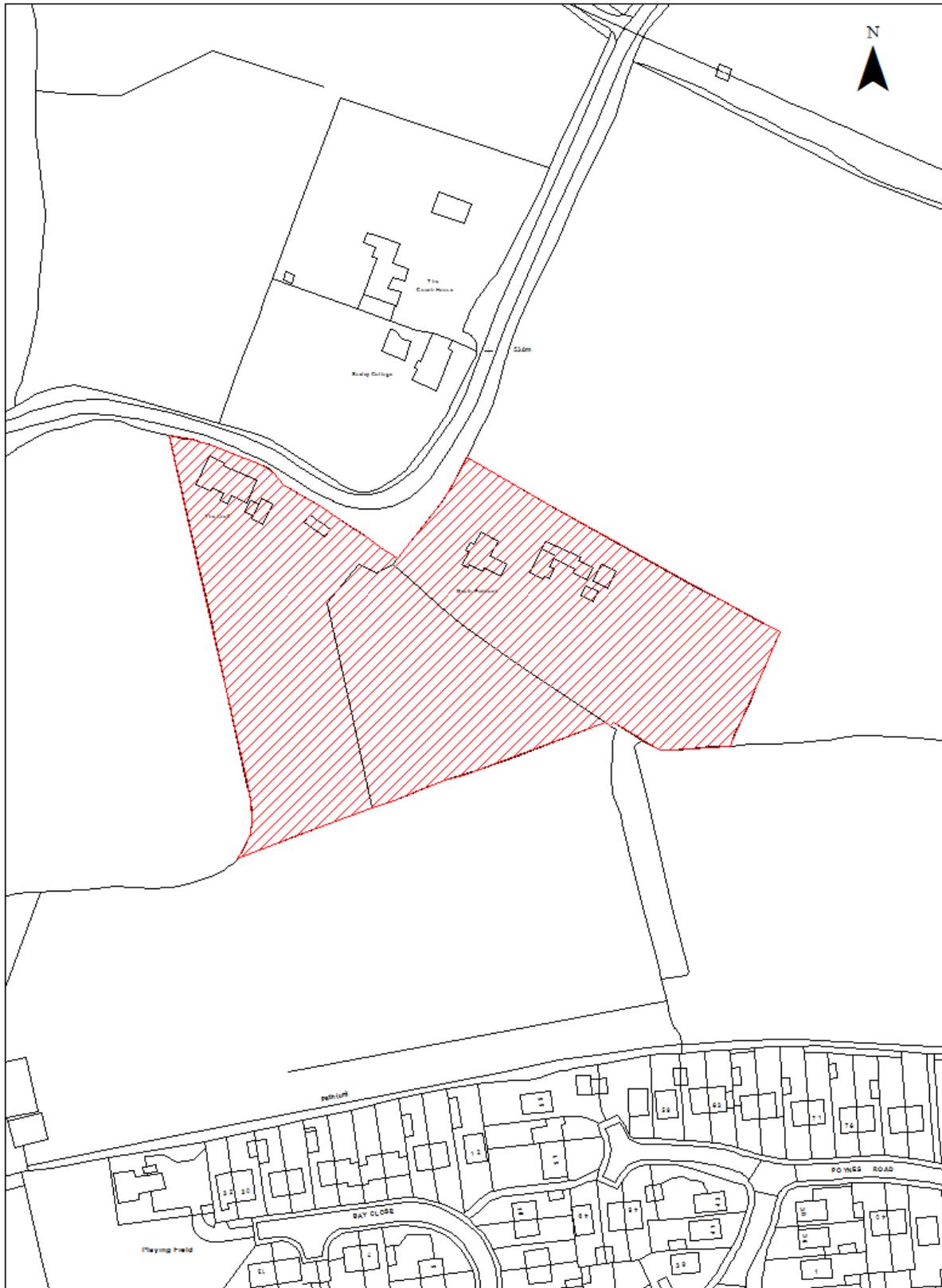


Site details	
HELAA Reference	HW07
Source of site	Call for Sites
Site name	Land at Meath Green Lane (Cinderfield), Horley
Existing use	Agricultural
Housing Potential	
Density	19.3dph 25dph
Capacity	5470
Total site area (ha)	5.3 (gross) / 2.8 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley, adjacent to the North West Sector. The site lies within a 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 part of a wider site 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, facilities and public transport is currently limited; however accessibility will improve with the development of the North West Sector.</p>
Market Considerations	The site would be most suited to delivering family homes.
Physical Limitations	<p>A large band of land in the north west of the site falls within Flood Zone 3 and a further area of land in the east of the site is within Flood Zone 2 which significantly limits development capacity.</p> <p>A number of large (66kV) electricity pylons run east to west just inside the southern boundary of the site which could limit development or may need to be relocated.</p>
Potential Impacts	<p>Development could potentially enable continuation of the Riverside Green Chain.</p> <p>Development of the site could impact upon an area of high archaeological potential.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two private individuals who have actively promoted the site for housing development. No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional/ national developers who would likely have the capacity to deliver.</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, a scheme could be completed within 3 years of commencement.</p> <p>Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area would be 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 part of a wider site 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>	

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.

HW09 – The Croft/ Meath Paddock, Meath Green Lane, Horley

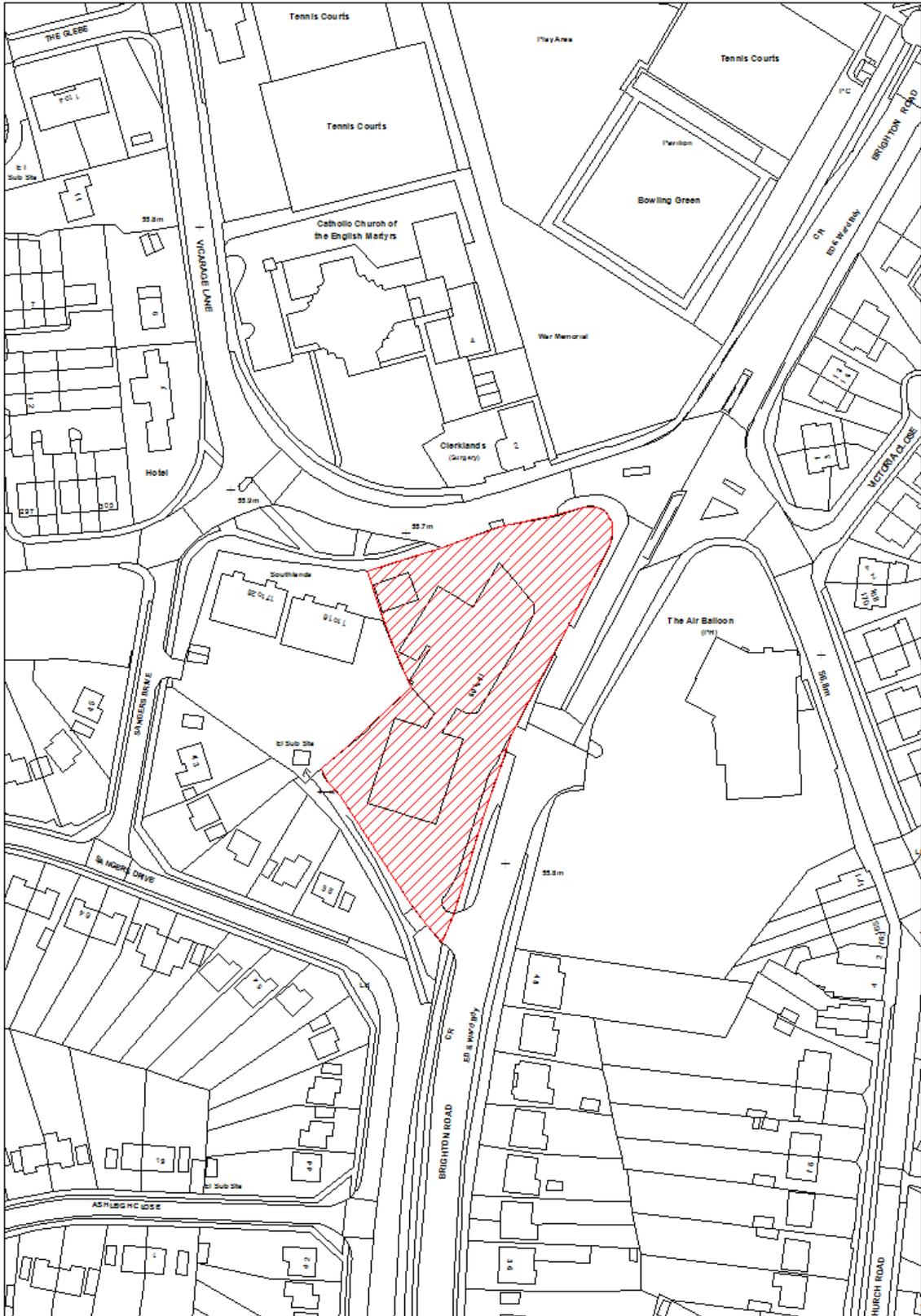


Site details	
HELAA Reference	HW09
Source of site	Allocated Site – Borough Local Plan 2005
Site name	The Croft/ Meath Paddock, Meath Green Lane, Horley
Existing use	Residential property/ paddock
Housing Potential	
Density	25dph
Capacity	20
Total site area (ha)	0.8
Suitability	
Policy Considerations	<p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site was allocated in the 2005 Borough Local Plan.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Whilst accessibility to many local services and public transport is currently average, significant improvements will be delivered as part of the Horley Masterplan proposals.</p>
Market Considerations	The site has the potential to deliver a range of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	Access to the site via Meath Green Lane is limited but sufficient to accommodate development of the scale contemplated.
Potential Impacts	There are no specific identified impacts.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have actively <u>previously</u> promoted the site for housing development.</p> <p><u>It is understood that Latchmere Properties Ltd. have an option agreement to develop the site.</u></p> <p>A planning application has recently been refused due to failing to provide adequate access.</p> <p>There is a reasonable prospect that a further planning application will be made.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer interest in the site at this point.</p> <p>A scheme of this nature would attract 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 and delivery rates of 20-30 units per annum would be achieved. Hence, development would be completed within 12 months of commencement.</p> <p>Development may be contingent upon completion of infrastructure associated with the early phases of the North West Sector which may affect timing.</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 development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable	

prospect that development of the site would be achievable.

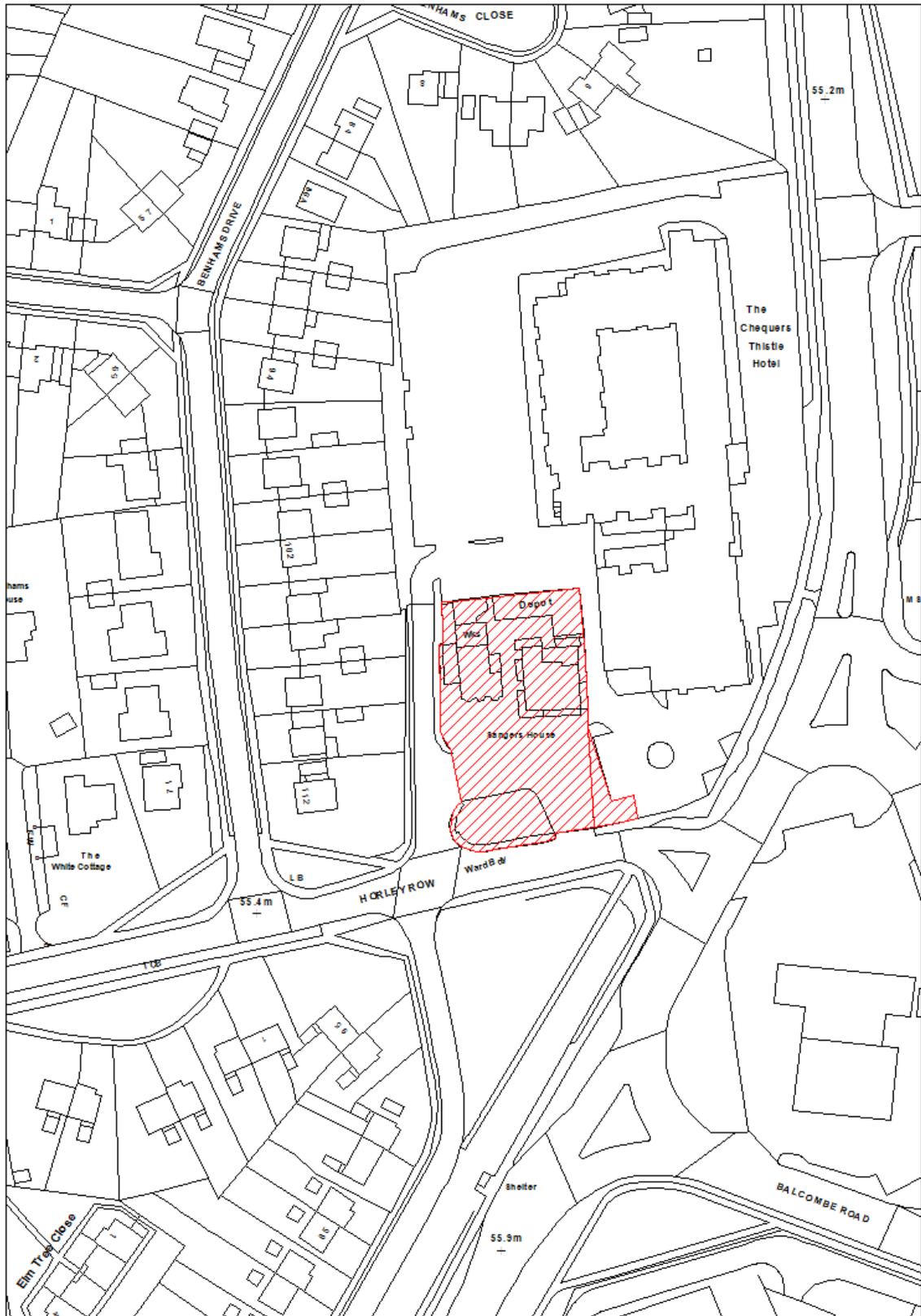
The site is therefore considered to be deliverable.

HW10 – 59-61 Brighton Road, Horley



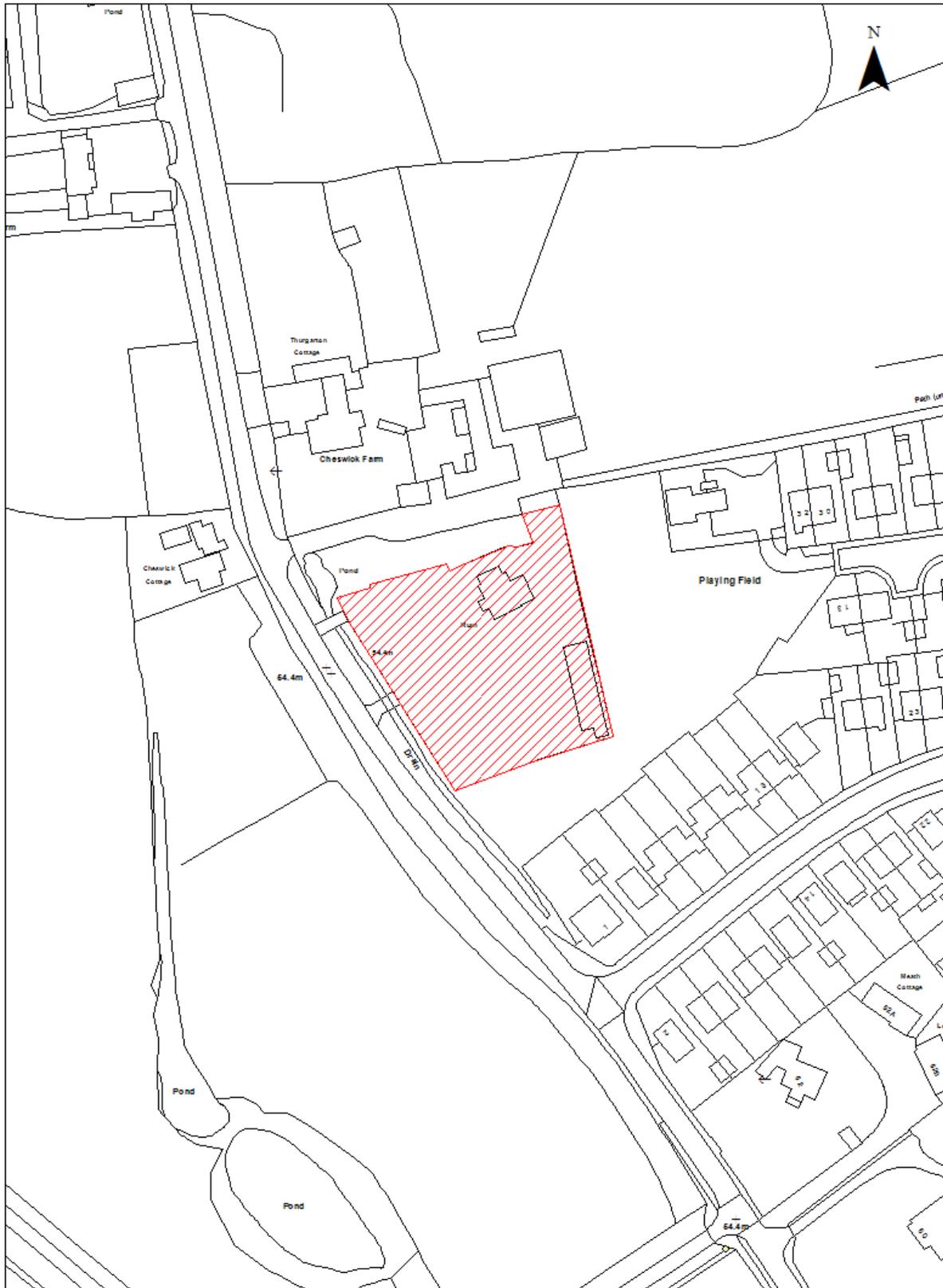
Site details	
HELAA Reference	HW10
Source of site	Call for Sites
Site name	51-61 Brighton Road, Horley
Existing use	Formula One Simulation Centre and Virtual Golf
Housing Potential	
Density	44.4dph
Capacity	20
Total site area (ha)	0.45
Suitability	
Policy Considerations	The site lies within the urban area, within close proximity of Horley town centre, and 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 housing development. Accessibility to local services and facilities is good and access to public transport is excellent.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	A small part of the site to the south of the site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a number of family members. The landowners have promoted the site for housing development. There is currently a leasehold interest which is due to expire. <u>The landowners have indicated that they anticipate disposal March-May 2018.</u> No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<u>The landowner has indicated that they do not intend to develop the site themselves.</u> There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional housebuilders who would likely have the capacity to deliver. 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 would be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work suggests that development would be viable. The residential market within the area would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a site for housing development. The site is considered to be suitable for development. 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 therefore considered to be <u>developable, deliverable.</u>	

HW11 – Sangers House, Horley



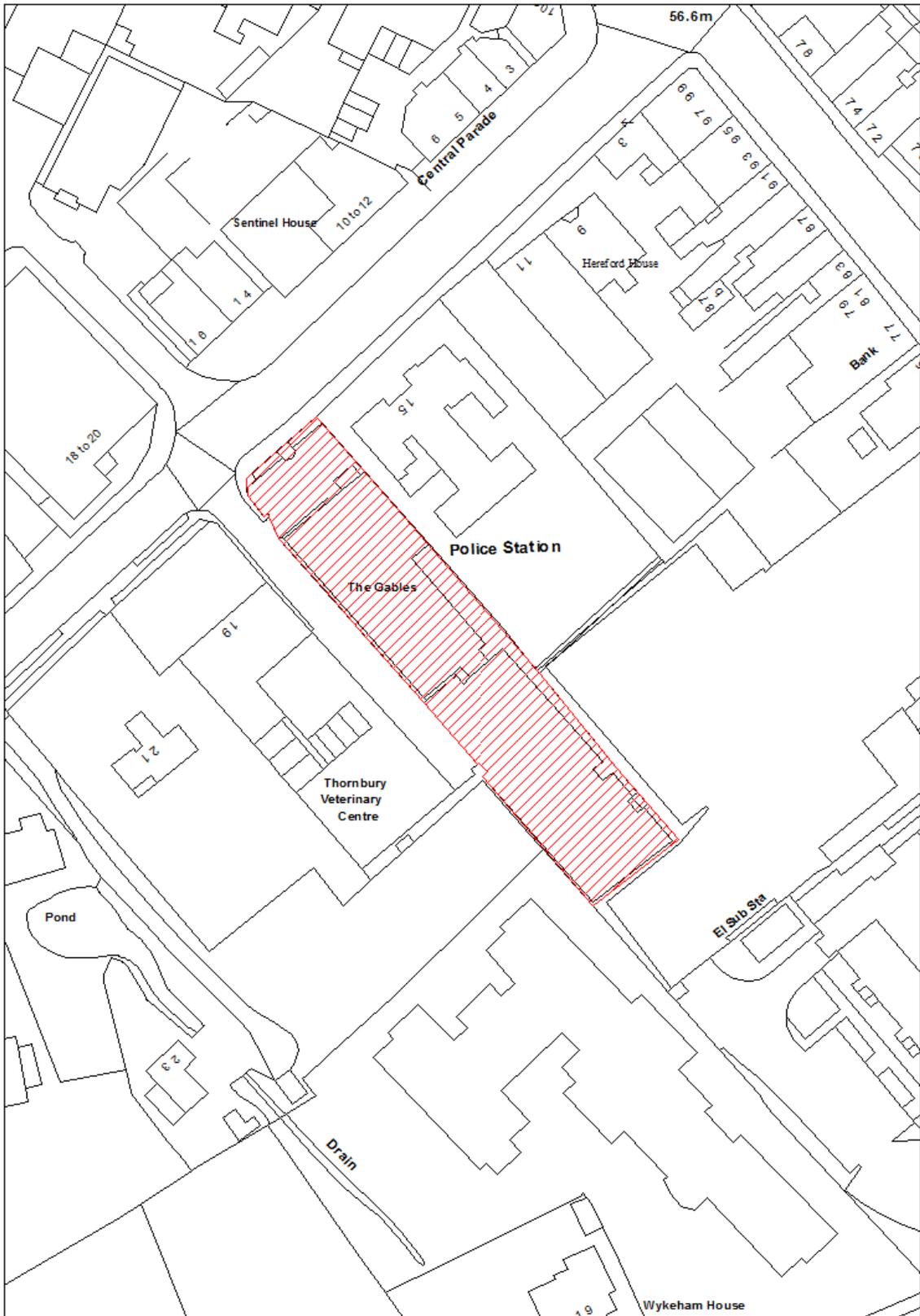
Site details	
HELAA Reference	HW11
Source of site	Extant Planning Permission
Site name	Sangers House, Horley
Existing use	Vacant building – former staff accommodation
Housing Potential	
Density	50dph
Capacity	8
Total site area (ha)	0.16
Suitability	
Policy Considerations	The site lies within the urban area, within close proximity to Horley town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 8 units. Accessibility to local services and facilities is good and access to public transport is excellent.
Market Considerations	The site proposed to deliver 8 flats.
Physical Limitations	No potential limitations have been identified.
Potential Impacts	Development could potentially impact upon the setting of the listed buildings on the site. The planning permission was felt to over come this potential impact.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. The site benefits from planning permission for 8 residential units. A number of the pre-commencement planning conditions have been discharged. No legal constraints to development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site benefits from planning permission for residential development. There is no known developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developer who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	
<u>A subsequent planning application for 5 units and a Veterinary surgery has been implemented.</u>	

HW12 – Former Denoras Rest, Meath Green Lane, Horley



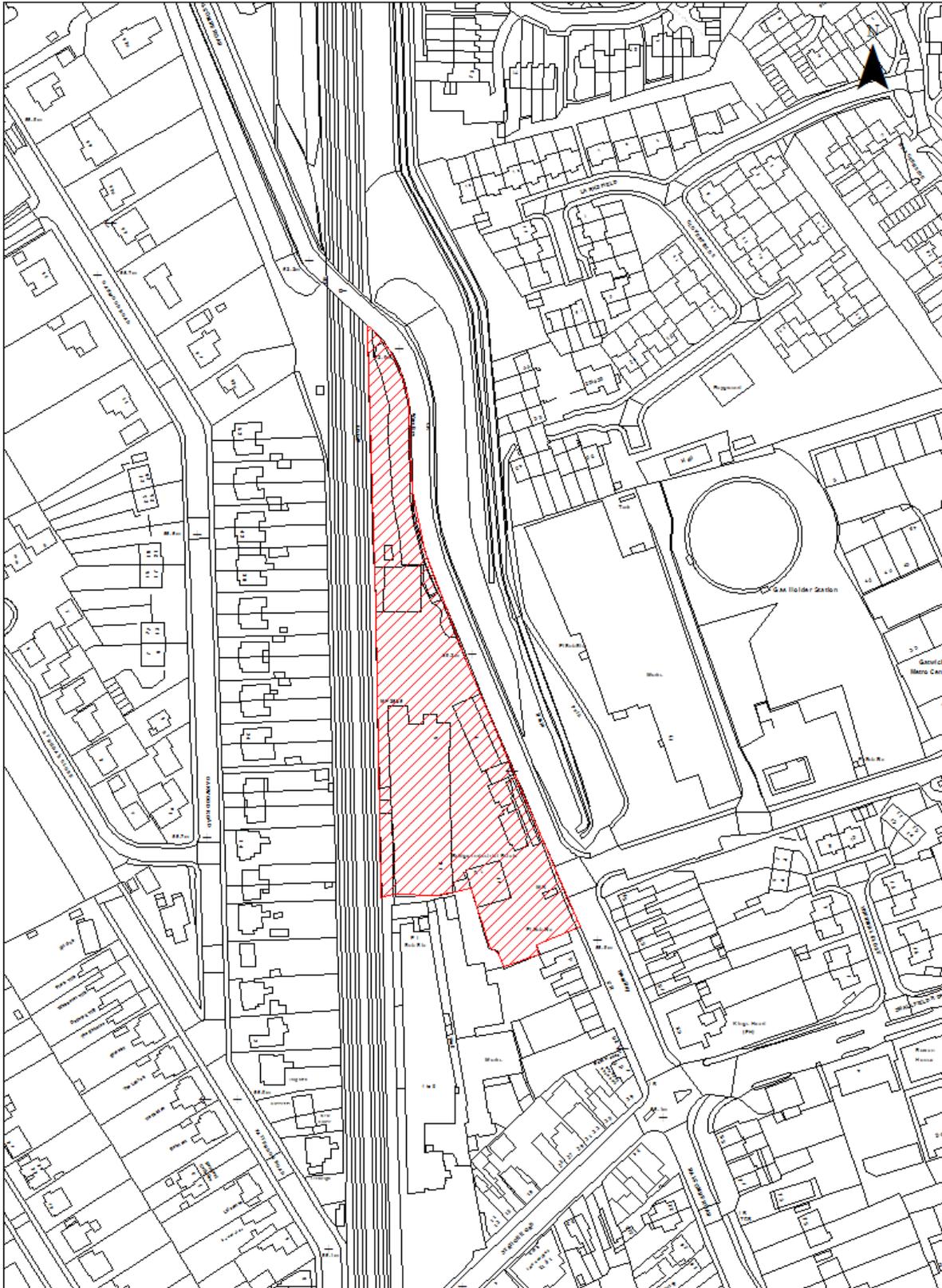
Site details	
HELAA Reference	HW12
Source of site	Extant Planning Permission
Site name	Former Denoras Rest, Meath Green Lane, Horley
Existing use	Former residential dwelling in grounds
Housing Potential	
Density	22dph
Capacity	8
Total site area (ha)	0.35
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 8 units. The site lies immediately south of the North West Sector.
Market Considerations	The site is proposed to deliver 8 residential dwellings.
Physical Limitations	There is a ditch running along the western boundary of the site. Part of the site has been identified as being at risk of surface water flooding.
Potential Impacts	The site adjoins a Grade II Listed Building – development could potentially impact upon the setting of the listed building.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. The site benefits from planning permission for housing development. No legal constraints to development have been identified.	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site benefits from planning permission for residential development. There is no known specific developer involvement in the scheme at this point. 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 type. A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved; hence, development could be completed within a single phase.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development. There is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	

HW13 – The Gables, 17 Massetts Road, Horley



Site details	
HELAA Reference	HW13
Source of site	Extant Prior Approval
Site name	The Gables, 17 Massetts Road, Horley
Existing use	Offices
Housing Potential	
Density	1667dph
Capacity	25
Total site area (ha)	0.15
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity of Horley town centre. 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. Accessibility to local services, facilities and public transport is excellent.</p> <p>Whilst the site does not lie within an employment area, loss of employment uses would run contrary to policy. However, loss of employment uses has been established through the prior approval process.</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.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a property development company, May Rose Ltd.</p> <p>The site benefits from planning permission for office to residential prior approval.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the current prior approval will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a property development company.</p> <p>A site 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 scheme of this scale/ type would be delivered in a single phase and delivery rates of 30-40 units per annum could be achieved. Hence, development could be completed within 12 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 strong and would most likely be capable of supporting a scheme such as this.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

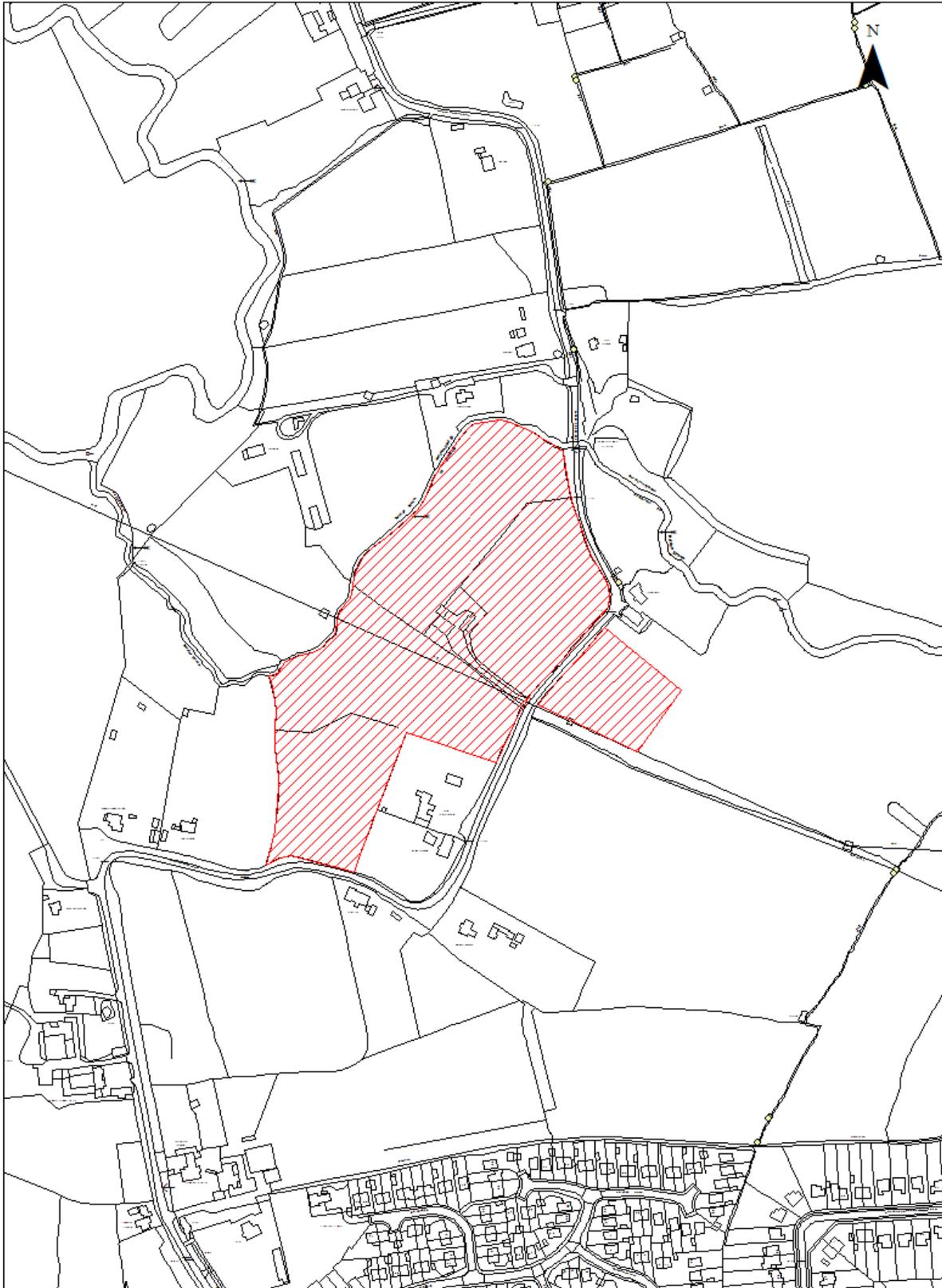
HW14 – Bridge Industrial Estate, Horley



Site details	
HELAA Reference	HW14
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Bridge Industrial Estate, Horley
Existing use	Industrial Estate
Housing Potential	
Density	25dph
Capacity	18
Total site area (ha)	0.7
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity to the town centre and Station 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 is a designated employment area – loss of employment uses would run contrary to ppproposed policy EMP4.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>There is a locally listed building on the site.</p>
Market Considerations	The site would be most suitable to deliver a range of dwelling types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Due to the previous and existing use of the site, the site may be contaminated.</p> <p>Access to the site from Balcombe Road would require improvement.</p> <p>Part of the site has been identified as being at risk of surface water flooding.</p>
Potential Impacts	Development could impact upon the setting of the locally listed building.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site would need to be assembled in order for development to be progressed.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this nature would likely attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A site of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>Costs of remediation may reduce viability.</p> <p>The residential market in the area is strong and would most likely be able to support the type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not considered to be currently developable.</p>	

Overcoming constraints: availability; strategic policy change; land assembly; access; contamination; heritage impact

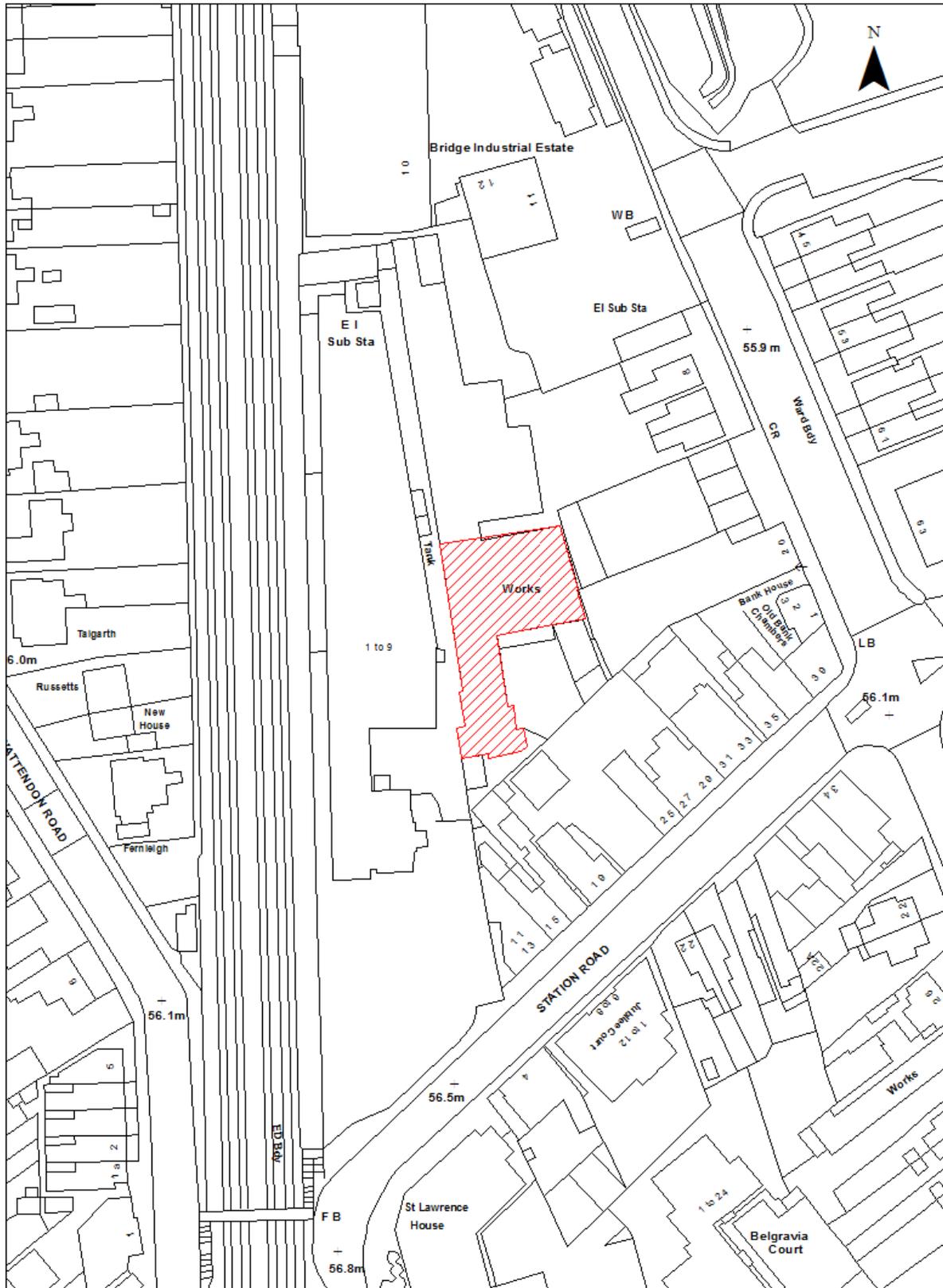
HW15 – Land north of Meath Green Lane (The Coach House), Horley



Site details	
HELAA Reference	HW15
Source of site	Call for Sites
Site name	Land north of Meath Green Lane, Horley
Existing use	Residential dwellings and grounds
Housing Potential	
Density	20dph
Capacity	50
Total site area (ha)	5.6 (2.5ha developable)
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley, adjacent to the allocated Horley North West Sector.</p> <p>The site lies within an area 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 part of a wider 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 currently limited; however, improvements will be made with the development of the North West Sector.</p> <p>The site lies within an area of high archaeological potential.</p>
Market Considerations	The site would be most suited to delivering family houses.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development of the site could impact upon an area of high archaeological potential.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual who has promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that he has received interest from developers.</p> <p>A site of this size would likely attract interest from local or regional developers who would likely to have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase and could achieve delivery rates of 20-30 units.</p> <p>Development could therefore be completed within ... 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 is 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 part of a wider 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 available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore developable.</p>	

Site details	
HELAA Reference	HW16
Source of site	Extant Planning Permission
Site name	Don Ruffles, 138 Victoria Road, Horley
Existing use	<u>Former</u> Shop/ offices
Housing Potential	
Density	125dph
Capacity	<u>65</u>
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The lies within the urban area, within close proximity of Horley 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 housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is adjacent to a locally listed building.</p>
Market Considerations	The site is proposed to delivery higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could potentially impact upon the setting of the locally listed building.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from planning permission.</p> <p><u>A subsequent planning application for 6 units has recently been approved.</u></p> <p><u>The unit is currently vacant.</u></p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>Whilst the site benefits from planning permission for housing development, 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 a scheme such as this.</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 underdone as the site benefits from planning permission for housing development.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HW17 – Albert Brewery, Station Road, Horley

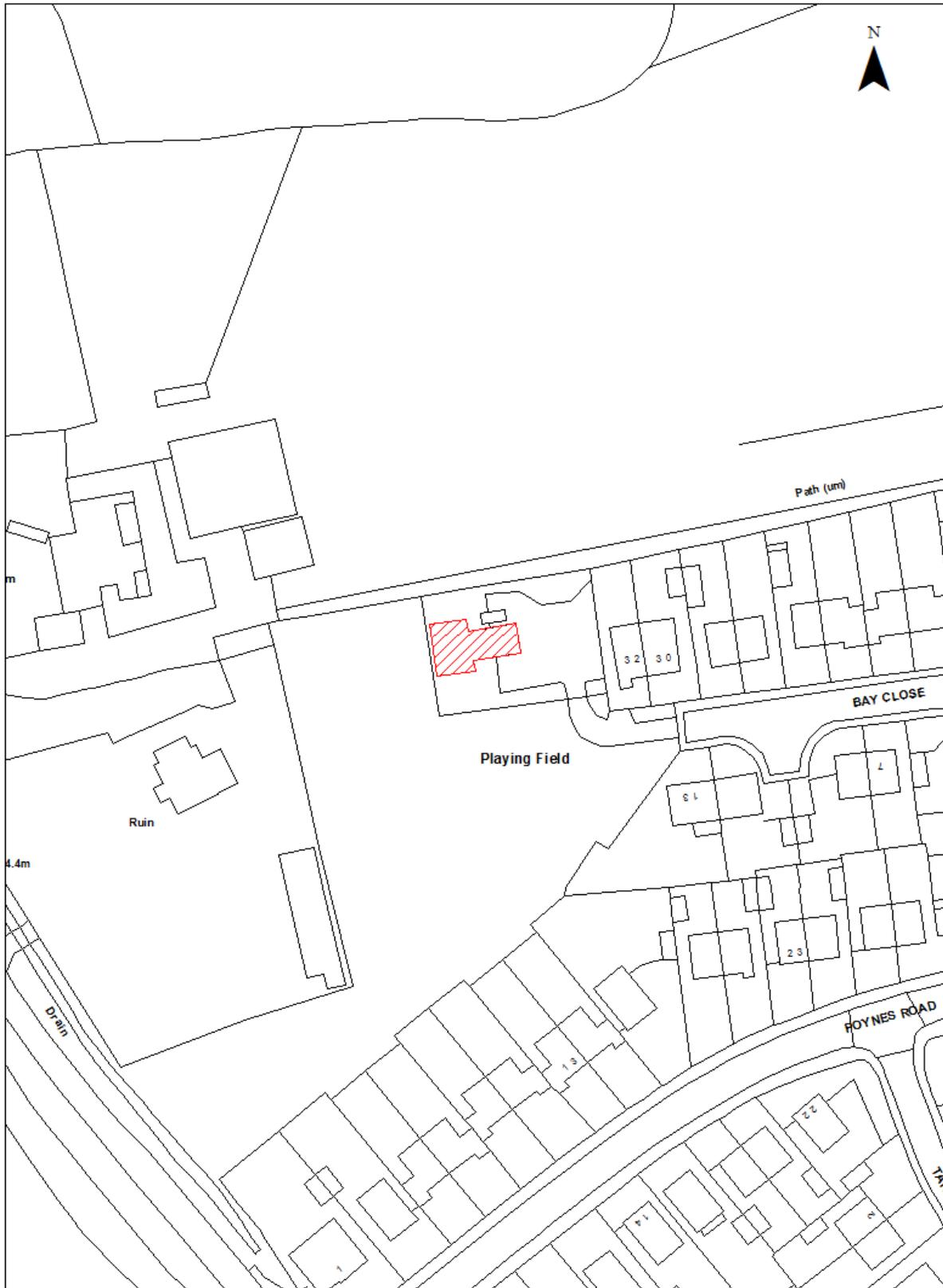


Site details	
HELAA Reference	HW17
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Albert Brewery, Station Road, Horley
Existing use	Former Brewery
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	0.2
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity of Horley town centre and Station Road local centre. 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>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is within an employment area – loss of employment uses would run contrary to <u>proposed</u> policy EMP4.</p> <p>The site is a locally listed building.</p>
Market Considerations	The site would be most likely be capable of delivering higher density units (flats).
Physical Limitations	<p>The site is identified as potentially being at risk of surface water flooding.</p> <p>Access to the site is quite constrained.</p> <p>The site is potentially contaminated due to previous uses.</p>
Potential Impacts	<p>Development could impact upon the setting of the locally listed building.</p> <p>The surrounding industrial uses could give rise to residential amenity concerns.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Oldbury Engineering Ltd.</p> <p>The landowner has previously submitted (and withdrew) a planning application for residential development. It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is 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>A scheme of this nature would be completed 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 is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>Costs associated with contamination may reduce financial viability.</p> <p>The residential market in the area is considered to be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of then site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain.	

The site is therefore not currently considered to be developable.

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

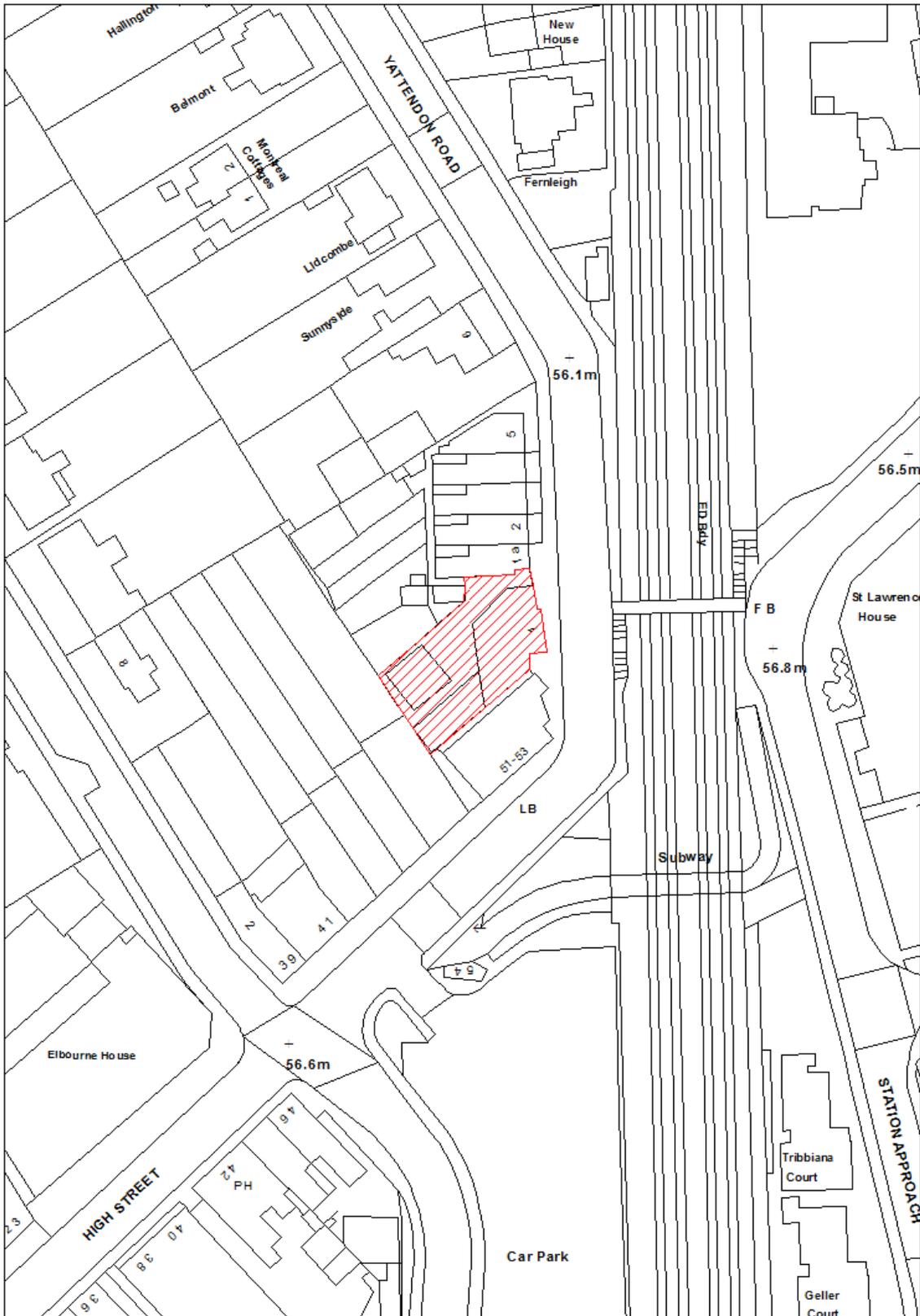
HW18 – Scout Hall, Bay Close, Horley



Site details	
HELAA Reference	HW18
Source of site	Vacant property
Site name	Scout Hall, Bay Close, Horley
Existing use	Former scout hut
Housing Potential	
Density	71dph
Capacity	5
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 hut was formally used for community activities – loss of community facilities would run contrary to <u>proposed policy INF2 which resists the loss of community facilities unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community; and reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community or the loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location. It has however been vacant for a number of years.</u></p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies immediately south of the North West Sector.</p> <p>Accessibility to local services, facilities and public transport will improve with the development of the North West Sector.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is a former scout hut which has been vacant for a number of years.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<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 a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved; 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 within Horley for housing development suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type</p>

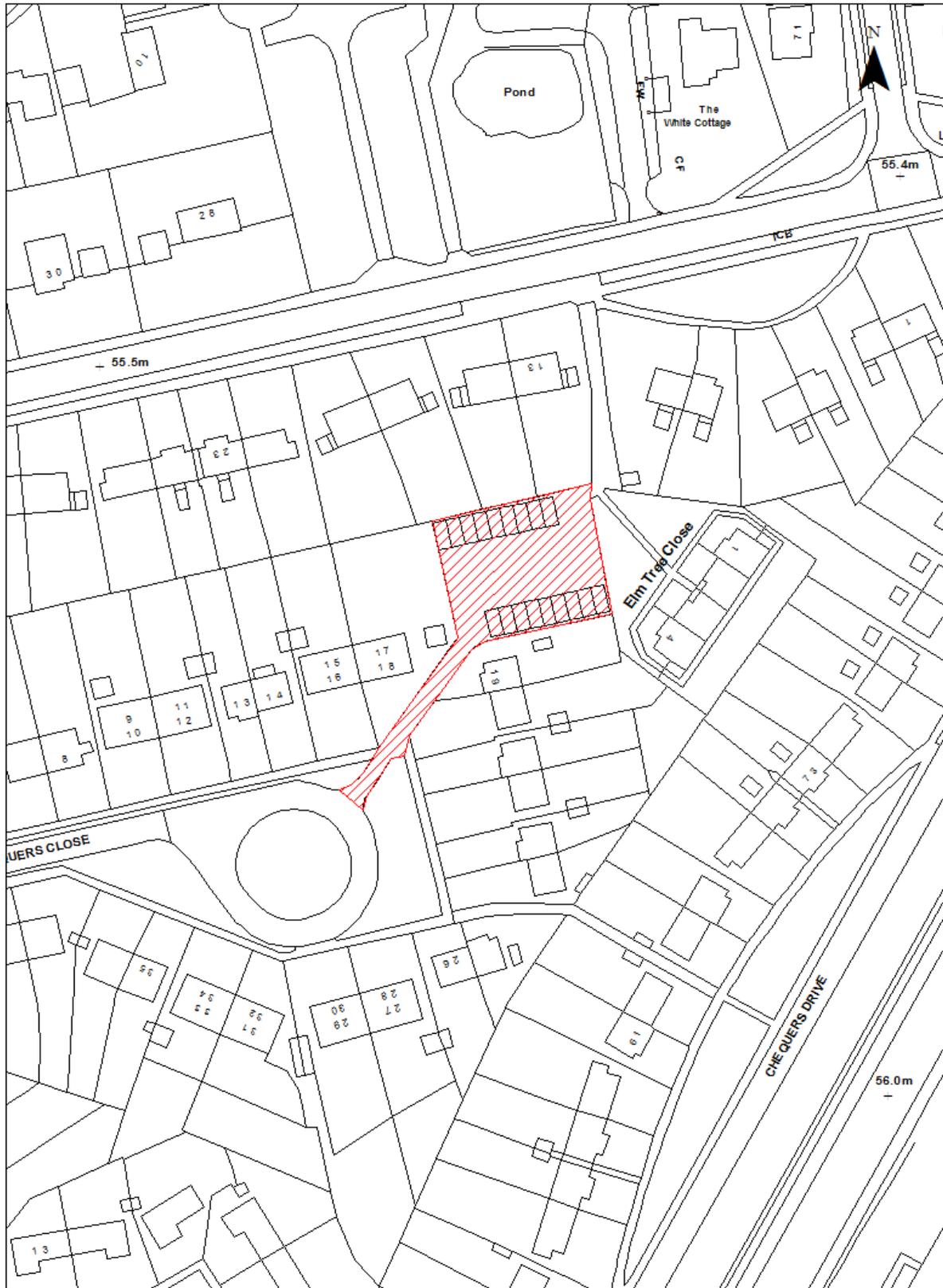
	and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; strategic policy change	

HW20 – 1 Yattendon Road, Horley



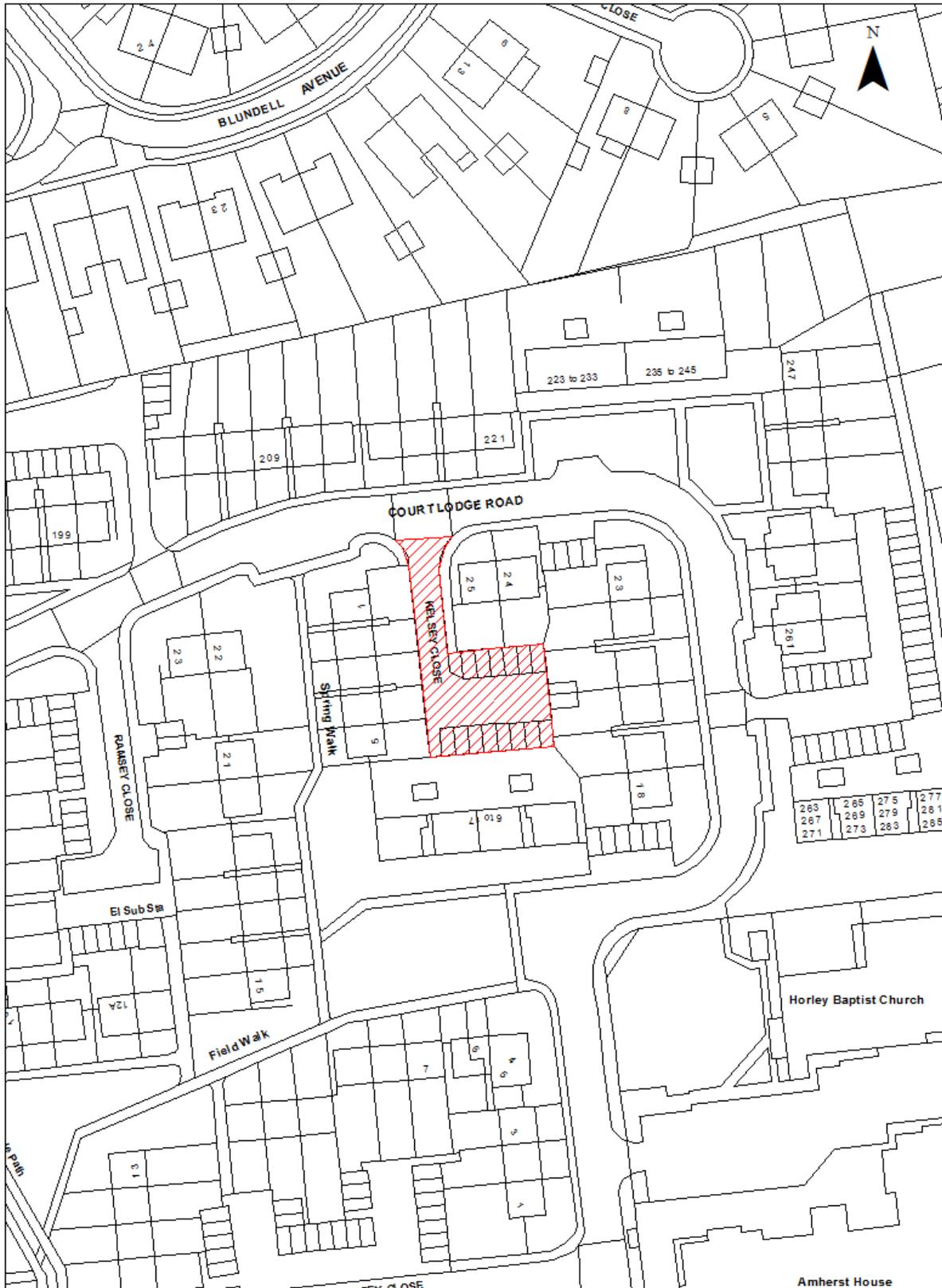
Site details	
HELAA Reference	HW20
Source of site	Extant Planning Permission
Site name	1 Yattendon Road, Horley
Existing use	Former retail unit with workshop.
Housing Potential	
Density	200dph
Capacity	5
Total site area (ha)	0.02
Suitability	
Policy Considerations	<p>The site lies within the urban area, adjacent to Horley town centre and adjacent to the primary shopping area. 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 planning permission for mixed-use redevelopment. Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver a mixed use retail and residential scheme.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could impact upon the adjacent locally listed building.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Brook Catford Ltd.</p> <p>The site benefits from planning permission for mixed use retail and residential development.</p> <p>A number of the conditions have recently been discharged.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Brook Catford Ltd.</p> <p>A site of this scale/ type of development would likely attract interest from local or regional house builders who would likely have the capacity to deliver the scheme proposed.</p> <p>A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved. Hence, the site could be delivered 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 scale and type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HW28 – Garages Chequers Close, Horley



Site details	
HELAA Reference	HW28
Source of site	Garages
Site name	Garages Chequers Close, Horley
Existing use	Garages
Housing Potential	
Density	71dph
Capacity	6
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is very good.
Market Considerations	The site would be most suited to delivering higher density residential units (flats).
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust. The site is currently used for garages. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum. Development could therefore be achieved within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
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	

HW29 – Garages Kelsey Close, Horley



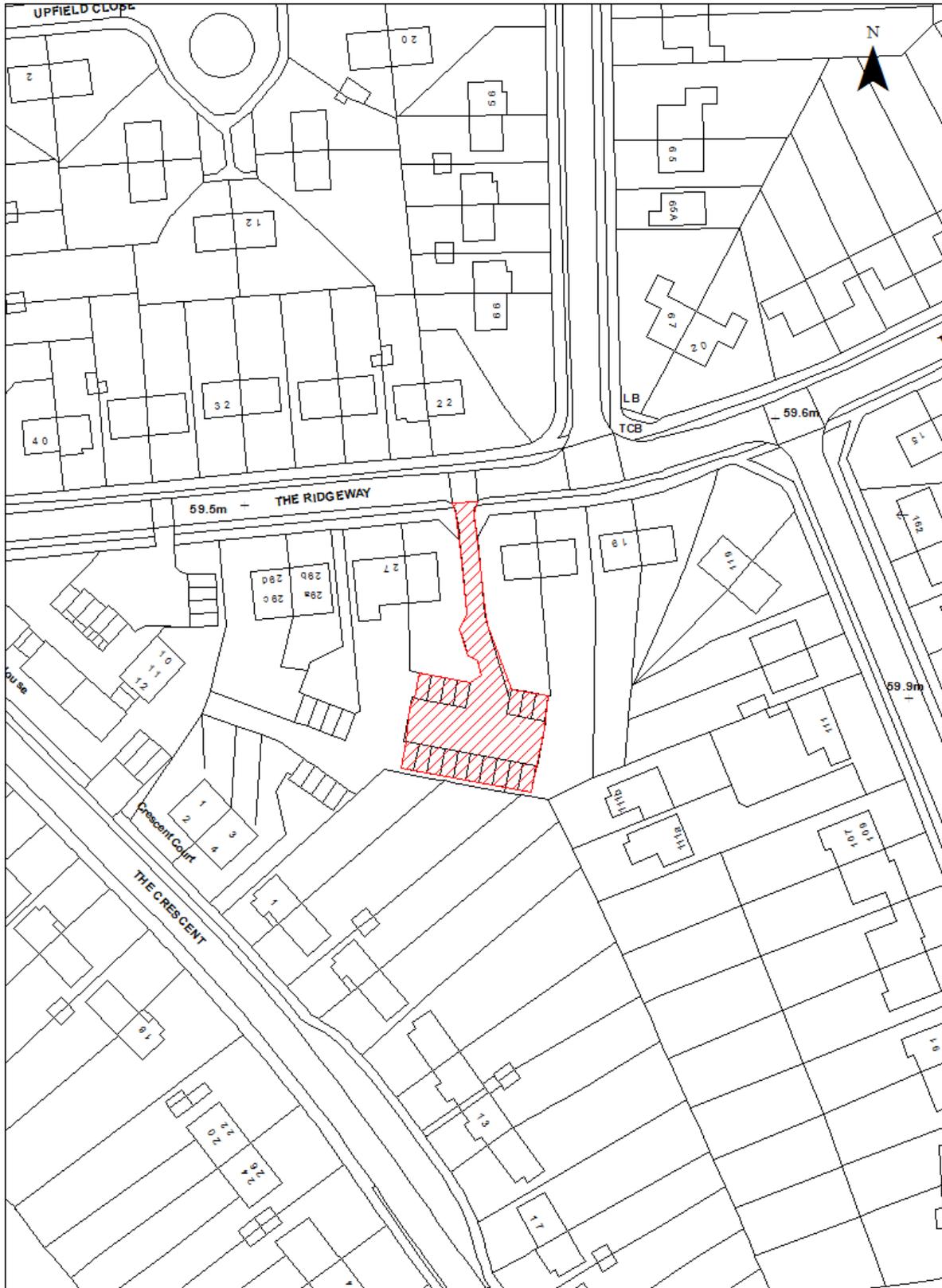
Site details	
HELAA Reference	HW29
Source of site	Garages
Site name	Garages Kelsey Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated 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 and facilities is good and the site has excellent access to public transport.
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. The site is currently used for garages. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as that envisaged. A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site for housing development is uncertain. The site is therefore not currently developable. Overcoming constraints: availability	

HW30 – Garages Mill Close, Horley



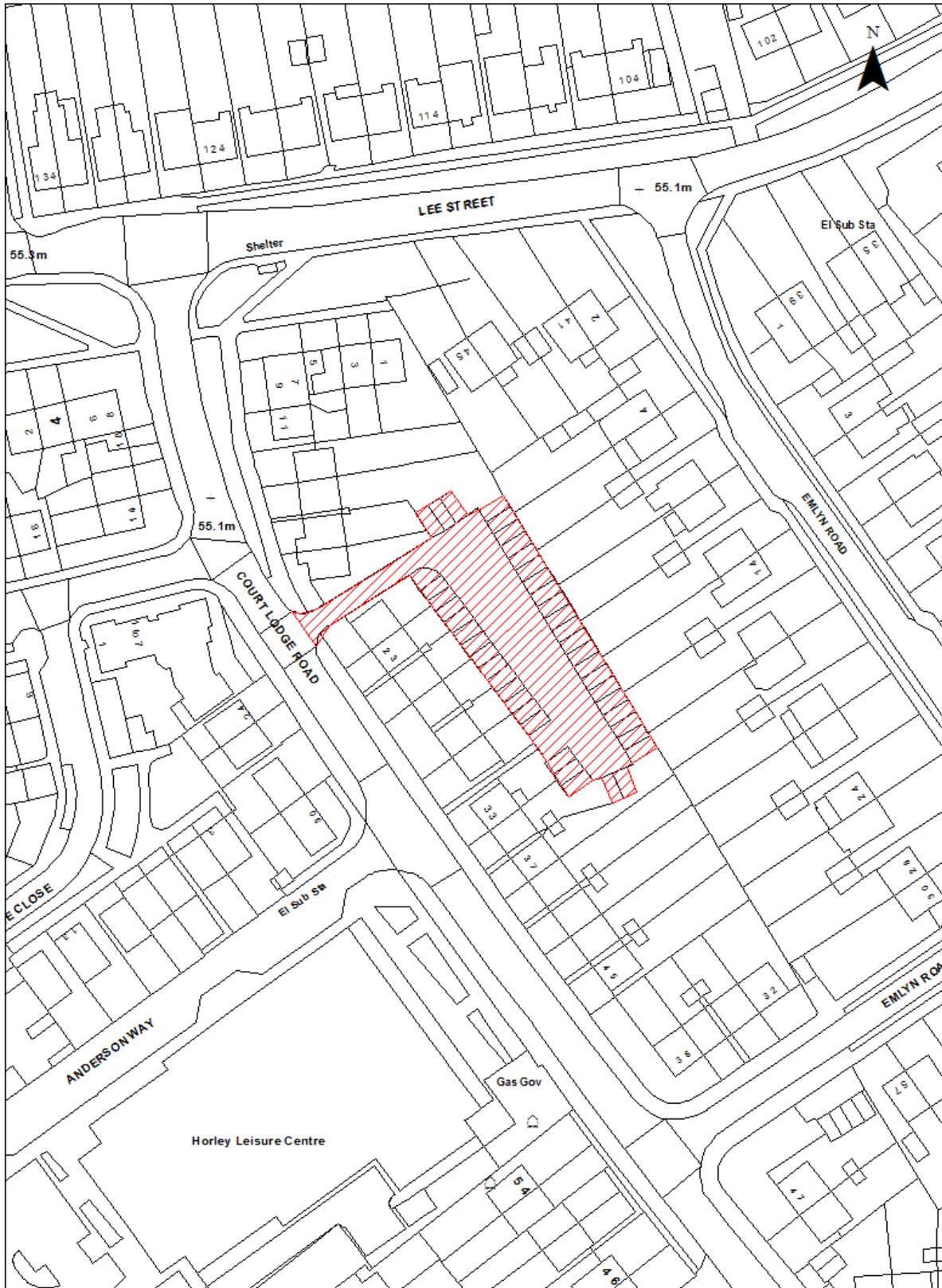
Site details	
HELAA Reference	HW30
Source of site	Garages
Site name	Garages Mill Close, Horley
Existing use	Garages
Housing Potential	
Density	80dph
Capacity	12
Total site area (ha)	0.15
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated 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 and facilities is reasonable and access to public transport is excellent.
Market Considerations	The site would be most suited to delivering small family homes.
Physical Limitations	The eastern part of the site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	The site adjoins Horley Sewerage Works – this may give rise to residential amenity concerns.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. 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 such as this. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic 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 Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is 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 developable. Overcoming constraints: availability	

HW31 – Garages between 23 & 25 The Ridgeway, Horley



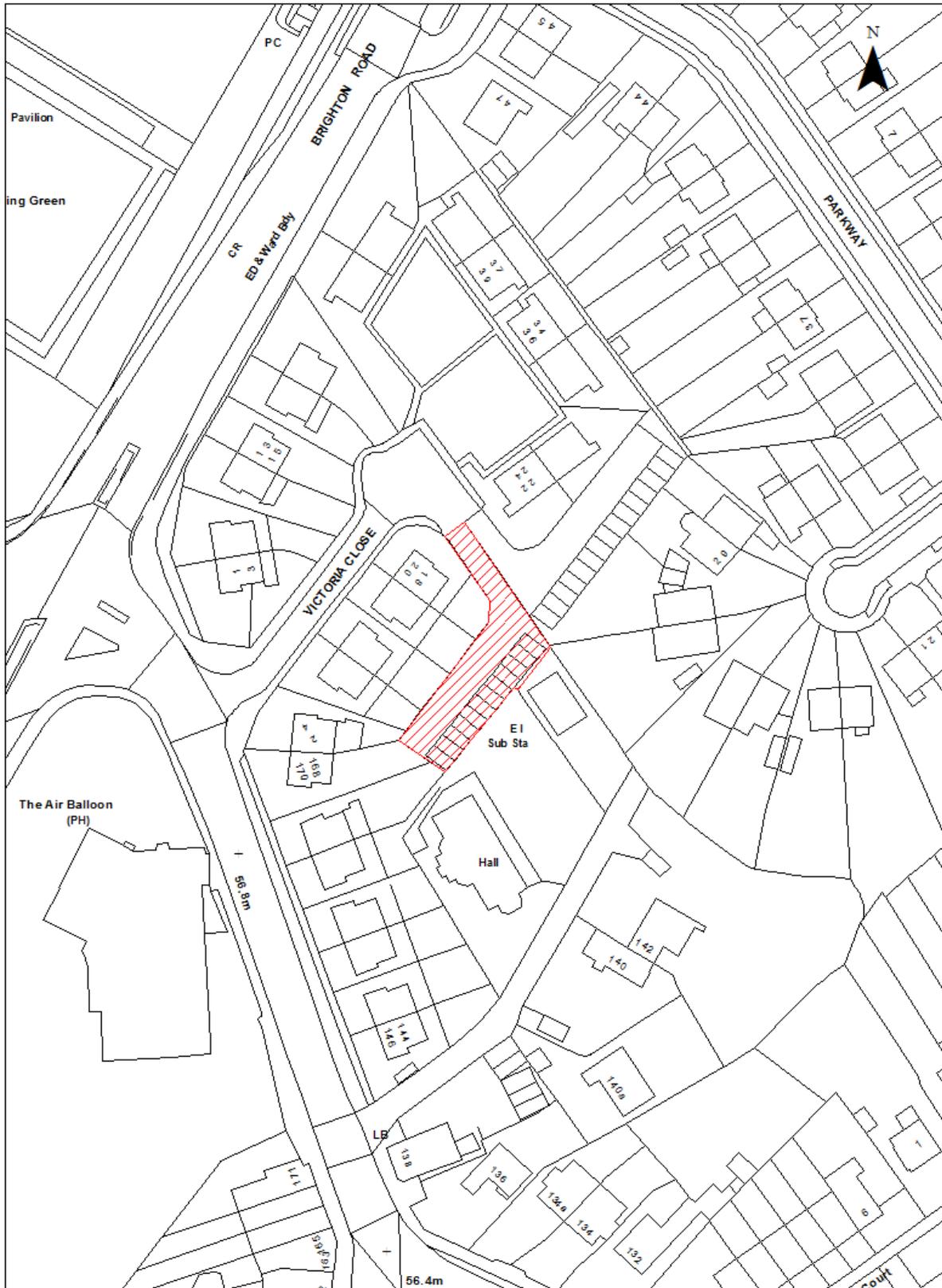
Site details	
HELAA Reference	HW31
Source of site	Garages
Site name	Garages between 23 & 25 The Ridgeway, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location 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 and facilities is reasonable and the site has excellent links to public transport.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained.
Potential Impacts	No potential impacts have been identified.
The site is therefore not considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust. The site is currently used as garages. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development is financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; access	

HW32 – Garages R/O 21-35 Court Lodge Road, Horley



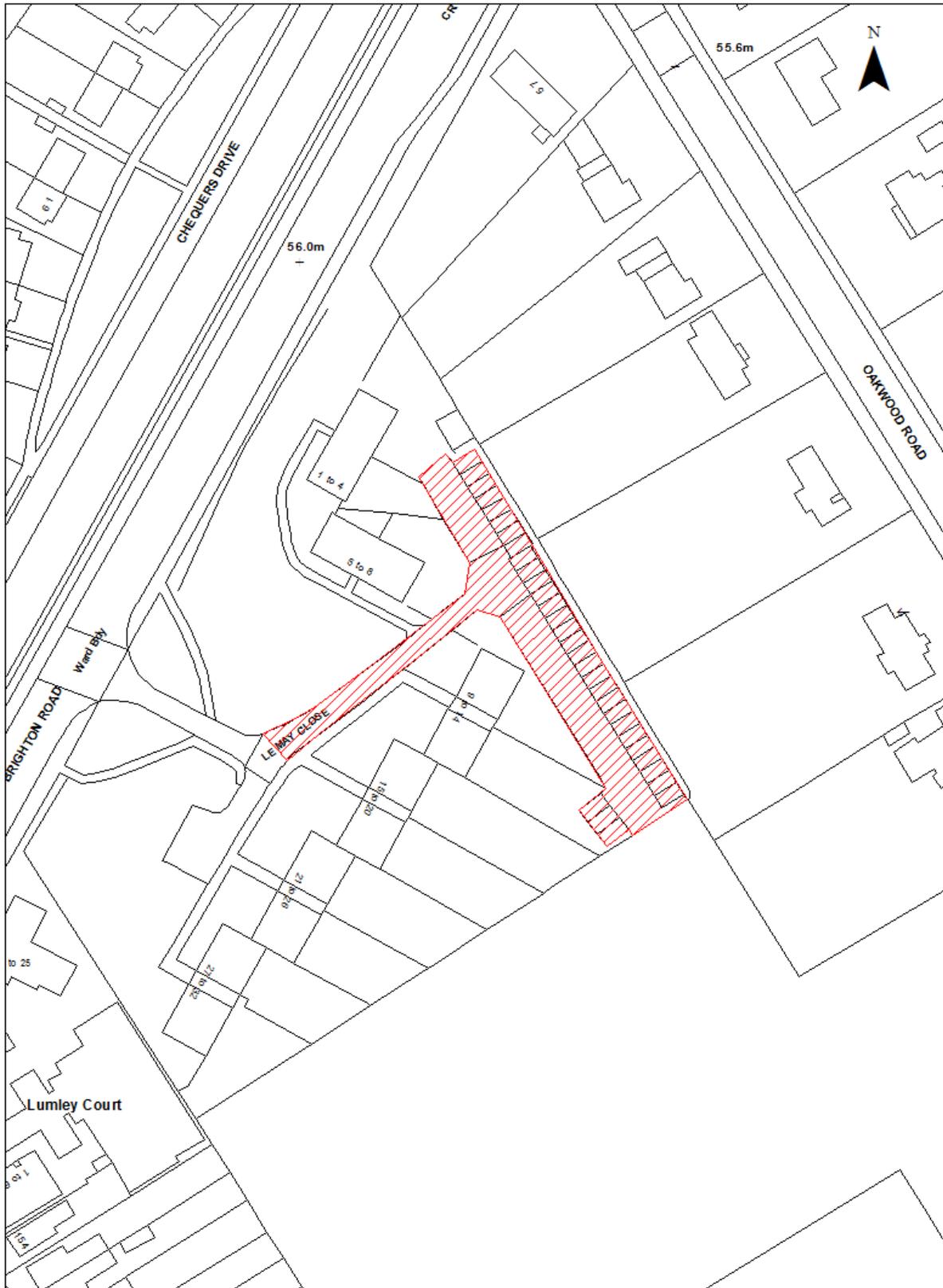
Site details	
HELAA Reference	HW32
Source of site	Garages
Site name	Garages R/O 21-35 Court Lodge Road, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	12
Total site area (ha)	0.12
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good and the site also has excellent links to public transport.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust Ltd. The site is currently used as garages. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. 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 such as this. 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.
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 Horley suggests that development of the site would be financially viable. The residential market in the area is considered to be sufficient to support the scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered 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	

HW33 – Garages Victoria Close, Horley



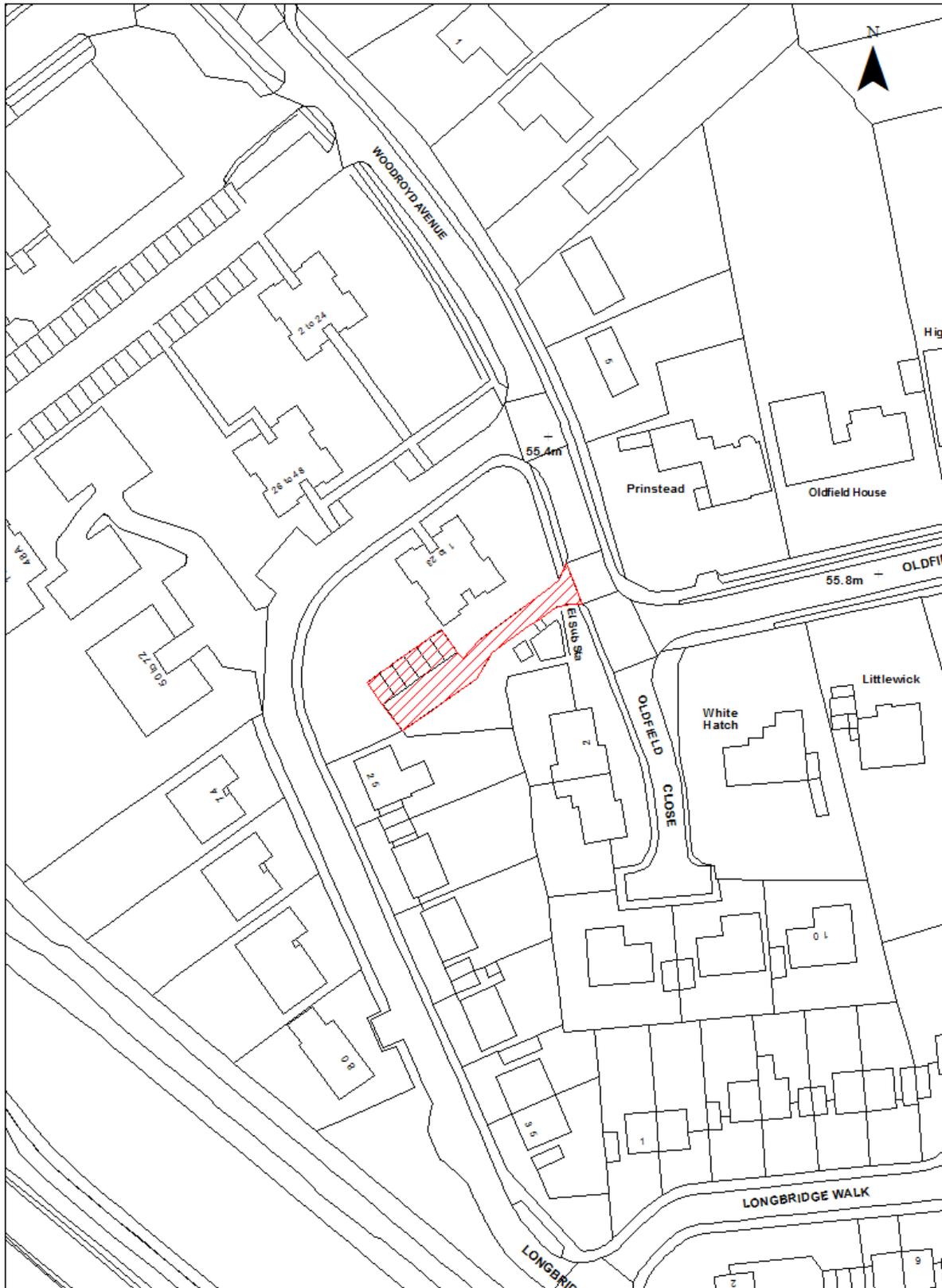
Site details	
HELAA Reference	HW33
Source of site	Garages
Site name	Garages Victoria Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	9
Total site area (ha)	0.09
Suitability	
Policy Considerations	The site lies within the urban area within close proximity to the town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
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 improvements.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled for development.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Therefore, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites within Horley suggests that housing development would be financially viable. The residential market in the area is strong and would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would likely 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: access; availability	

HW34 – Garages Le May Close, Horley



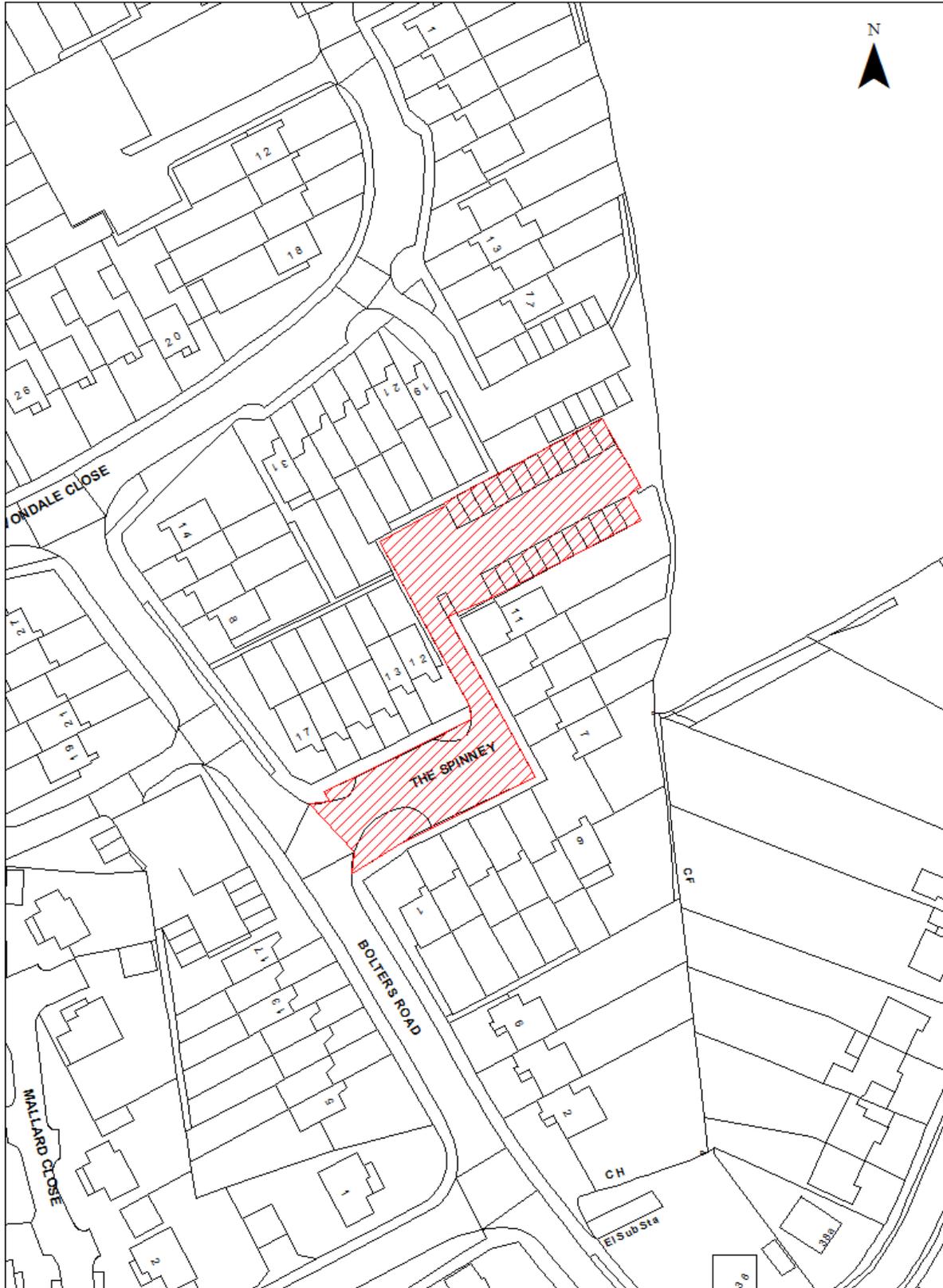
Site details	
HELAA Reference	HW34
Source of site	Garages
Site name	Garages Le May Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	11
Total site area (ha)	0.11
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suited to delivering high density units (flats).
Physical Limitations	The site is long and thin, this could potentially reduce the development potential.
Potential Impacts	The site is adjacent to Yattendon School – this may give rise to residential amenity conflicts.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to support the type and scale of development envisaged. A scheme of this nature would be completed in a single phase. Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific financial viability work has been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development suggests that the site would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

HW35 – Garages R/O 1-23 Longbridge Road, Horley



Site details	
HELAA Reference	HW35
Source of site	Garages
Site name	Garages R/O 1-23 Longbridge Road, Horley
Existing use	Former vacant garages
Housing Potential	
Density	250dph
Capacity	5
Total site area (ha)	0.02
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 delivering higher density units (flats).
Physical Limitations	The site lies within Flood Zones 2 and 3. The site has been identified as being at risk of surface water flooding.
Potential Impacts	The site is currently used as amenity space for the adjoining flats. Consideration would need to be given to the relationship between the two buildings.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would likely be delivered in a single phase and delivery rates of 20-30 units per annum could be expected. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development. There is a reasonable prospect that development would be achievable. Availability of the site is however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; amenity considerations	

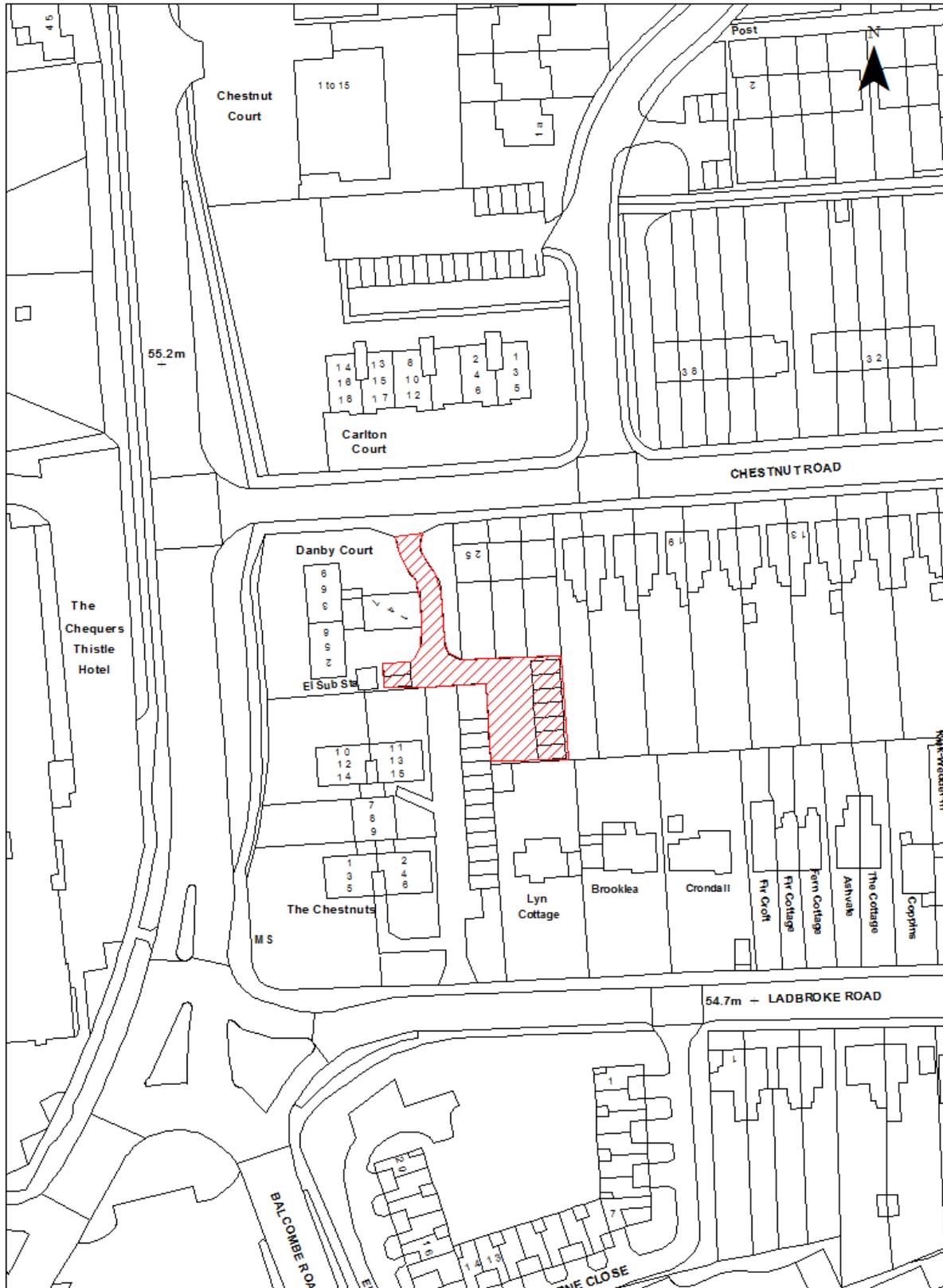
HW36 – Garages The Spinney, Horley



Site details	
HELAA Reference	HW36
Source of site	Garages
Site name	Garages The Spinney, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development in the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to delivering higher density units (flats) or small family homes.
Physical Limitations	The site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled to enable development. It has not been possible to ascertain landowner intentions.	
It has not been possible to confirm landowner intentions.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be strong and would likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; assembly	

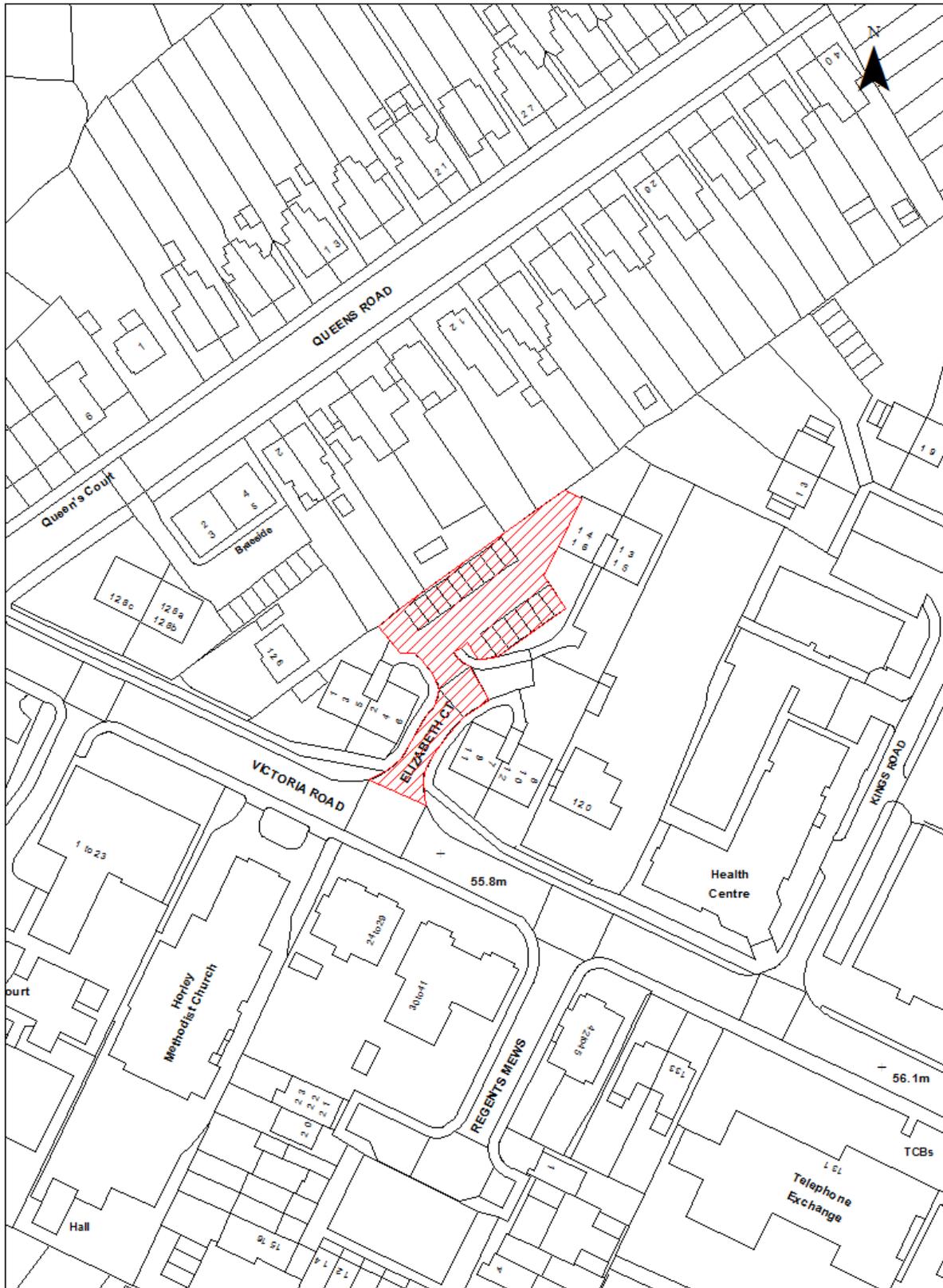
Site details	
HELAA Reference	HW37
Source of site	Garages
Site name	Garages Avondale Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a number of landowners. The site would need to be assembled to enable development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved. Development could therefore be completed within 12 months.
Market & Economic Viability Considerations	No specific financial viability work has been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development suggests that development would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site for housing development is therefore uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

HW38 – Garages Chestnut Road, Horley



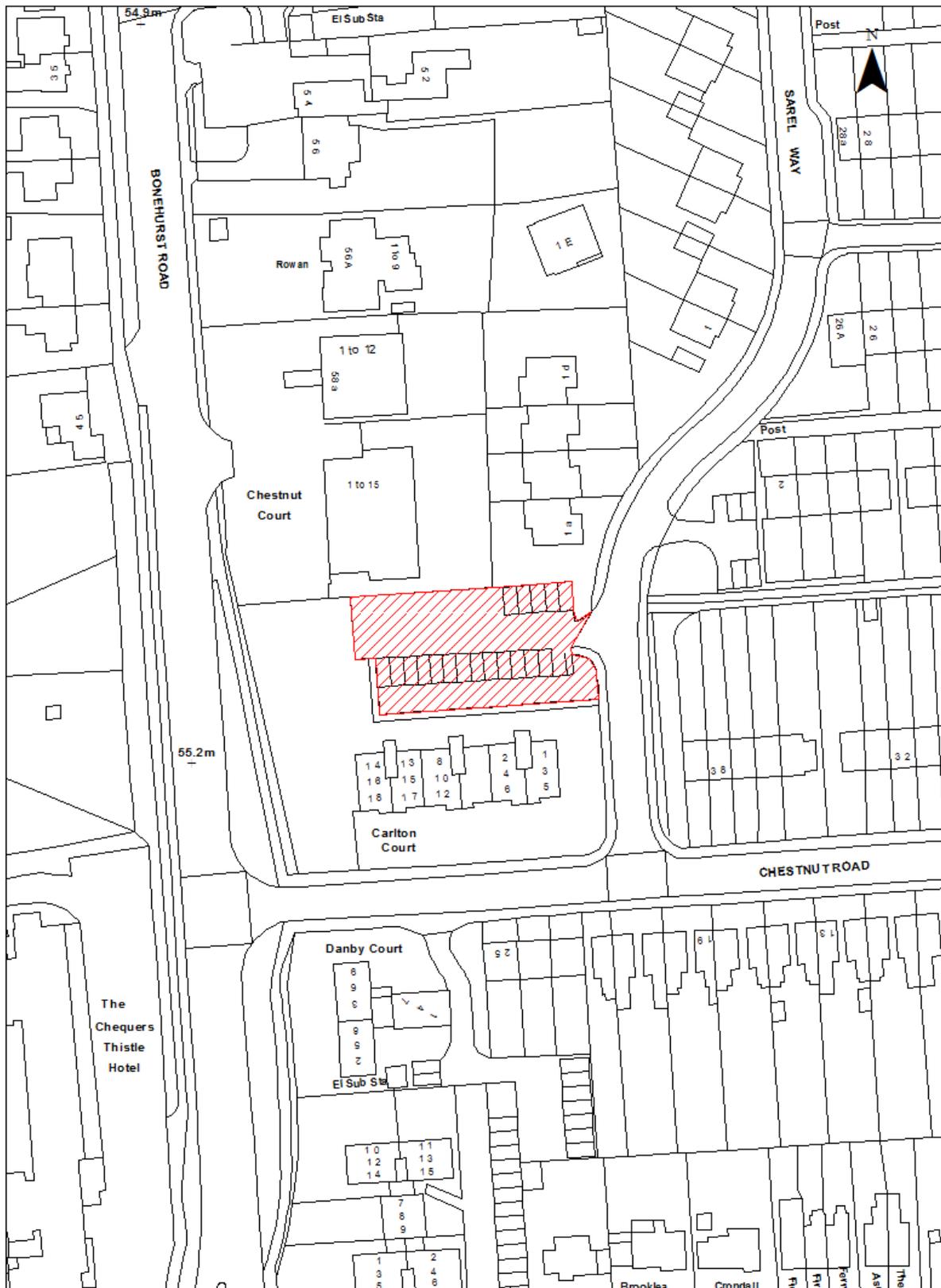
Site details	
HELAA Reference	HW38
Source of site	Garages
Site name	Garages Chestnut Road, Horley
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site is within the urban area, within close proximity of Horley town centre. The site is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site is long and thin – this may reduce development potential.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of individuals. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this time. A site of this type/ scale would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme such as this. A site of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site for housing development is however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; access	

HW39 – Garages Elizabeth Court, Horley



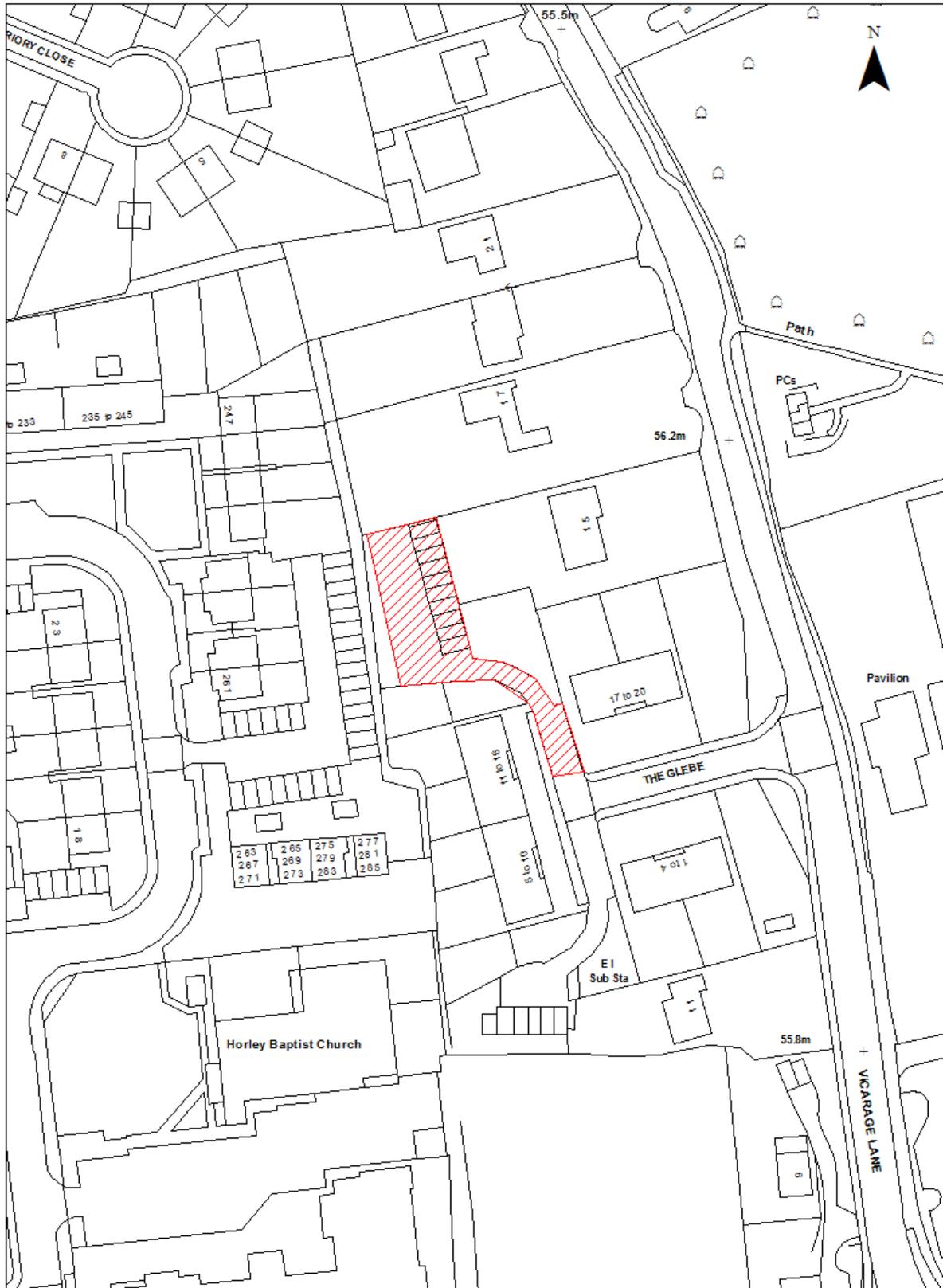
Site details	
HELAA Reference	HW39
Source of site	Garages
Site name	Garages Elizabeth Court, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area within close proximity of Horley town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services/ facilities and public transport is excellent.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	The site has been identified as potentially being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is used for garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. 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 such as this. A scheme of this nature could be completed in a single phase and delivery rates of 20-30 units per annum could be achieved. The site could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability	

HW40 – Garages R/O Carlton Court, Sarel Way, Horley



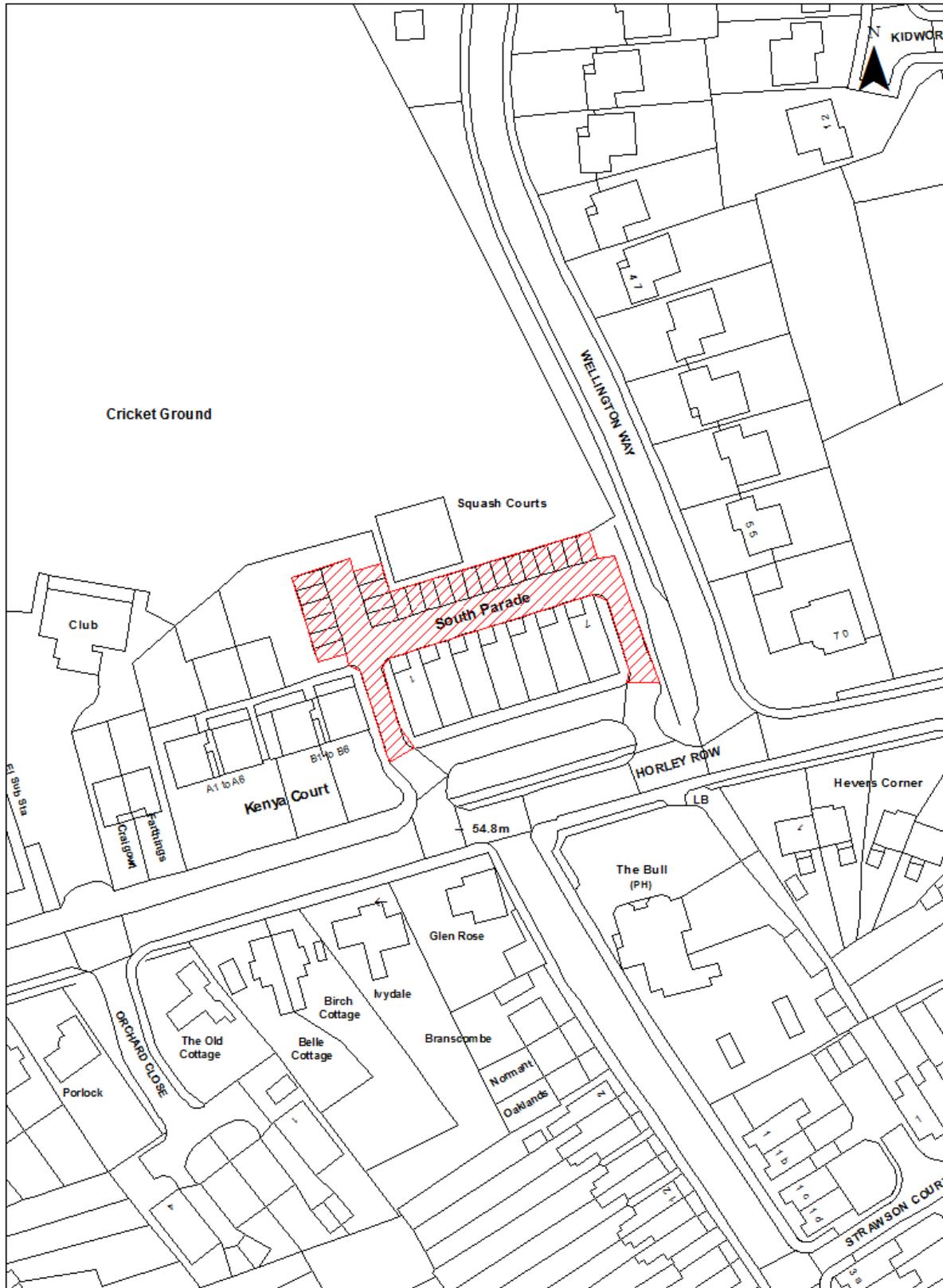
Site details	
HELAA Reference	HW40
Source of site	Garages
Site name	Garages R/O Carlton Court, Sarel Way, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	1.0
Suitability	
Policy Considerations	The site lies within the urban area, within close proximity of Horley town centre and therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is very good.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. 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 site could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific financial viability work has been undertaken as availability of the site is uncertain. Generic assessment of sites for housing development within Horley suggests that development is financially viable. The residential market in the area is considered to be strong and would likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site is however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

HW41 – Garages adjacent to 17-20 The Glebe, Horley



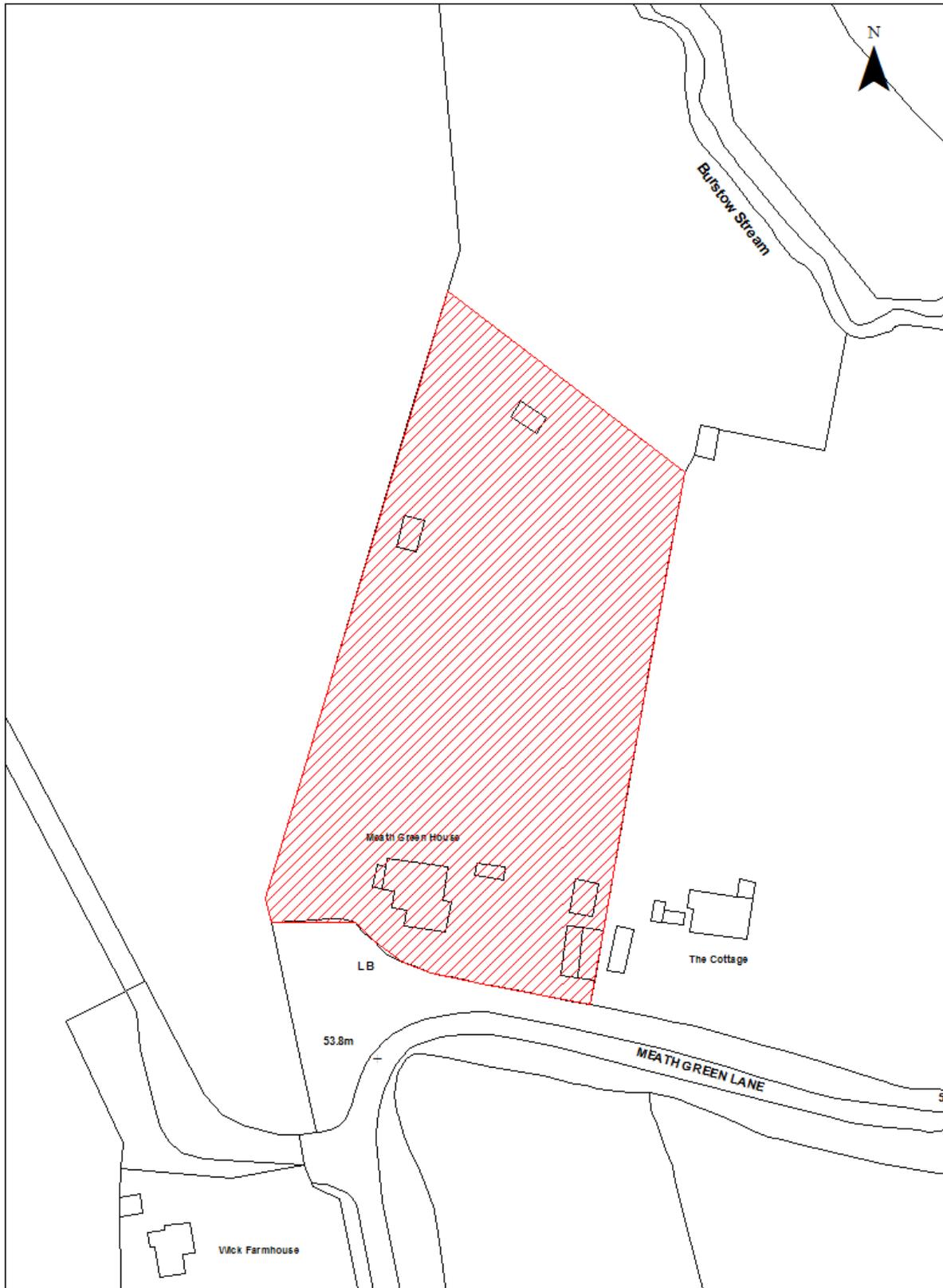
Site details	
HELAA Reference	HW41
Source of site	Garages
Site name	Garages adjacent to 17-20 The Glebe, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location 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 and facilities is good and access to public transport is excellent.
Market Considerations	Access to the site is constrained and would require improvement.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local/ regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be completed in a single phase and could achieve delivery rates of 20-30 units per annum. Hence, the site could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Horley suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support the scale and type of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development 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	

HW42 – Garages Horley Row, Horley



Site details	
HELAA Reference	HW42
Source of site	Garages
Site name	Garages Horley Row, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area, close to Horley town centre and adjacent to Horley Row local centre. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site is very thin, this would reduce development potential.
Potential Impacts	No potential impacts have been identified.
The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by a number of landowners. The site is currently used for garages. The site would need to be assembled for development. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known developer interest in the site at this point. The site would likely attract interest from local and regional developers who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific financial viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of sites for housing development within Horley suggests that housing development would be financially viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development. There is a reasonable prospect that development of the site would be achievable. Availability of the site for housing development is however uncertain. The site is therefore considered to not be currently developable. Overcoming constraints: availability; assembly	

HW43 – Meath Green House, Meath Green Lane, Horley

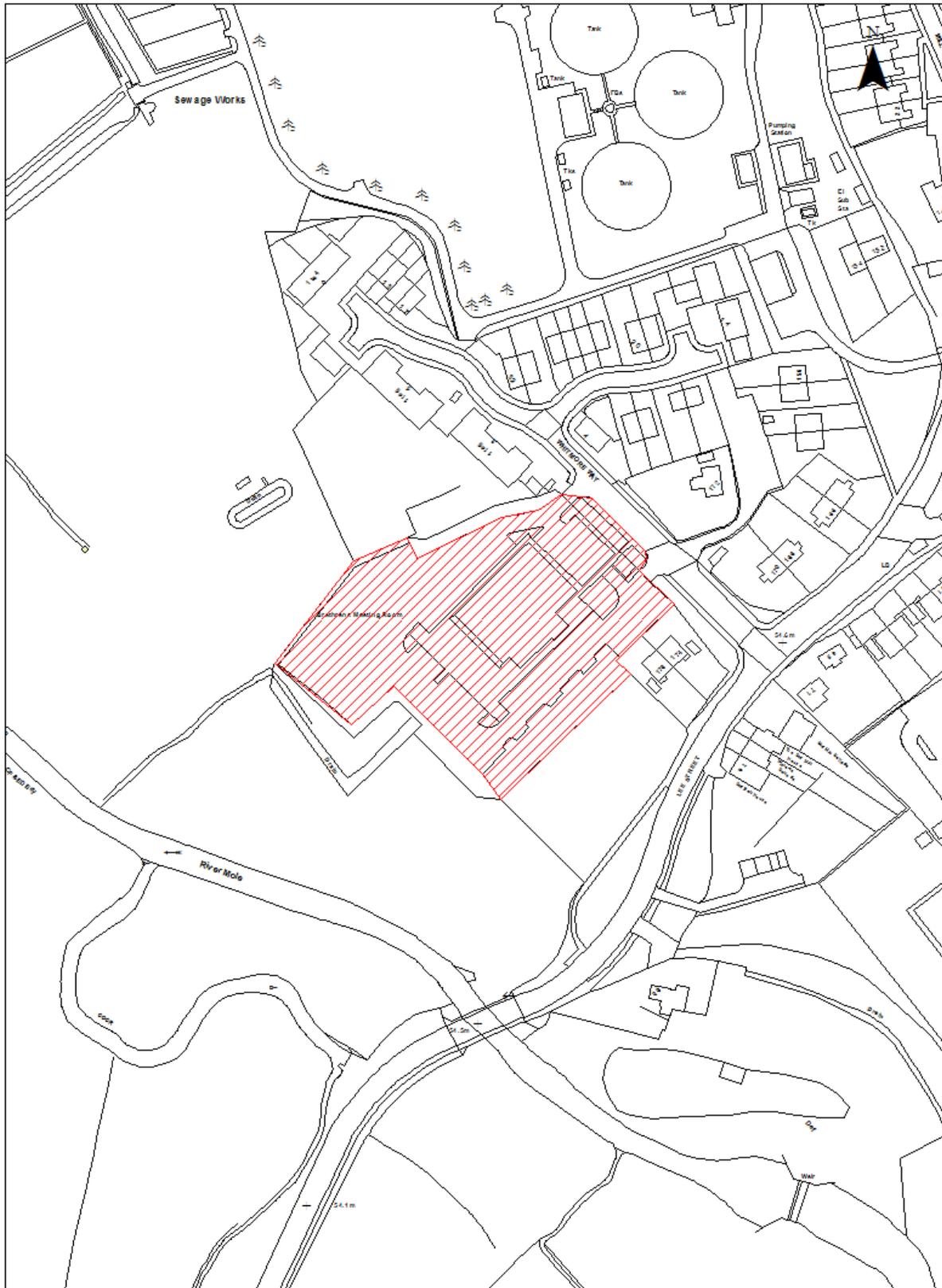


Site details	
HELAA Reference	HW43
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Meath Green House, Meath Green Lane, Horley
Existing use	Dwelling and grounds
Housing Potential	
Density	15dph 20dph
Capacity	912
Total site area (ha)	0.60
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley, adjacent to the Horley North West Sector Site.</p> <p>The site lies within a 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 part of a wider site 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 currently limited, however, will improve with the development of the North West Sector.</p>
Market Considerations	The site would most likely be suited to delivering family homes.
Physical Limitations	The northern strip of the site lies within Flood Zones 2 and 3.
Potential Impacts	Development could potentially enable continuation of the Riverside Green Chain. Development could impact upon an area of high archaeological potential.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have actively promoted the site for housing development. <u>The landowners have indicated that the site can be made available for development as soon as it is 'released' for development.</u></p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is 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 such as this.</p> <p>A site of this nature would be completed in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p> <p>Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector development.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site 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 available 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.

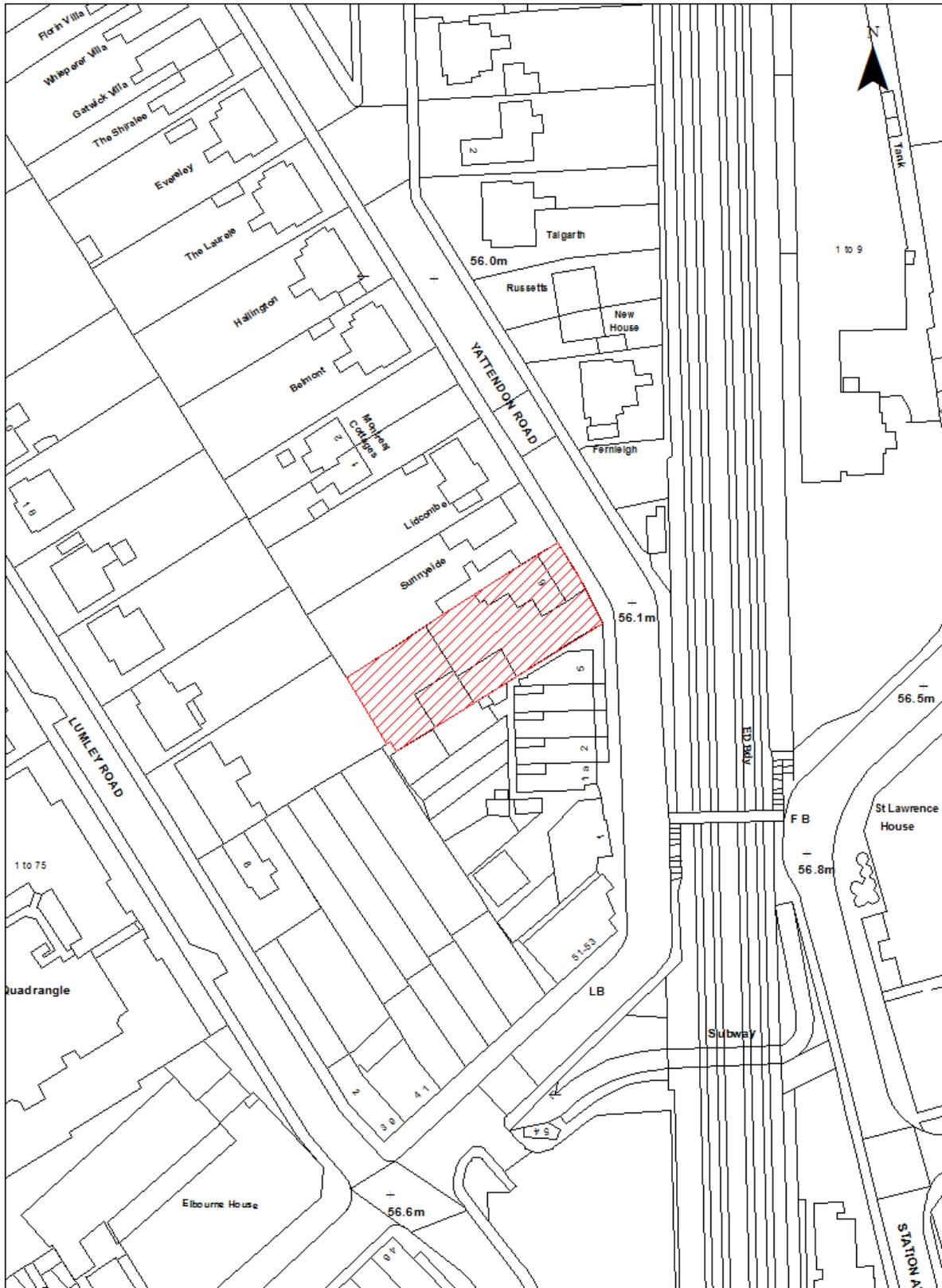
HW44 – The Brethren Meeting Hall, Whitmore Way, Horley



Site details	
HELAA Reference	HW44
Source of site	Call for Sites
Site name	The Brethren Meeting Room, Whitmore Way, Horley
Existing use	Brethren Meeting Room
Housing Potential	
Density	25dph
Capacity	15
Total site area (ha)	0.60
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 and accessibility to public transport is excellent.</p> <p>The site is currently used for community uses – loss of community resources would run contrary to <u>proposed policy INF2 which resists the loss of community facilities unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community; and reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community or the loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of the quantity and quality, or some wider community benefits, will be made in a suitable location. - It is however understood that the community use is restricted to Plymouth Brethren use.</u></p>
Market Considerations	The site would be most suitable to delivering family houses.
Physical Limitations	<p>The site lies within Flood Zone 2 and 3.</p> <p>The site has been identified as potentially being at risk of surface water flooding.</p>
Potential Impacts	No potential impacts have been identified.
<p>The site is not considered to be suitable for housing development.</p> <p><u>The site is potentially suitable for housing development.</u></p>	
Availability	
<p>The site is owned by <u>Trusts c/o</u> Arun Business Consortium.</p> <p>The landowner has promoted the site for housing development.</p> <p><u>The landowner has indicated that the site could be made available for housing development within the next 15 years.</u></p> <p>No legal constraints to housing development have been identified.</p>	
<p>There is a reasonable prospect that the site could be made available for housing development within the plan period.</p>	
Achievability	
Delivery & Timing Considerations	<p>There is no known 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 house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 dwellings per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability	No specific viability work has been undertaken as the site is not considered to be suitable for housing development.

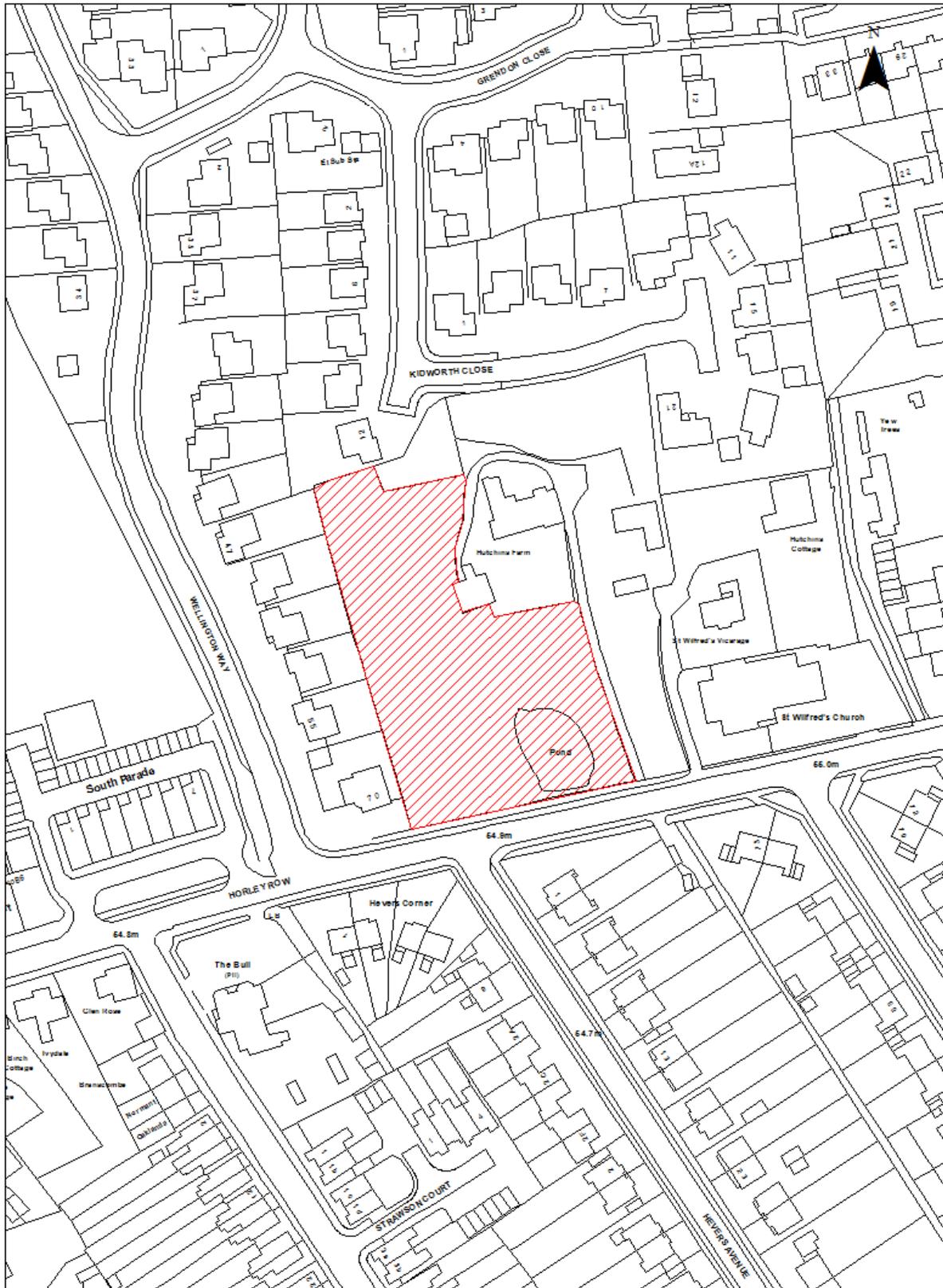
Considerations	Generic assessment of sites within Horley for housing development suggests that development would be financially viable. The residential market in the area is considered to be sufficient to support a scheme of this nature.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site could be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p><u>The site is potentially suitable for housing development. There is a reasonable prospect that the site could be made available for housing development and that development would be achievable.</u></p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; flood risk mitigation/ sequential assessment</p>	

HW45 – St Georges House, Yattendon Road, Horley



Site details	
HELAA Reference	HW45
Source of site	Extant Planning Permission
Site name	St Georges House, Yattendon Road, Horley
Existing use	Offices, workshop and storage units
Housing Potential	
Density	75
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity to Horley town centre. The site 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 6 units.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public services is excellent.</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	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Barclay Developments, a regional developer.</p> <p>The site benefits from planning permission for 6 units.</p> <p><u>A demolition order has been submitted and withdrawn.</u></p> <p>No legal constraints to development have been identified.</p> <p>The site is currently vacant.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Barclay Developments, a regional developer, who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this scale/ type 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 benefits from planning permission.</p> <p>The residential market in the area is good 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	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HW46 – Land at Hutchins, Horley Row, Horley



Site details	
HELAA Reference	<u>HW46</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Land at Hutchins, Horley Row, Horley</u>
Existing use	<u>Urban Open Space</u>
Housing Potential	
Density	<u>Proposed: 23.5dph</u>
Capacity	<u>Proposed: 8</u>
Total site area (ha)	<u>0.34ha</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 is adjacent to a listed building.</u></p> <p><u>The site is allocated as Urban Open Land in the 2005 Borough Local Plan. The Development Management Plan Urban Open Space Review recommends that this designation should no longer be carried forward.</u></p> <p><u>Accessibility to local services and facilities is excellent.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site is proposed to deliver 8 dwellings.</u>
Physical Limitations	<p><u>There is a pond in the south east of the site.</u></p> <p><u>The site has been identified as being at risk from surface water flooding.</u></p> <p><u>There are a number of protected trees on the site – during the course of the previous planning application, the Tree Officer recommended that the planning application should be refused as development would result in the loss of protected trees which contribute to the visual appearance of the local landscape.</u></p> <p><u>Access – during the course of the previous application, Surrey County Council Highways recommended that the application should be refused as it had not been demonstrated that adequate visibility is achievable and that there is adequate space within the site for the turning of a large refuse vehicle clear of the highway.</u></p>
Potential Impacts	<p><u>Development could impact upon the adjacent listed building – during the course of the previous application, the Conservation Officer felt that the development would be harmful to the setting of the listed building.</u></p> <p><u>The previous application was refused as it was felt that the proposed development:</u></p> <ul style="list-style-type: none"> <u>• By virtue of its poor design, scale and layout, would result in a harmful and detrimental impact upon the setting of the Grade II building, and would be out of character with the locality;</u> <u>• By virtue of the complete loss of the open land, would result in a harmful impact upon the amenity and character of the locality;</u> <u>• By by virtue of layout and juxtaposition of the proposed upper floor windows and their close proximity result in an unduly significant perception of overlooking to 12 Kidworth Close; and by virtue of the proposed close proximity of the proposed parking and access arrangement, result in noise and disturbance to 49, 52, 53 and 55 Wellington Way, harmful to their residential amenities;</u> <u>• Would result in the loss of trees which form part of a Tree Preservation Order which contributes to the visual appearance of the local landscape;</u> <u>• Has not been demonstrated that adequate visibility is achievable at the proposed vehicular access to Horley Row; and</u> <u>• It has not been demonstrated that there is adequate space within the site for the turning of a large refuse clear of the highway.</u>

Subject to the adoption of the DMP, the site is considered to be suitable for housing development.

Availability

The site is under one landownership.

The site has not been formally promoted for housing development; however, a planning application has recently been made (and refused).

No legal constraints to development have been identified.

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

Achievability

Delivery & Timing Considerations

There is not known to be any specific developer involvement in the site.

A site of these characteristics 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 likely be delivered in a single phase.

Delivery rates of 20-30 units per annum could be achieved on a site such as this.

Development could therefore be completed within 12 months of development.

Market & Economic Viability Considerations

No specific viability work has been undertaken.

Viability appraisals of urban schemes suggests that development would be achievable.

No viability concerns were raised during the course of the previous application.

The residential market in the area is considered to be sufficient to support a scheme of this nature.

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

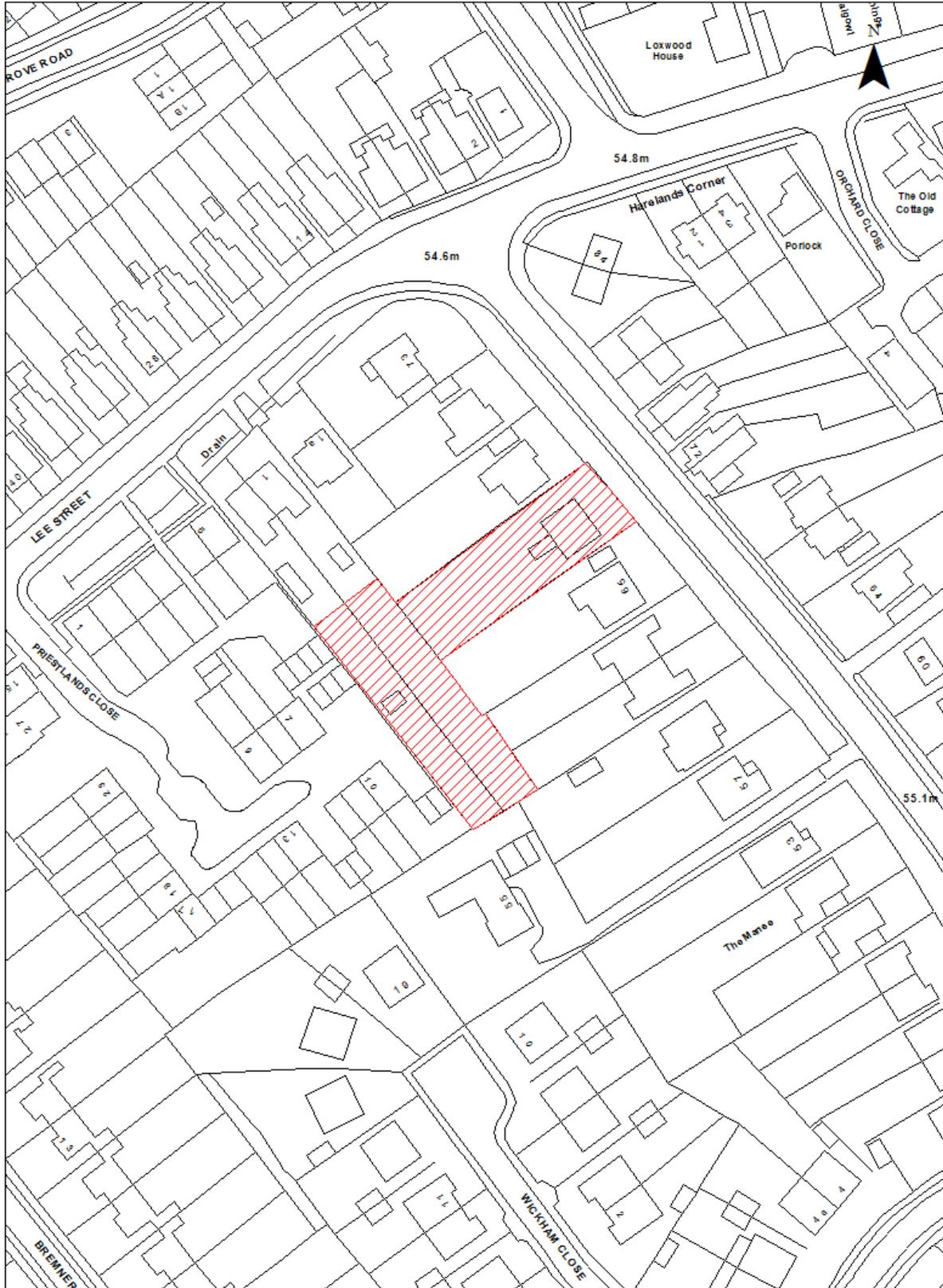
Summary

The site is considered to be suitable for housing development subject to the adoption of the DMP.

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 developable.

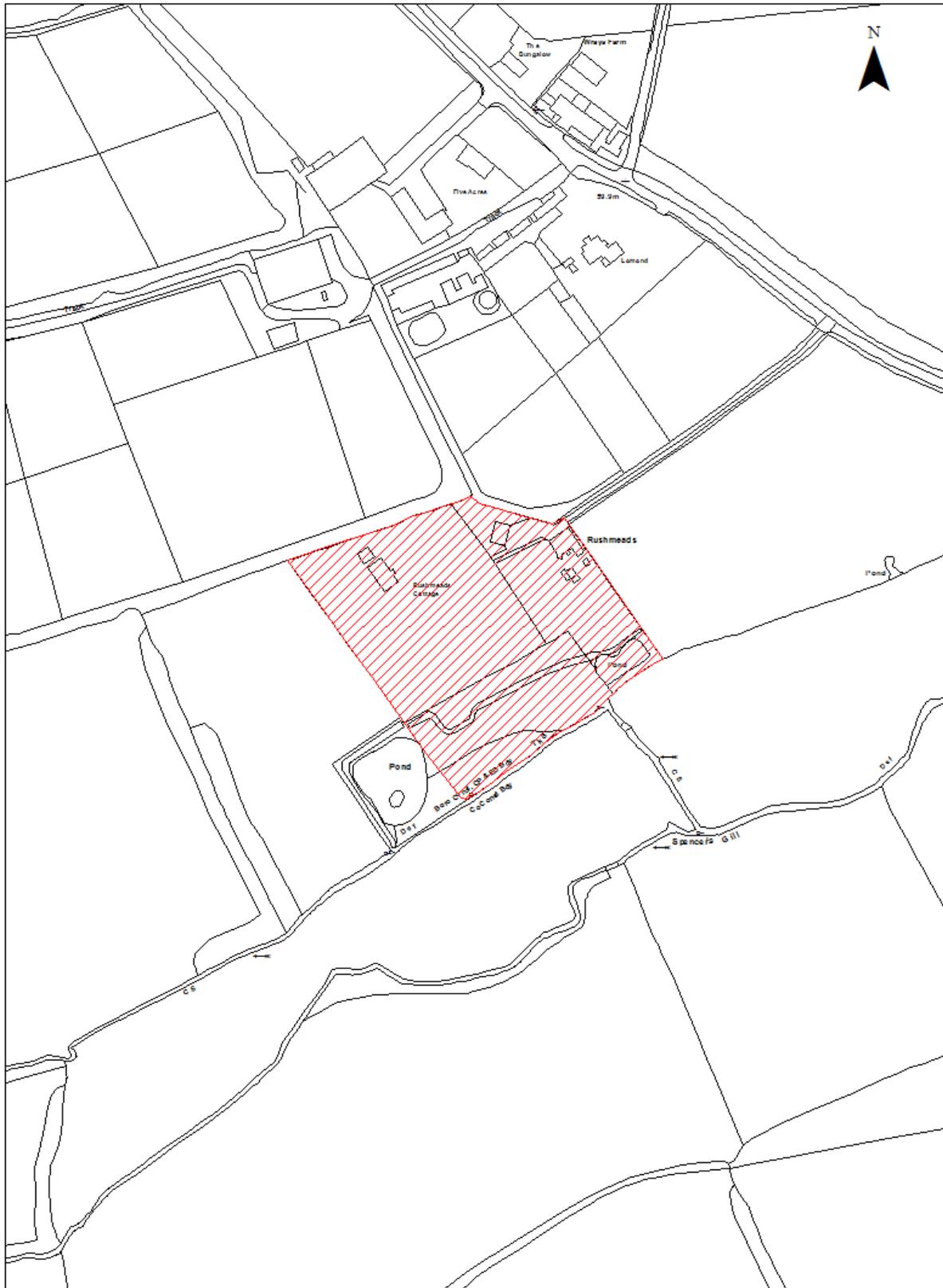
HW47 – Lydbrook, 67 Vicarage Lane and Land R/O 1 & 3 Lee Street, Horley



Site details	
HELAA Reference	<u>HW47</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Lydbrook, 67 Vicarage Lane and Land R/O 1 & 3 Lee Street, Horley</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 31.2dph</u>
Capacity	<u>Proposed: 5 (gross) 4 (net)</u>
Total site area (ha)	<u>0.16</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>Planning permission has recently been refused for redevelopment due to design reasons. This application is currently at appeal.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site is proposed to deliver 4 houses and 1 bungalow.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The previous planning application was refused as it was felt that:</u> <ul style="list-style-type: none"> • <u>The proposal would constitute an incongruous and intrusive form of backland development, out of keeping with the character and appearance of the area, by virtue of the uncharacteristically narrow frontage plot, lack of spacing to the access road and space for landscaping; and</u> • <u>The proposed development by virtue of the layout with a car dominated frontage, extent of hardstanding and limited opportunity for landscaping, is considered to result in a cramped overdevelopment of the site harmful to and out of keeping with the character of the area.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under a number of landownerships and would need to be assembled in order to enable development.</u> <u>The site has not been formally promoted for housing development; however, it has been recently refused planning permission.</u> <u>The recently refused planning application was made by Brookworth Homes Ltd. an experienced property development company.</u> <u>The recently refused planning application is at appeal.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The recently refused planning application was made by Brookworth Homes Ltd. an experienced developer who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be completed in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of schemes in the urban area suggest that development would be viable.</u> <u>No viability concerns were raised during the course of the previous application.</u>

	<u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
There is a reasonable prospect that development of the site will be achievable.	
Summary	
<u>The site is considered to be suitable for housing development.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u>	
The site is considered to be deliverable.	

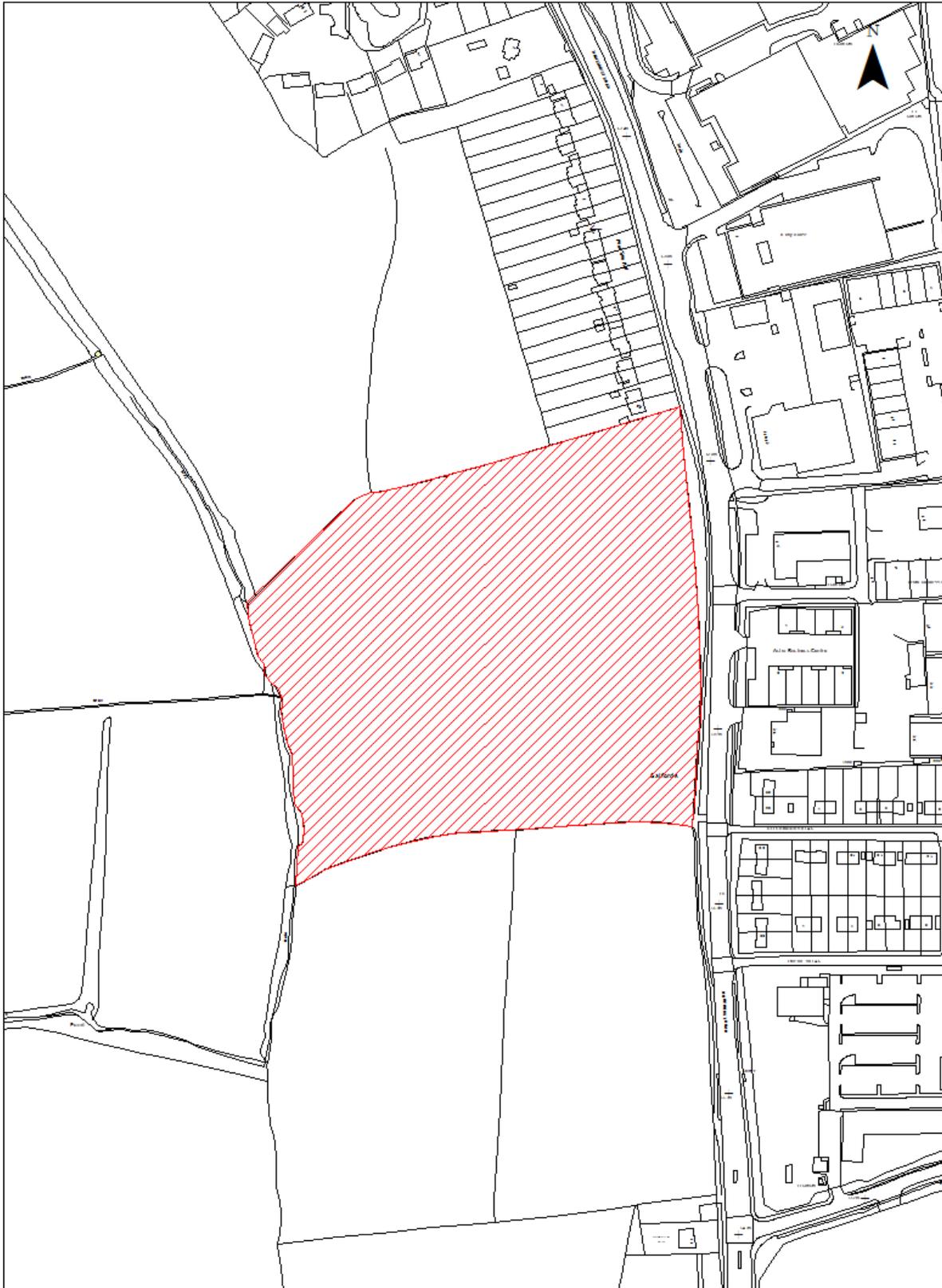
SS01 – Land at Rushmeads, Horse Hill, Horley



Site details	
HELAA Reference	SS01
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Rushmeads, Horse Hill, Horley
Existing use	Residential
Housing Potential	
Density	20dph
Capacity	30
Total site area (ha)	1.9 (gross)/ 1.5 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not 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 poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A small band of land within the site is affected by Flood Zone 3 which would affect the capacity and layout of development which could be achieved.</p> <p>A large area of land in the south of the site as well as localised areas in the north are identified as experiencing surface water flood risk.</p> <p>Access from Horse Hill is via a narrow private track which would be unsuited to more intense residential use.</p> <p>The site is identified as being potentially contaminated.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private landowner.</p> <p>The landowner has previously promoted the site for housing development; however, it has not been possible to confirm 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 interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely be capable of delivering a scale of this nature.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved hence development could be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development 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>Costs associated with dealing with contamination and delivering adequate vehicular access could impact upon viability.</p>

	The residential market in the area would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be available for housing development and availability is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; strategic policy change; contamination; flood risk; access	

SS02 – Land to the west of Bonehurst Road, Salfords



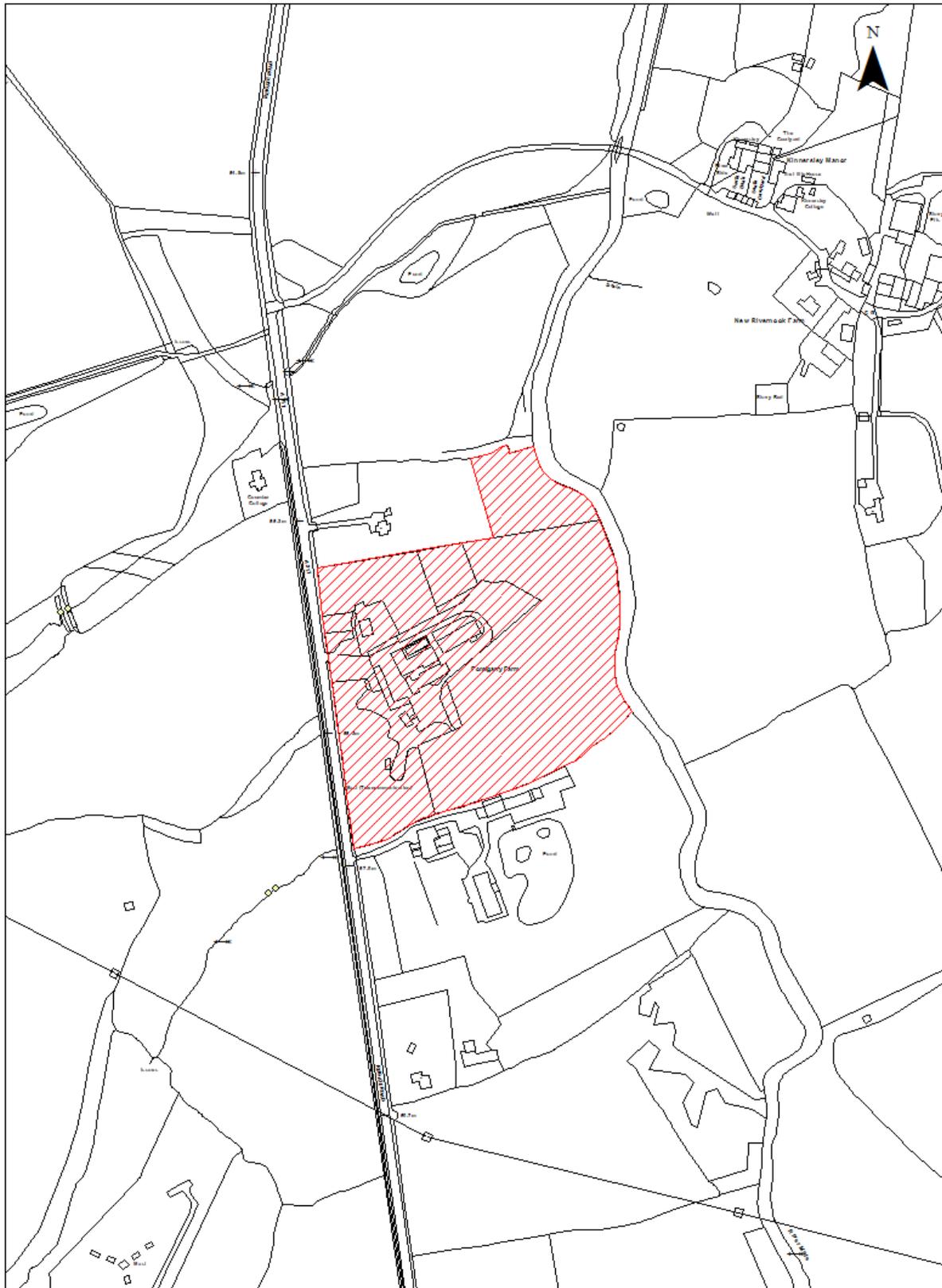
Site details	
HELAA Reference	SS02
Source of site	Identified Site – RBBC Environmental Health
Site name	Land to the west of Bonehurst Road, Salfords
Existing use	Agricultural/ grazing land
Housing Potential	
Density	20dph
Capacity	90
Total site area (ha)	4.5
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	Given its size the site would be capable of delivering a range of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A small band of land in the west of the site is identified as being at risk from surface water flood risk.</p> <p>Access onto the A23 would need to be carefully considered to ensure highway safety.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	The site forms part of the gap between the urban areas of Horley and Salfords – development could potentially impact upon settlement separation.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners.</p> <p>The landowners have promoted the site for housing development.</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>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 regional or national housebuilders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be delivered.</p> <p>Development of the site could therefore be completed within 3-4 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with dealing with contamination could impact upon viability.</p> <p>The residential market in the area is 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	
There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. However, the site is not considered to be suitable for housing	

development.

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; contamination

SS04 – Fontigarry Farm, Reigate Road, Sidlow

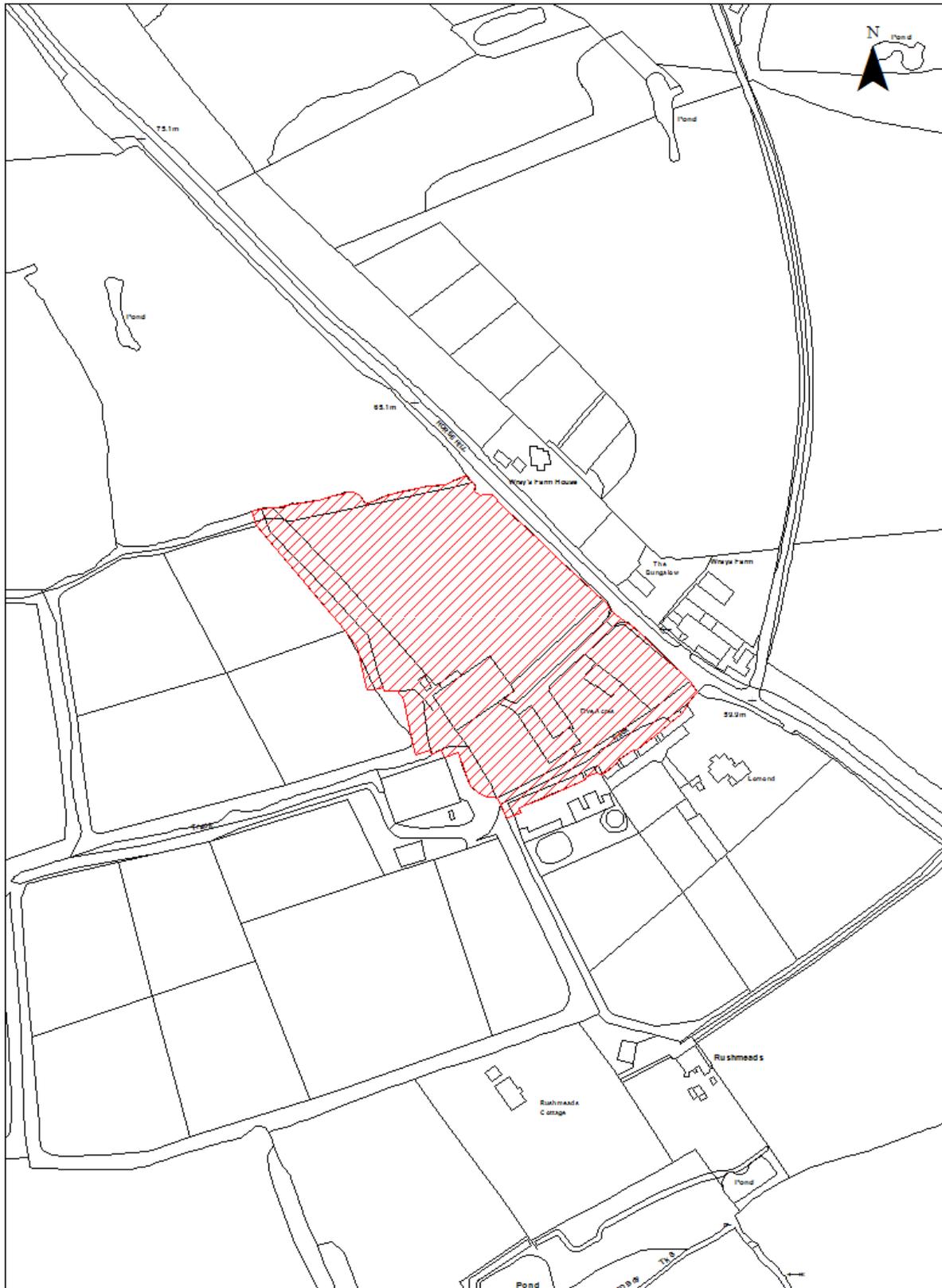


Site details	
HELAA Reference	SS04
Source of site	Identified Site – RBBC Environmental Health
Site name	Fontigarry Farm, Reigate Road, Sidlow
Existing use	Mixed – agricultural land with small light industrial uses
Housing Potential	
Density	20dph
Capacity	80
Total site area (ha)	4.7 (gross) / 3.9 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is limited.</p> <p>The site is very remote from the urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, this meeting a range of market requirements.
Physical Limitations	<p>The eastern third of the site falls within Flood Zone 2 and partly within Flood Zone 3.</p> <p>There is an area of woodland in the south western corner of the site adjoining the A217.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</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 interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional/ national housebuilders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 3-4 years 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>Costs associated with dealing with contamination could impact upon viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain.	

The site is therefore not currently developable.

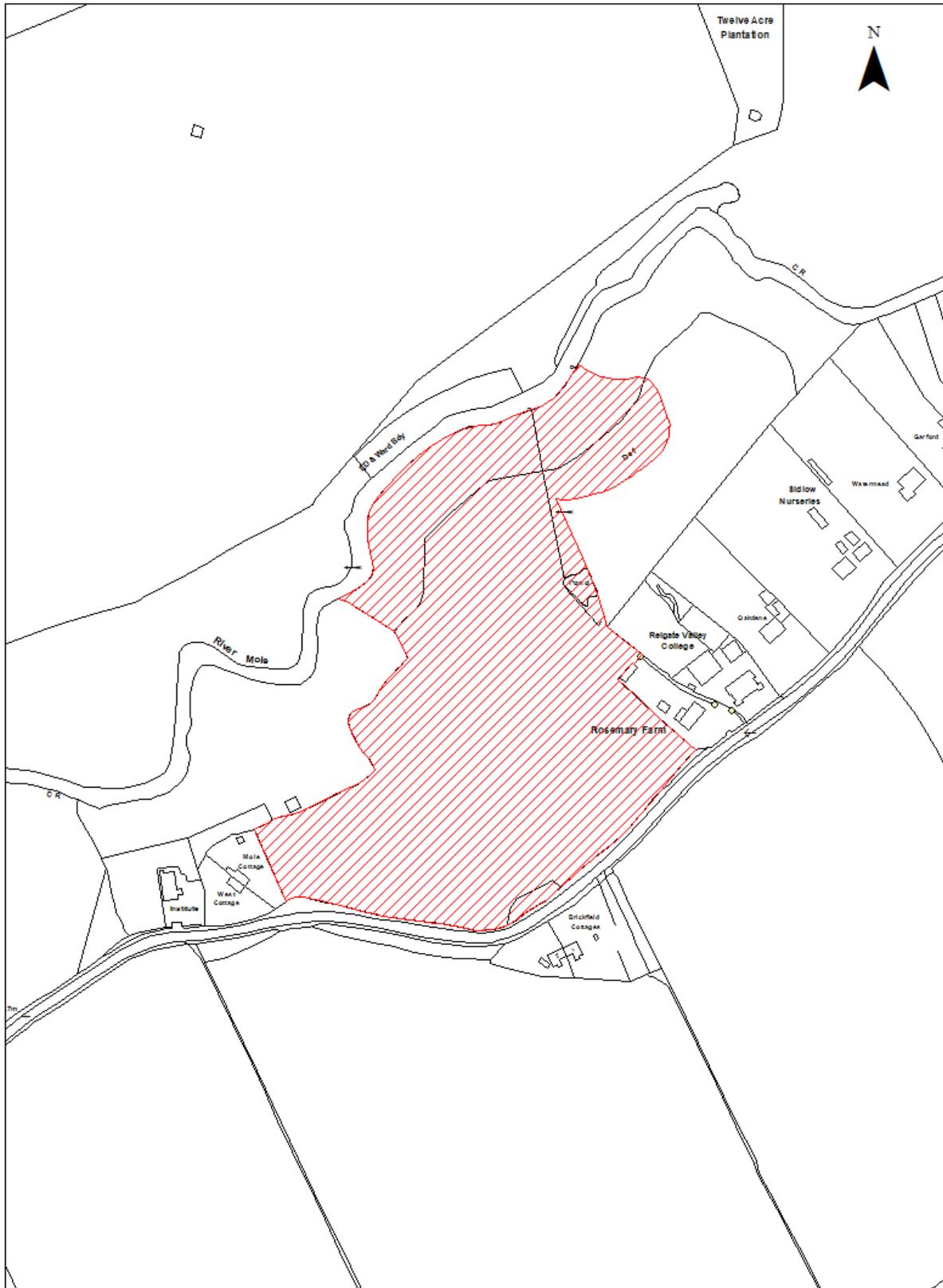
Overcoming constraints: availability; strategic policy change; contamination; flood risk

SS05 – Land south of Horse Hill, Horley



Site details	
HELAA Reference	SS05
Source of site	Identified Site – RBBC Environmental Health
Site name	Land south of Horse Hill, Horley
Existing use	Agricultural and equestrian uses
Housing Potential	
Density	25dph
Capacity	50
Total site area (ha)	2.37
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not 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 poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Part of the site is identified as being potentially contaminated.</p> <p>The site is adjacent to an area of dense woodland.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builder who would likely have the capacity to deliver a scheme such as this.</p> <p>A site of this nature may be delivered in a small number of discrete phases.</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 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development 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>Costs associated with dealing with contamination would also affect viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; contamination</p>	

SS06 – Land at Rosemary Farm, Ironsbottom Road, Sidlow



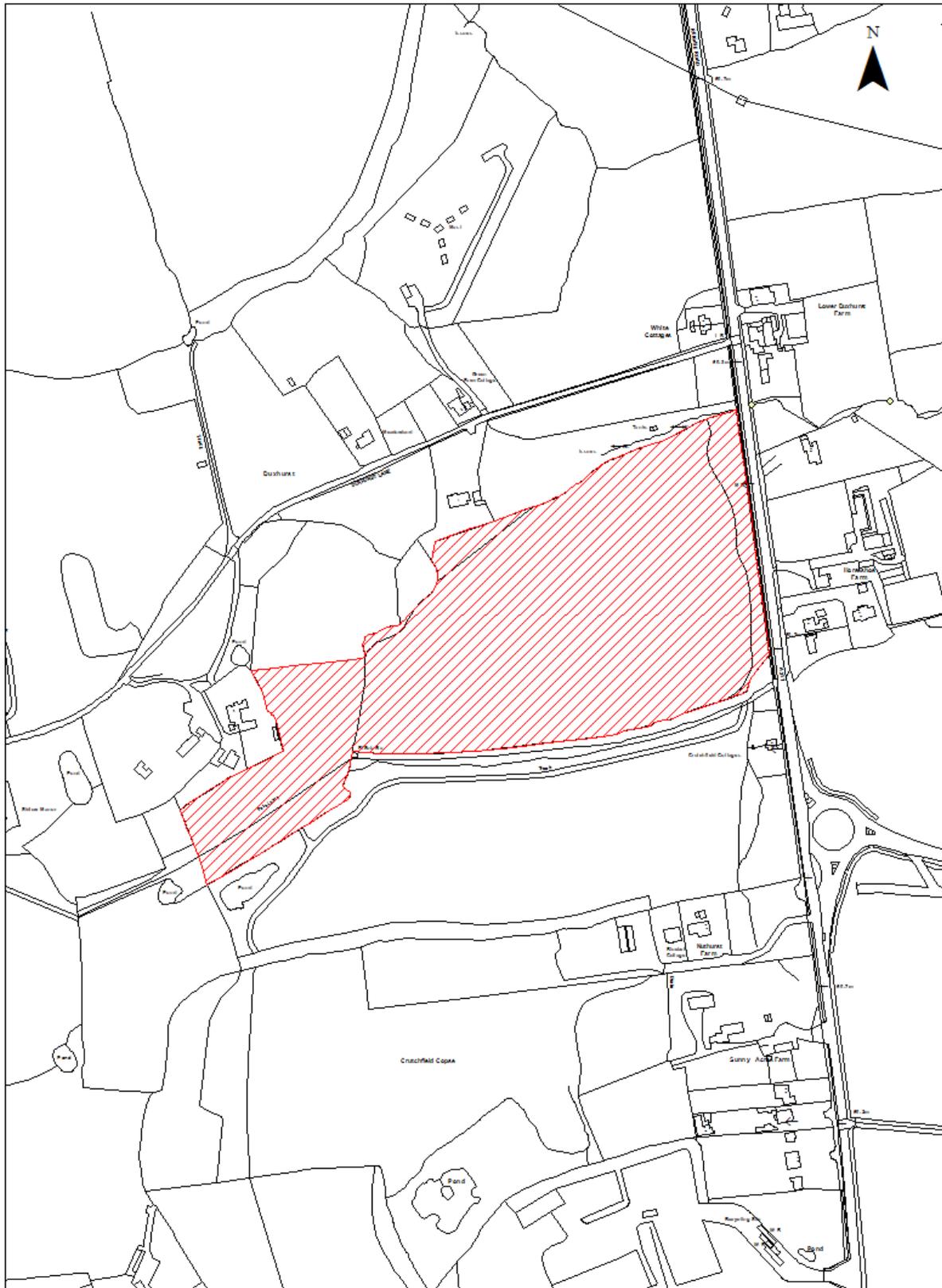
Site details	
HELAA Reference	SS06
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Rosemary Farm, Ironsbottom Road, Sidlow
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	70
Total site area (ha)	4.1 (gross) / 3.5 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not 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 poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>The northern half of the site is within Flood Zone 2 and a large portion is also affected by Flood Zone 3.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</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 therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity for developing the site.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Hence development could be completed within 3-4 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development 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>Costs associated with providing adequate supporting infrastructure could impact upon viability.</p> <p>Costs associated with contamination could also impact upon viability.</p> <p>The residential market in the area is 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; flood risk; contamination.

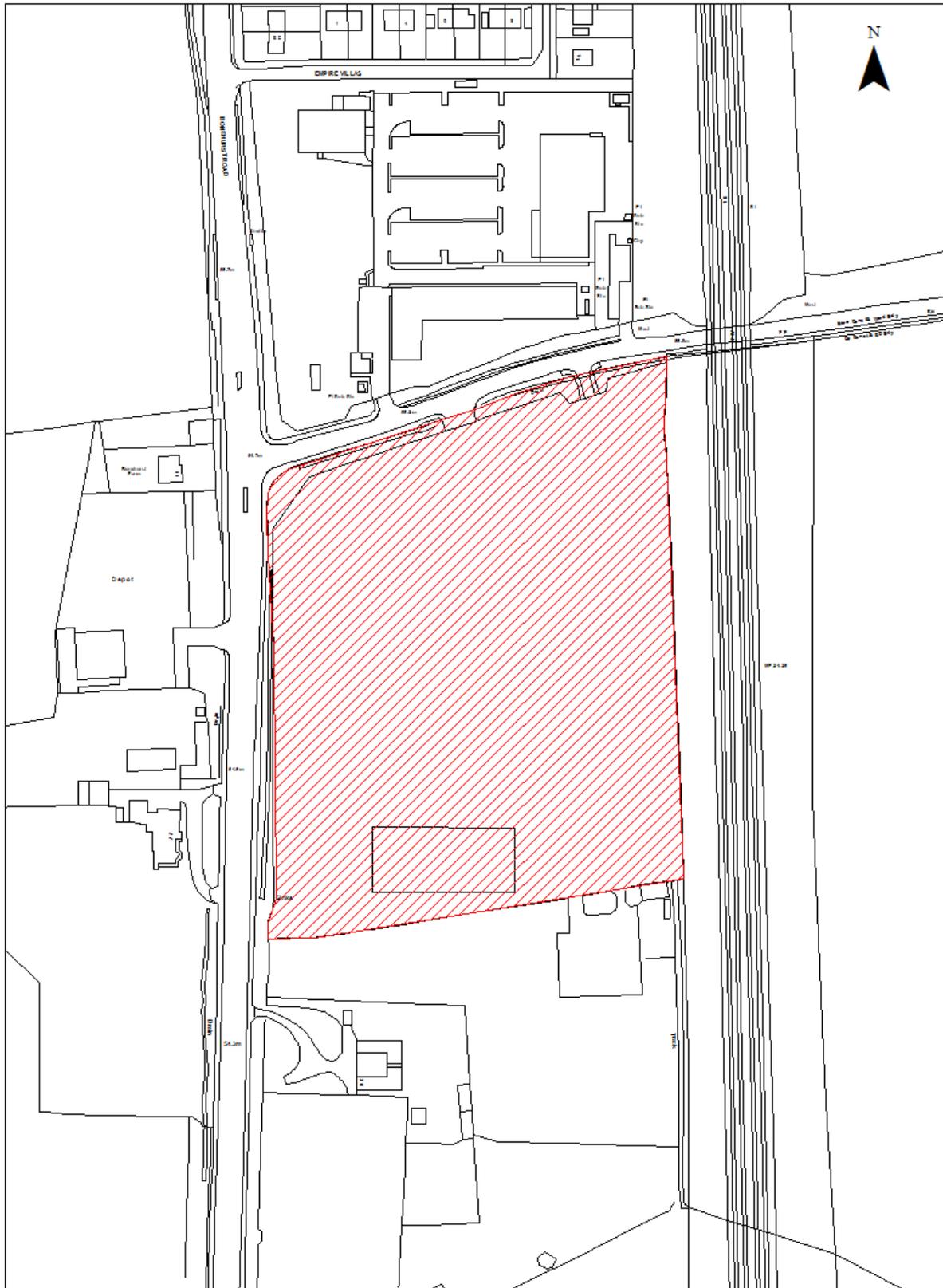
SS07 – Land south of Duxhurst Lane, Sidlow



Site details	
HELAA Reference	SS07
Source of site	Call for Sites
Site name	Land south of Duxhurst Lane, Sidlow
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	130
Total site area (ha)	6.3
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not 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 poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><u>Development of the North West sector will improve accessibility to services and public transport.</u></p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures thus meeting a range of market requirements.
Physical Limitations	<p>There is a dense belt of Ancient Woodland along the eastern boundary of the site where it adjoins the A217.</p> <p>Land levels rise quite steeply across the site from east to west.</p> <p>Part of the site is identified as being potentially contaminated.</p> <p>Access to the site from the A217 would need to be carefully considered.</p>
Potential Impacts	<p>The site lies within open countryside and development would likely be harmful to overall landscape character.</p> <p>The site is in close proximity to an existing and proposed SNCI and large scale development could potentially harm nature conservation.</p> <p>Development could potentially impact upon the setting of the adjoining listed building.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The landowner has promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made available for development within the next 4-5 years.</p> <p>No legal constraints to housing development have been identified.</p>	
There is therefore a reasonable prospect that the site could be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would possibly be delivered in a small number of discrete phases. Delivery rates of 30-40 units per annum could be achieved; hence, development could be completed within 3-4 years.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that</p>

	<p>development of the site would likely be economically viable. Costs associated with providing adequate supporting infrastructure could impact upon viability. Costs associated with reclamation could impact upon viability. The residential market in the area is 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>Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development. The site is therefore not currently developable. Overcoming constraints: strategic policy change; contamination</p>	

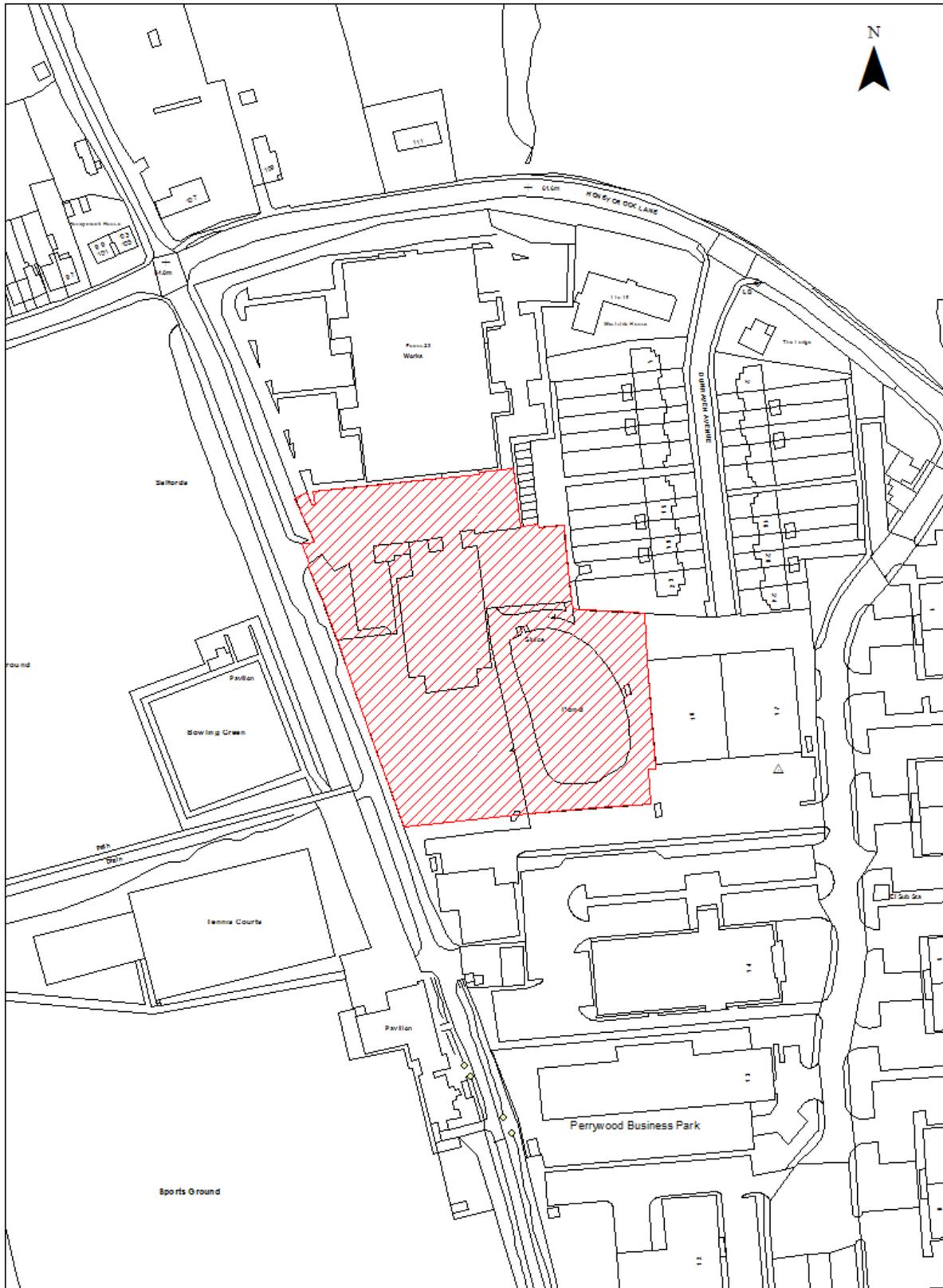
SS08 – Former Philips Site, Bonehurst Road, Salfords



Site details	
HELAA Reference	<u>SS08</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Former Philips Site, Bonehurst Road, Salfords</u>
Existing use	<u>Demolished former office building</u>
Housing Potential	
Density	<u>Assumed: 30dph</u>
Capacity	<u>60 units</u>
Total site area (ha)	<u>2.4 (gross)/ 2.0 (developable)ha</u>
Suitability	
Policy Considerations	<u>The site is within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to proposed policy EMP4.</u> <u>Accessibility to local services and facilities is reasonable.</u> <u>Accessibility to public transport is good.</u>
Market Considerations	<u>The site would be most 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.</u>
Physical Limitations	<u>The northern part of the site is affected by Flood Zone 2.</u> <u>Small localised areas of the site lie within Flood Zone 3.</u> <u>Parts of the site are also identified as being at risk from surface water flooding.</u>
Potential Impacts	<u>Proximity to the railway line could give rise to residential amenity issues.</u>
The site is not considered to be suitable for housing development.	
Availability	
<u>The site is owned by Aerotron Ltd.</u> <u>The site has not been formally promoted for housing development.</u> <u>The site was promoted for redevelopment in the Regulation 19 Development Management Plan consultation.</u> <u>The landowner has previously indicated that they do not intend to bring forward the site for housing development.</u> <u>No legal constraints to development have been identified.</u>	
The site is not considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A scheme of this nature would likely attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this type/ scale would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 to 19 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</u> <u>Generic assessment of the redevelopment of sites suggests that development would be economically viable.</u> <u>The residential market in the area is relatively strong and would likely support the type and scale of development envisaged.</u>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<u>The site is not considered to be suitable for housing development and availability is uncertain.</u> The site is therefore not currently developable.	

Overcoming constraints: availability; strategic policy change

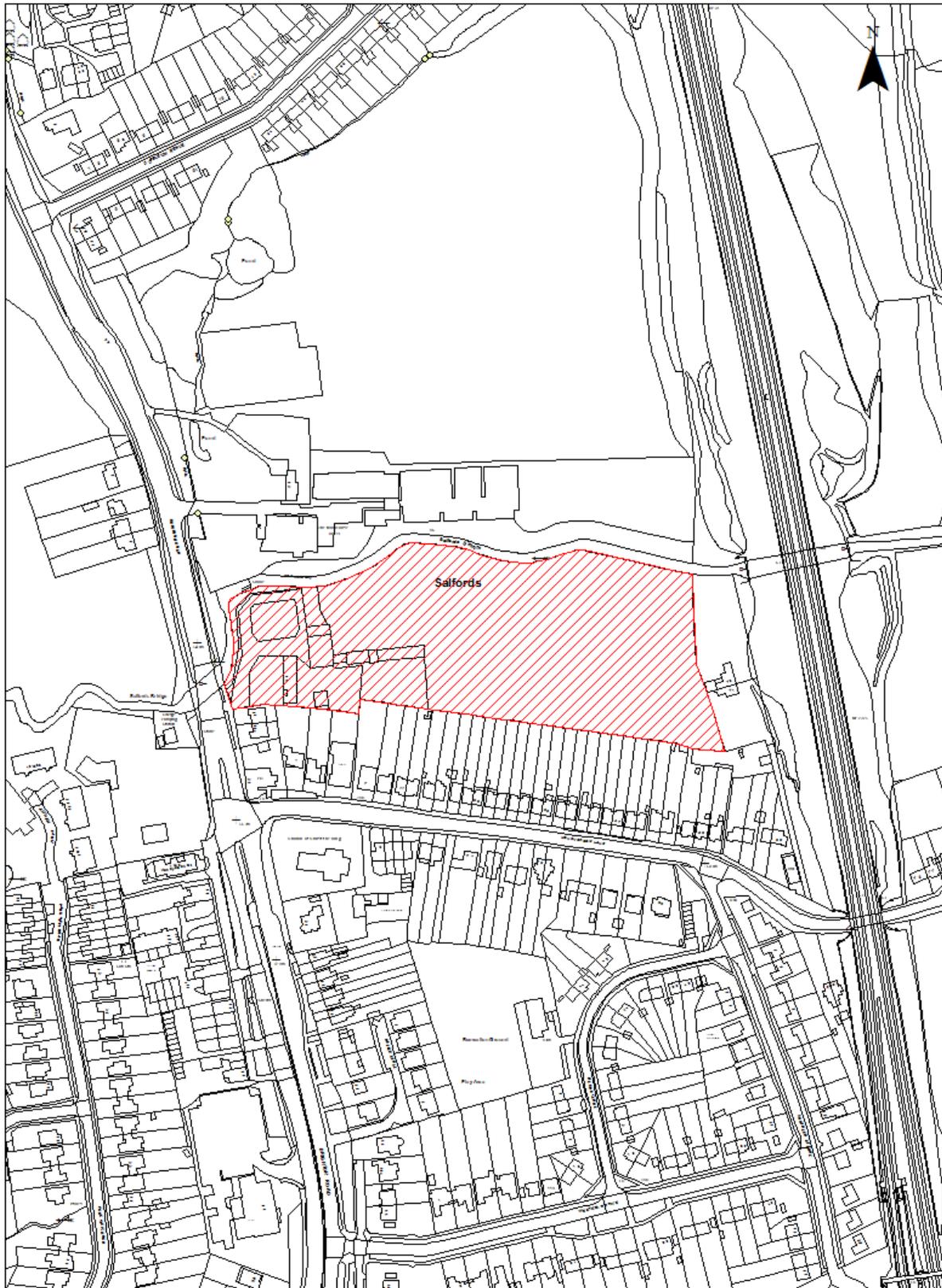
SS09 – Former Matrix Site, Perrywood Business Park, Salfords



Site details	
HELAA Reference	SS09
Source of site	RBBC – Development Management
Site name	Former Matrix Site, Perrywood Business Park, Salfords
Existing use	Car Park Former demolished industrial unit
Housing Potential	
Density	30dph
Capacity	30
Total site area (ha)	0.97
Suitability	
Policy Considerations	<p>The site forms part of an Employment Area – loss of employment uses would run contrary to <u>proposed</u> policy <u>EMP4</u>.</p> <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><u>The site is currently used as a car park. Proposed policy TAP1 requires planning permissions that would result in the loss of existing car parking spaces to demonstrate that there is no need for the spaces.</u></p> <p>Accessibility to local services and facilities is reasonable and the site also has good access to public transport.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size thus potentially meeting a range of market requirements.
Physical Limitations	<p>Parts of the site have been identified as potentially being at risk of surface water flooding.</p> <p>There is a retention pond within the site which affects developable area.</p> <p>There is a group of protected trees along the western boundary of the site.</p> <p>Access to the site is currently via the business park estate road which would be an unsuitable arrangement for residential development. Alternative access is via a narrow private lane unlikely to support residential development.</p>
Potential Impacts	Proximity to other existing employment uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Cubic Transportation Services.</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 therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point. It is likely that regional or national house builders would have the capacity to deliver the site.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Development of the site could therefore be completed 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 sites for housing development within the Redhill/ Horley area suggests that housing development would be financially viable.</p>

	Possible contamination could impact upon financial viability. The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability of the site for housing development is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access; review of employment land	

SS10 – Millstream Farm, Brighton Road, Salfords



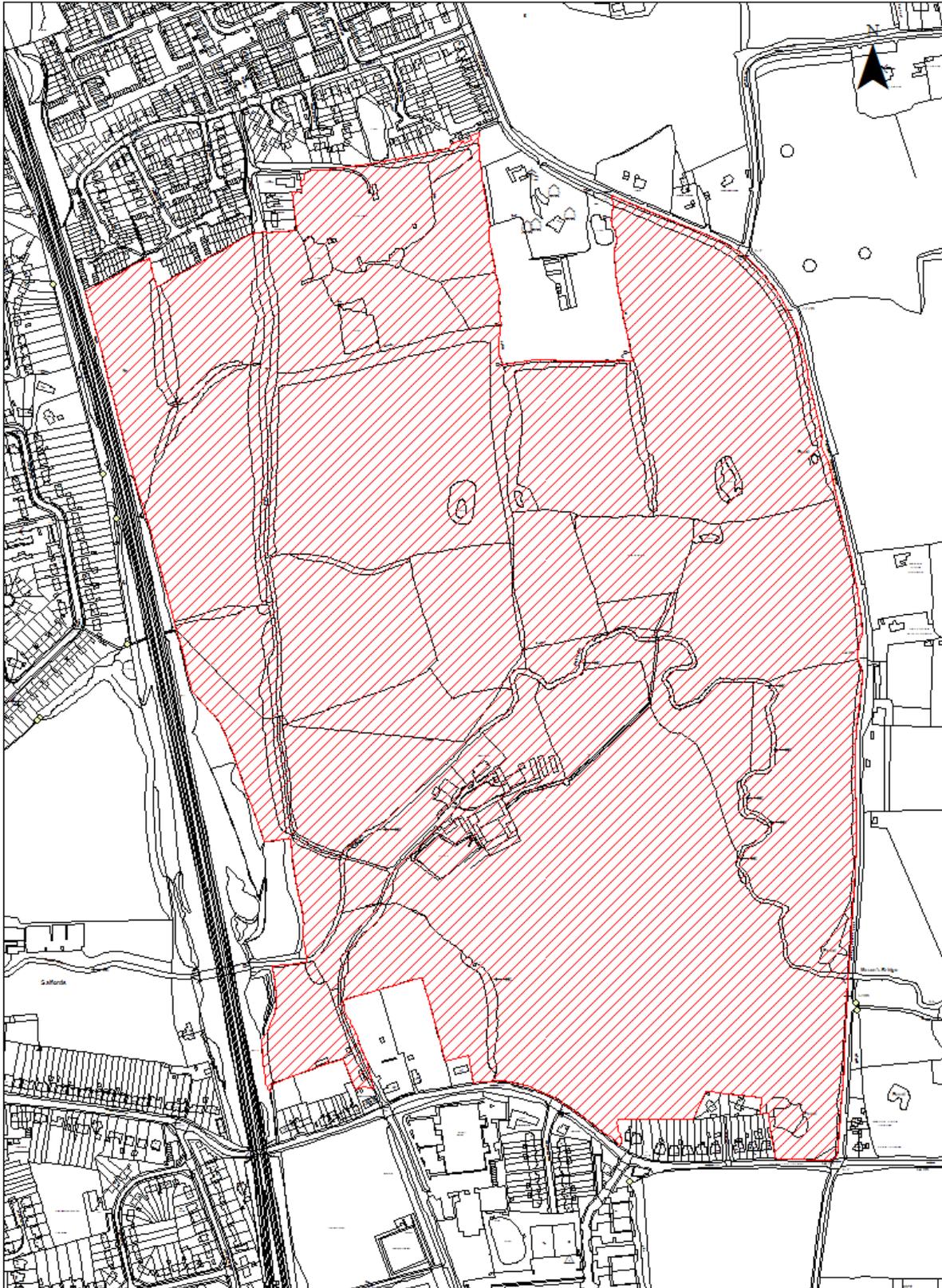
Site details	
HELAA Reference	SS10
Source of site	Identified Site – RBBC Environmental Health
Site name	Millstream Farm, Brighton Road, Salfords
Existing use	Scrap metal, industrial and storage yard
Housing Potential	
Density	20dph
Capacity	20
Total site area (ha)	2.1 (gross) / 0.9 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not 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.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures (although most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	<p>The northern half of the site is within Flood Zone 3 and much of the remainder is within Flood Zone 2.</p> <p>Given the current use on the site, there is high potential for contamination.</p>
Potential Impacts	<p>The site forms an appreciable open landscape gap between Earlswood and Salfords – settlement separation could be impacted by development of the site.</p> <p>Proximity to the railway line could give rise to residential amenity issues.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that he may potentially develop the site himself.</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>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site 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>Costs associated with contamination could impact upon financial viability.</p> <p>Costs associated with flood risk mitigation could impact upon financial viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst there is a reasonable prospect that the site would be made available for housing development and	

that development would be achievable, the site is not considered to be suitable for housing development.

The site is therefore not considered to be currently developable.

Overcoming constraints: strategic policy change; contamination; flooding

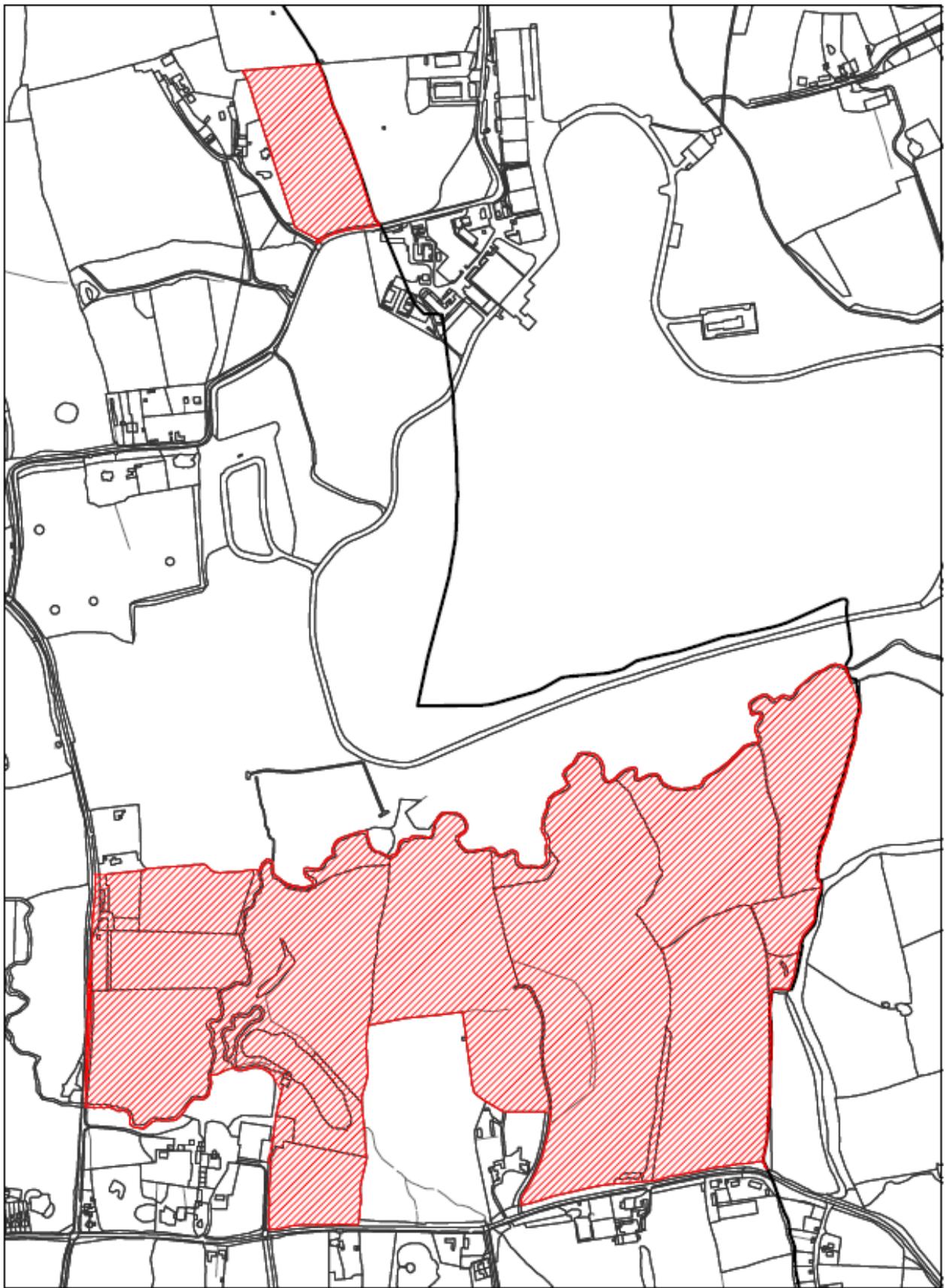
SS12 – Land between Mason’s Bridge Road/ Picketts Lane and the railway, Salfords (known as Land east of Salfords)



Site details	
HELAA Reference	SS12
Source of site	Call for Sites
Site name	Land between Mason's Bridge Road, Picketts Lane and the railway line, Salfords (known as Land east of Salfords)
Existing use	Mixed – predominantly agricultural land but including areas of open space and woodland
Housing Potential	
Density	25dph
Capacity	1,900
Total site area (ha)	113 (gross) / 76 (developable)
Suitability	
Policy Considerations	<p>The site is 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 has reasonable access to local services and facilities, however, these are unlikely to support the scale of development envisaged.</p> <p>The site benefits from good access to public transport.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>The site is traversed by the Salfords Stream and a band of land around this watercourse is affected by Flood Zone 2 and 3.</p> <p>There are a number of existing and proposed Sites of Nature Conservation Importance within the site.</p> <p>There are a number of areas of Ancient Woodland within the site.</p> <p>There are numerous individual and groups of protected trees within the site.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of listed buildings within and adjoining the site.</p> <p>Development could impact upon identified areas of archaeological potential within the site.</p> <p>Development of this scale would have a significant impact on infrastructure and would likely result in a need for major new up-front provision.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Quintain <u>Estates & Development Plc.-</u></p> <p>The landowners have actively promoted the site for housing development.</p> <p><u>The landowner has indicated that the site could be made available for development now.</u></p> <p><u>The landowner has indicated that there are no legal constraints/ covenants which would prevent development of the site and that there are no leasehold interests/ occupational tenancies or other third party interests/ licences.</u></p> <p>No legal constraints to housing development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Quintain – a national development company who would likely have the capacity to deliver a scheme such as this. However, given the size/ characteristics of the site, it would most likely be delivered by a consortium of house builders operating jointly and would likely attract interest from national house builders who would likely have the capacity to deliver a scheme such as this.

	<p>A scheme of this magnitude <u>The landowner has indicated that the site</u> would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of 40-50 dwellings per developer per annum could be achieved on a site such as this.</p> <p>Assuming three developers operating on the site, a development of this scale could be completed within 12-15 years of commencement.</p>
<p>Market & Economic Viability Considerations</p>	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Financial viability would however be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>There is a reasonable prospect that the site would be made available for housing development and that development would be achievable, however, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: strategic policy change; supporting infrastructure; flood risk mitigation; landscape impact; impact on road network.</p>	

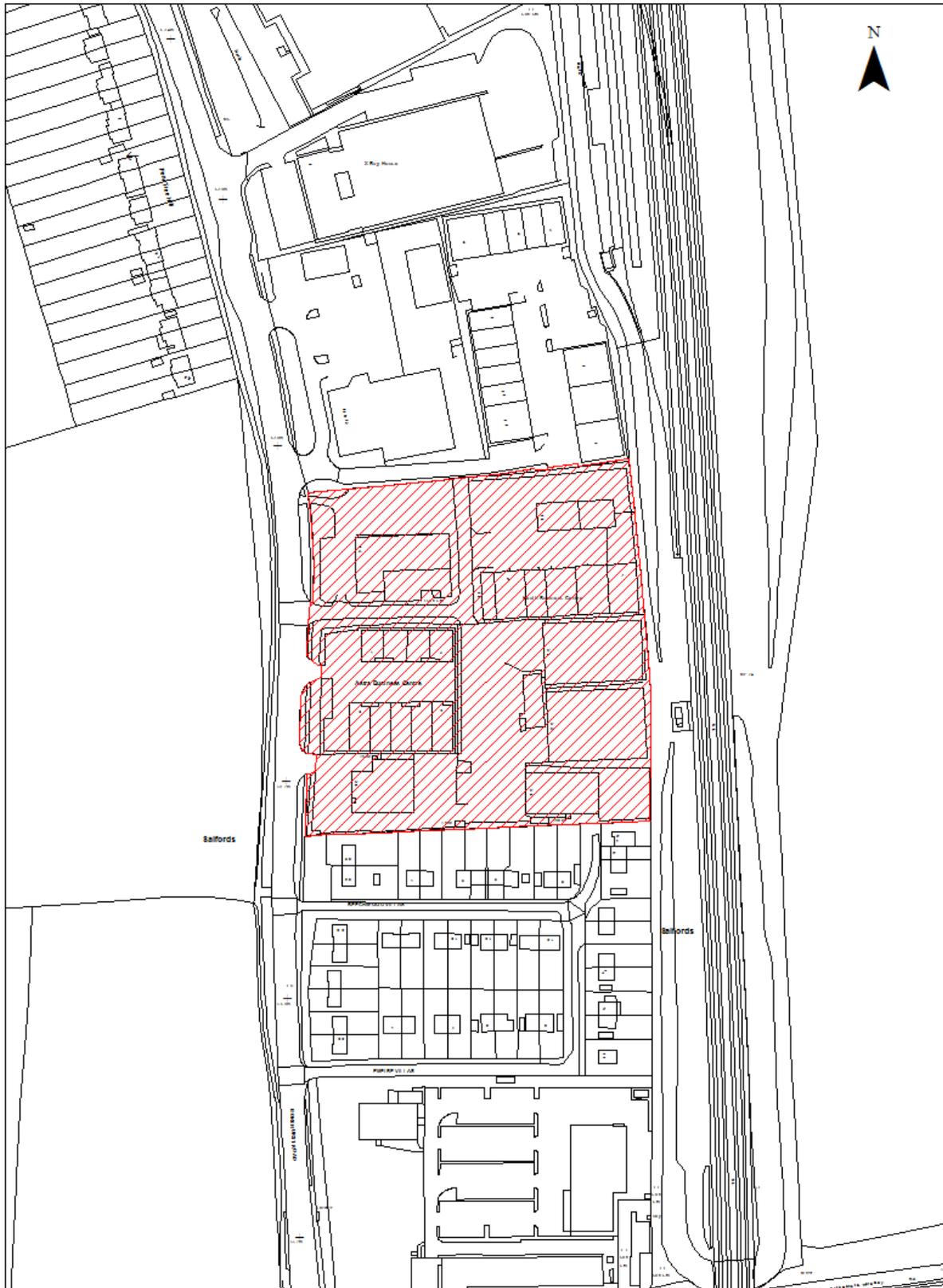
SS14 – Land north of Axes Lane, Salfords



Site details	
HELAA Reference	SS14
Source of site	Call for Sites
Site name	Land north of Axes Lane, Salfords
Existing use	Agricultural land
Housing Potential	
Density	20dph
Capacity	900
Total site area (ha)	54 (gross) / 46 (developable)
Suitability	
Policy Considerations	<p>The site is 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>Accessibility to local services and facilities is poor given the level of detachment from the existing urban area.</p> <p>The existing level of services would not be capable of supporting the type and scale of development envisaged.</p> <p>The site has relatively poor access to public transport services.</p>
Market Considerations	The site would most likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>The site is traversed by the Salfords Stream (mainly along the northern boundary) and a band of land around this watercourse is affected by Flood Zone 2 and 3.</p> <p>A number of isolated areas within the site are identified as being affected by surface water flooding.</p> <p>There are a large number of individual and groups of protected trees within the site.</p> <p>Proximity to Redhill Aerodrome and issues associated with aerodrome safeguarding could restrict the type and form of development which could be achieved.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of listed building within and adjoining the site.</p> <p>The site is in close proximity to Redhill Aerodrome (which is currently operational) – large scale development may give rise to residential amenity issues.</p> <p>Development of this scale would have significant impacts on local infrastructure, including roads. Given the isolation, it is not immediately apparent how these could be addressed.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Quintain Estates & Development Plc.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Quintain, a national developer who would likely have the capacity to deliver the type and scale of development proposed. However, it is likely that a scheme of this size/ characteristics would likely be delivered by a consortium of house builders/ developers operating jointly and would likely attract interest from national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per annum could be achieved on a site such</p>

	<p>as this.</p> <p>Assuming two developers operating on the site, a development of this scale could be completed within 10 years 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.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Viability would be dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>Residential market demand in this area is considered to be sufficient to support the scale of development proposed.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>Whilst there is a reasonable prospect that the site could 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>The site is therefore not considered to be currently developable.</p> <p>Overcoming constraints: strategic policy change; aerodrome safety; supporting infrastructure; flood risk mitigation; landscape impact</p>	

SS16 – Astra & Heath Business Centre, Salfords



Site details	
HELAA Reference	SS16
Source of site	Call for Sites
Site name	Astra & Heath Business Centre, Salfords
Existing use	Mixed industrial units
Housing Potential	
Density	30dph
Capacity	66
Total site area (ha)	2.2
Suitability	
Policy Considerations	<p>The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to <u>proposed</u> policy EMP4.</p> <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 and facilities is reasonable.</p> <p>Accessibility to public transport is excellent.</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>There are a number of individual TPO trees on the site.</p> <p>The eastern boundary of the site is identified as being affected by surface water flooding risk</p> <p>Access from the A23 would need to be carefully considered.</p> <p>The site is potentially contaminated owing to previous and current uses.</p>
Potential Impacts	Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>Availability of the site would be dependent upon vacant possession.</p> <p>The individual lease arrangements on the numerous occupied units would need to expire or be acquired before development could be brought forward.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is 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 regional or national developers who would likely have the capacity to deliver.</p> <p>A commercial developer may be required if a mixed use scheme is progressed.</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>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 the Horley/ Redhill area suggests that development would be financially viable.</p> <p>Costs associated with possible contamination could impact upon viability.</p>

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

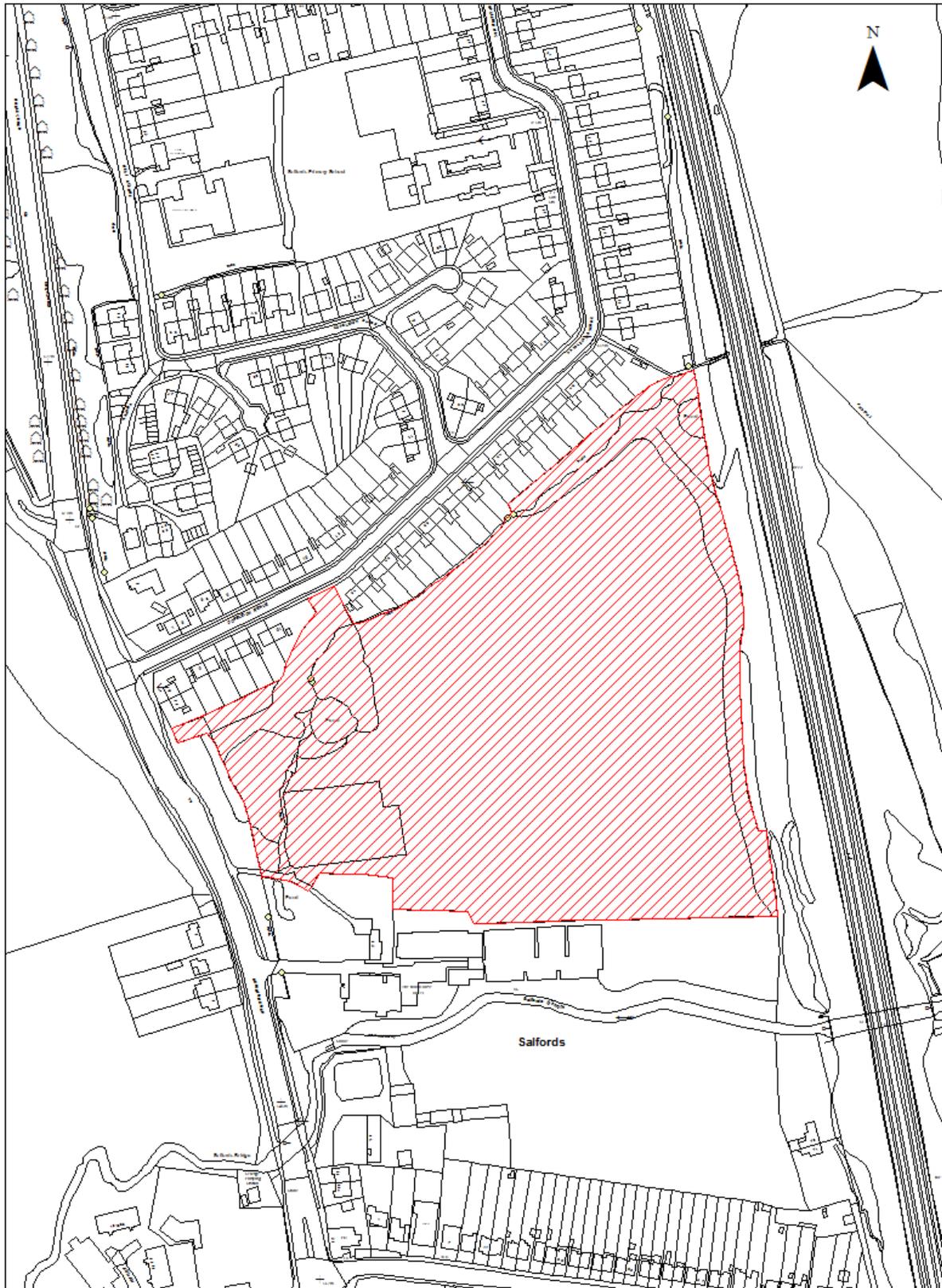
Summary

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

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; availability

SS17 – Land south of Copsleigh Avenue, Salfords



Site details	
HELAA Reference	SS17
Source of site	Submitted Site
Site name	Land south of Copsleigh Avenue, Salfords
Existing use	Grazing land/ natural open space
Housing Potential	
Density	20dph
Capacity	100
Total site area (ha)	5.8 (gross) / 5.0 (developable)
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>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>Around one quarter of the site is affected by Flood Zone 2 and small parts are affected by risk of surface water flooding.</p> <p>There is an area of dense Ancient Woodland in the west of the site and belts of dense woodland adjoining the railway line.</p> <p>Access from the A23 would need to be carefully designed.</p>
Potential Impacts	<p>The site forms part of an appreciable open landscape gap between Earlswood and Salfords – settlement separation would be impacted by development of the site.</p> <p>Development could impact upon the ancient woodland and would impact upon nature connectivity by removing a green corridor between built up areas.</p> <p>Residential amenity will need to be considered in light of proximity to the railway line.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>The landowner has promoted the site for housing development.</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>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract regional/ national house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this scale would be delivered in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Hence, development could be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>The residential market demand for housing in the area is considered to be sufficient</p>

to support the scale of development envisaged.

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

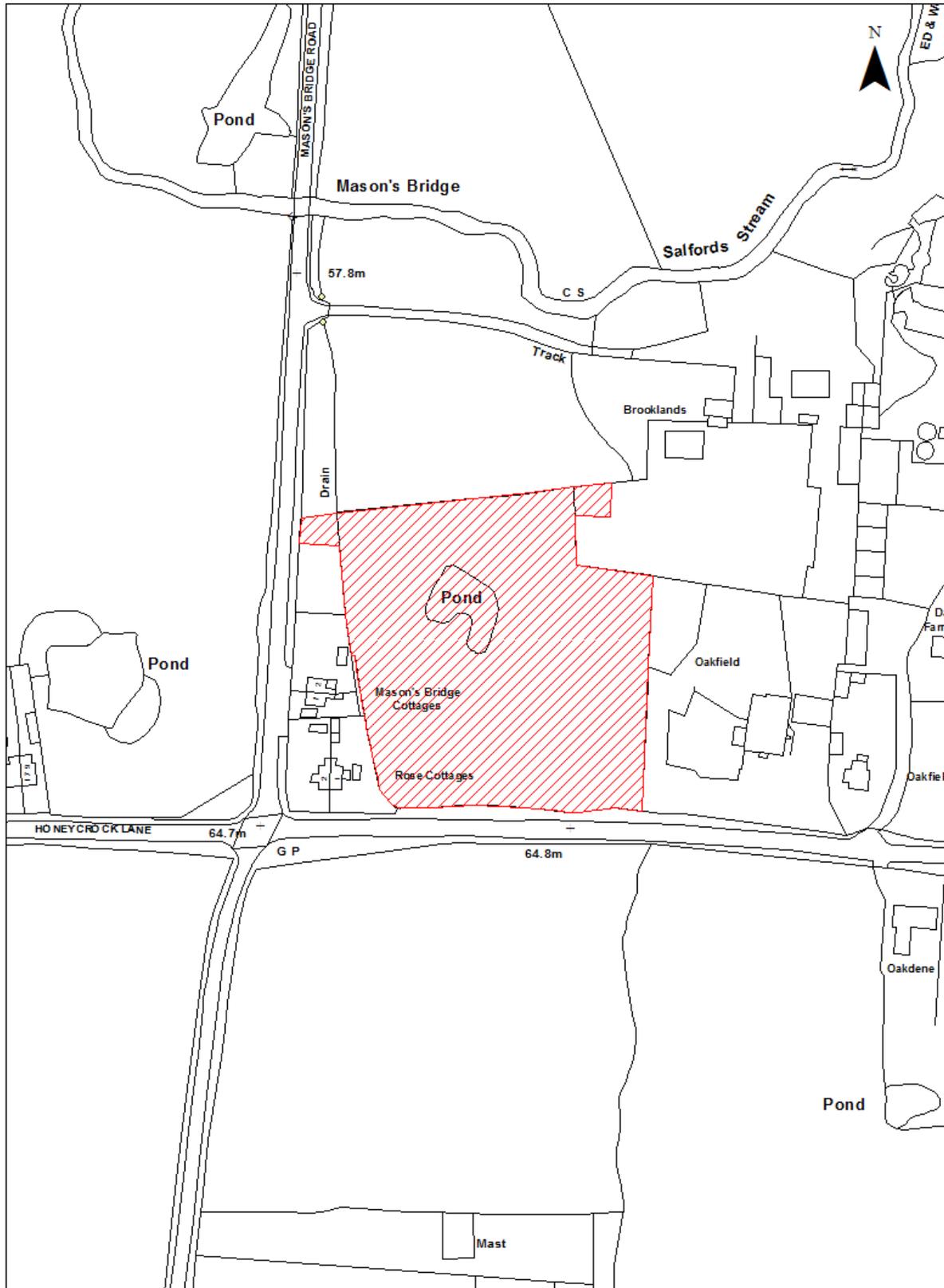
Summary

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

The site is therefore not currently considered to be developable.

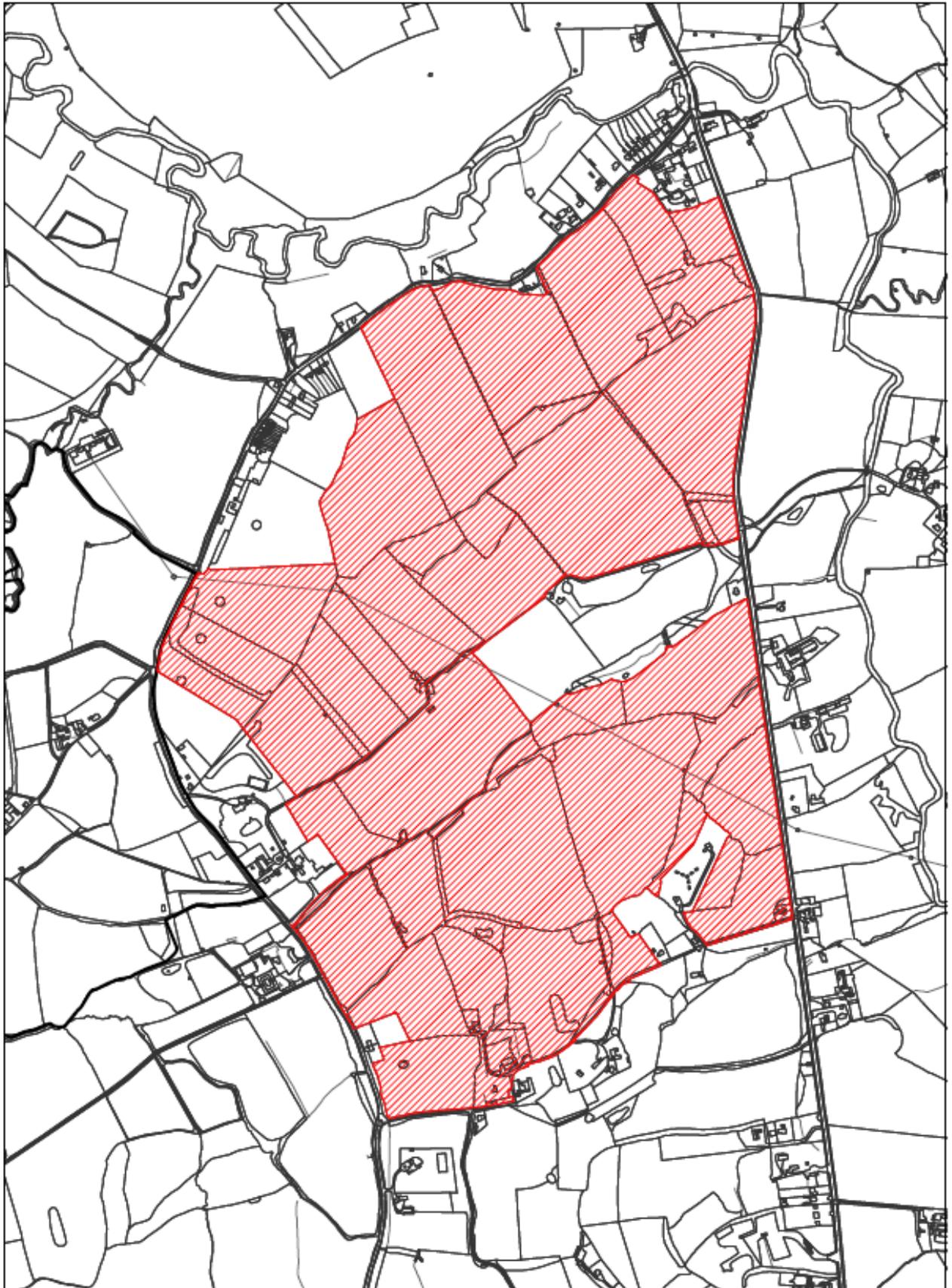
Overcoming constraints: strategic policy change; flood risk

SS18 – Land at Oakfield, Axes Lane, Salfords



Site details	
HELAA Reference	SS18
Source of site	Submitted Site
Site name	Land at Oakfield, Axes Lane, Salfords
Existing use	Woodland
Housing Potential	
Density	25dph
Capacity	0
Total site area (ha)	0.90 (gross) / 0 (developable)
Suitability	
Policy Considerations	The site is wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is reasonable.
Market Considerations	The site would likely be most suited to delivering larger family homes.
Physical Limitations	The site is wholly covered by an area of dense, protected woodland which completely restricts development potential. A small part of the site is identified as being affected by risk of surface water flooding.
Potential Impacts	Development would result in the loss of an area of extensive protected woodland and could therefore impact upon nature conservation.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a single landowner. The landowner has promoted the site for housing development. No legal constraints to housing development have been identified.	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristic would likely attract interest from established local or regional developers who would likely have the capacity to deliver a site such as this. A site of this scale would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst the site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable, the site is not considered to be suitable for housing development. The site is therefore not currently considered to be suitable for housing development. Overcoming constraints: strategic policy change; tree preservation	

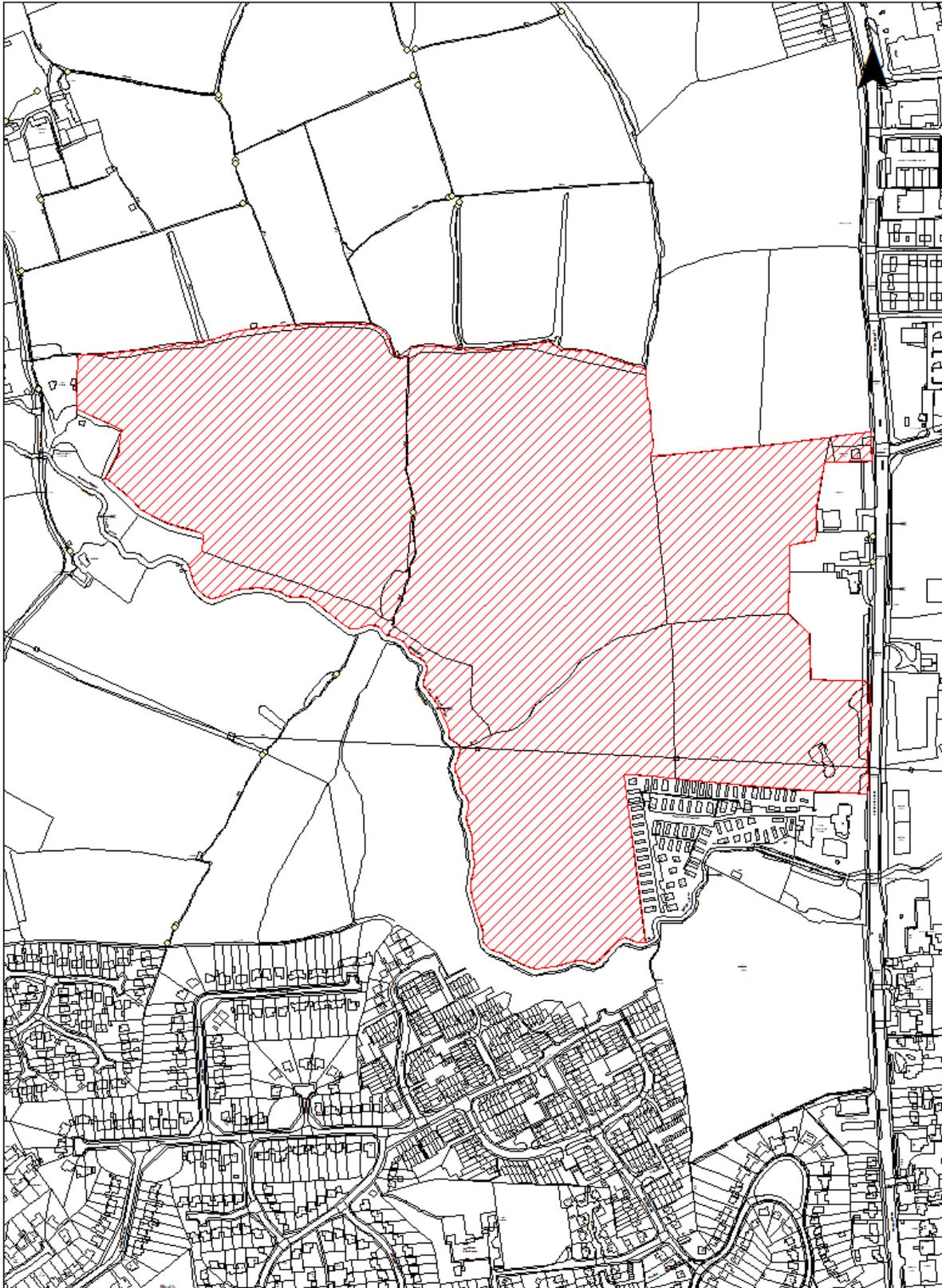
SS21 – Duxhurst and Sidlow Farms, Sidlow



Site details	
HELAA Reference	SS21
Source of site	Call for Sites
Site name	Duxhurst and Sidlow Farms, Sidlow
Existing use	Mixed – predominantly agricultural (arable/ pasture) land but including areas of woodland.
Housing Potential	
Density	20dph
Capacity	2,400 units
Total site area (ha)	142 (gross) / 120 (developable)
Suitability	
Policy Considerations	<p>The site is 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>Accessibility to local services and facilities is limited given the potential scale of development proposed.</p> <p>Accessibility to public transport is poor.</p> <p><u>Development of the North West Sector will improve access to local services and facilities and public transport.</u></p>
Market Considerations	The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Parts of the site are bounded to the east by the River Mole and as a result a band of land around this watercourse is affected by Flood Zone 2 and 3.</p> <p>Areas of land within the site, particularly on the western side, are affected by risk of surface water flooding.</p> <p>There are a number of areas of Ancient Woodland within the site.</p> <p>Parts of the site fall within a landfill buffer – further investigation including ground gas would be required.</p> <p>There is an inert landfill on the eastern boundary would require further investigation.</p> <p>Further investigation would also be required into potential land stability concerns.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of listed buildings within and adjoining the site; however, this creates only localised sensitivity.</p> <p>Large scale development could impact upon the Site of Nature Conservation Importance located directly to the south of the site.</p> <p>Large scale development would result in the need for significant infrastructure improvements.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by BAKH farms.</p> <p>The landowner has previously promoted the site for housing development <u>actively promoted the site for development.</u></p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a consortium of

	<p>house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per annum could be achieved on a site such as this.</p>
<p>Market & Economic Viability Considerations</p>	<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>Viability of the site would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>Residential market in the area is considered to be sufficient to support development of this scale.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development and that development of the site would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is however not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; flood risk; infrastructure</p>	

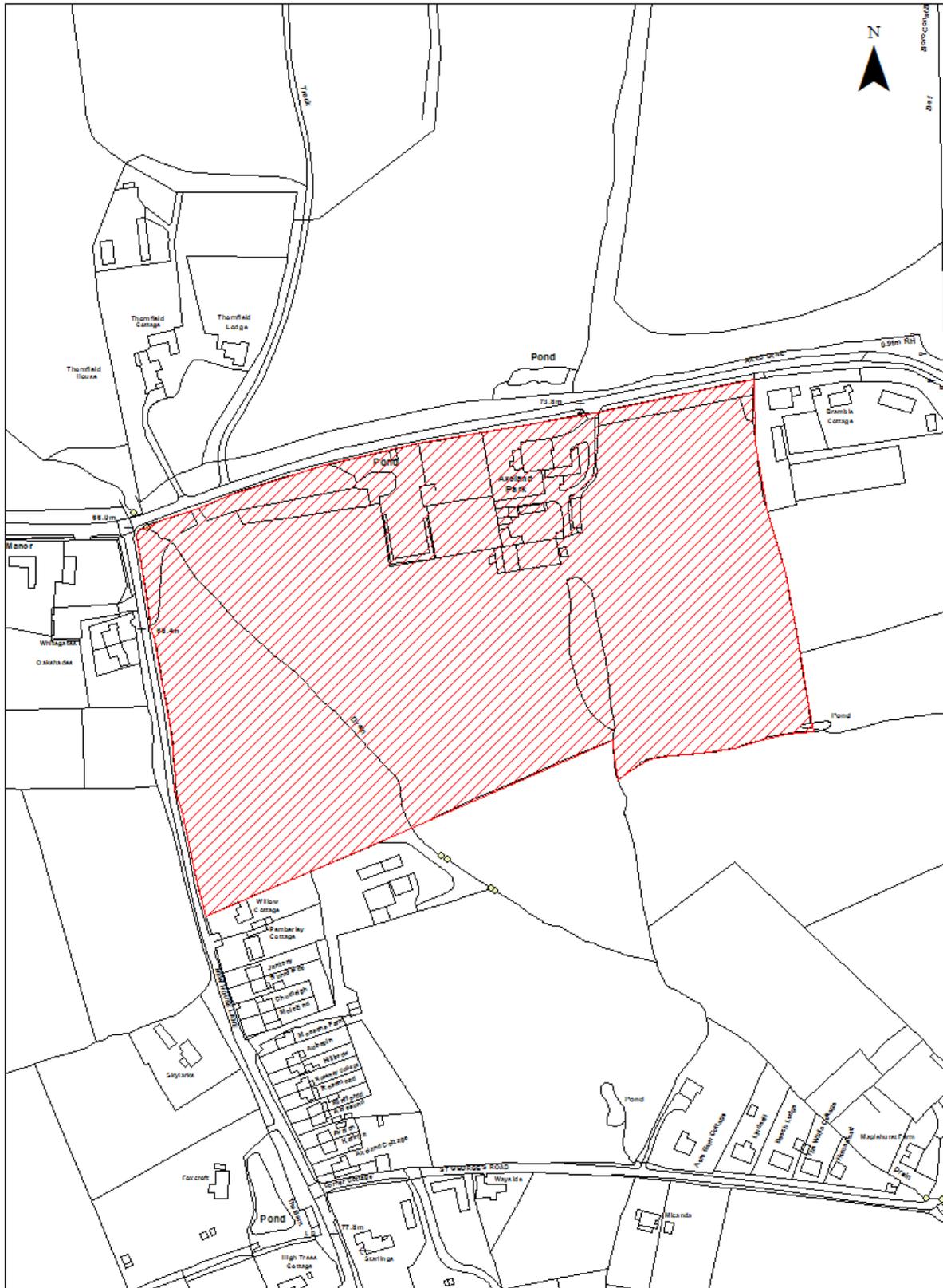
SS22 – Land at Bonehurst Farm, Salfords



Site details	
HELAA Reference	SS22
Source of site	Call for Sites
Site name	Land at Bonehurst Farm, Salfords
Existing use	Agricultural Land
Housing Potential	
Density	20dph
Capacity	540
Total site area (ha)	31.9 (gross)/ 27.0 (developable)
Suitability	
Policy Considerations	<p>The site is 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>Accessibility to local services and facilities is currently poor; however, improvements will be made with the development of the Horley North West Sector.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Parts of the site are bounded to the south by the River Mole/ Burstow Stream and as a result a band of land around this watercourse is affected by Flood Zone 2 and 3. An area of flood risk also runs through the centre of the site between the stream and the A123.</p> <p>Areas of land within the site were affected by surface water flooding.</p> <p>Access to the site from the A23 would be reliant upon completion of the eastern link road of the North West Sector.</p>
Potential Impacts	<p>The site forms part of the relatively narrow open landscape gap between Salfords and Horley – settlement separation would be completely eroded if developed.</p> <p>There are a number of areas of archaeological potential within this location; large scale development could impact upon these.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners.</p> <p>The landowners have actively promoted the site for housing development.</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>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of around 40-50 units per annum per developer could be achieved on a site such as this.</p> <p>With two developers operating, the site could be completed within 5-7 years of commencement.</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>Viability would be dependent upon the infrastructure required to open up and support the scale of development proposed.</p> <p>The residential market in the area is good and would likely support the scale and type of development proposed.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>Whilst the site is considered to be available for housing development and there is a reasonable prospect that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: strategic policy change; flood mitigation</p>	

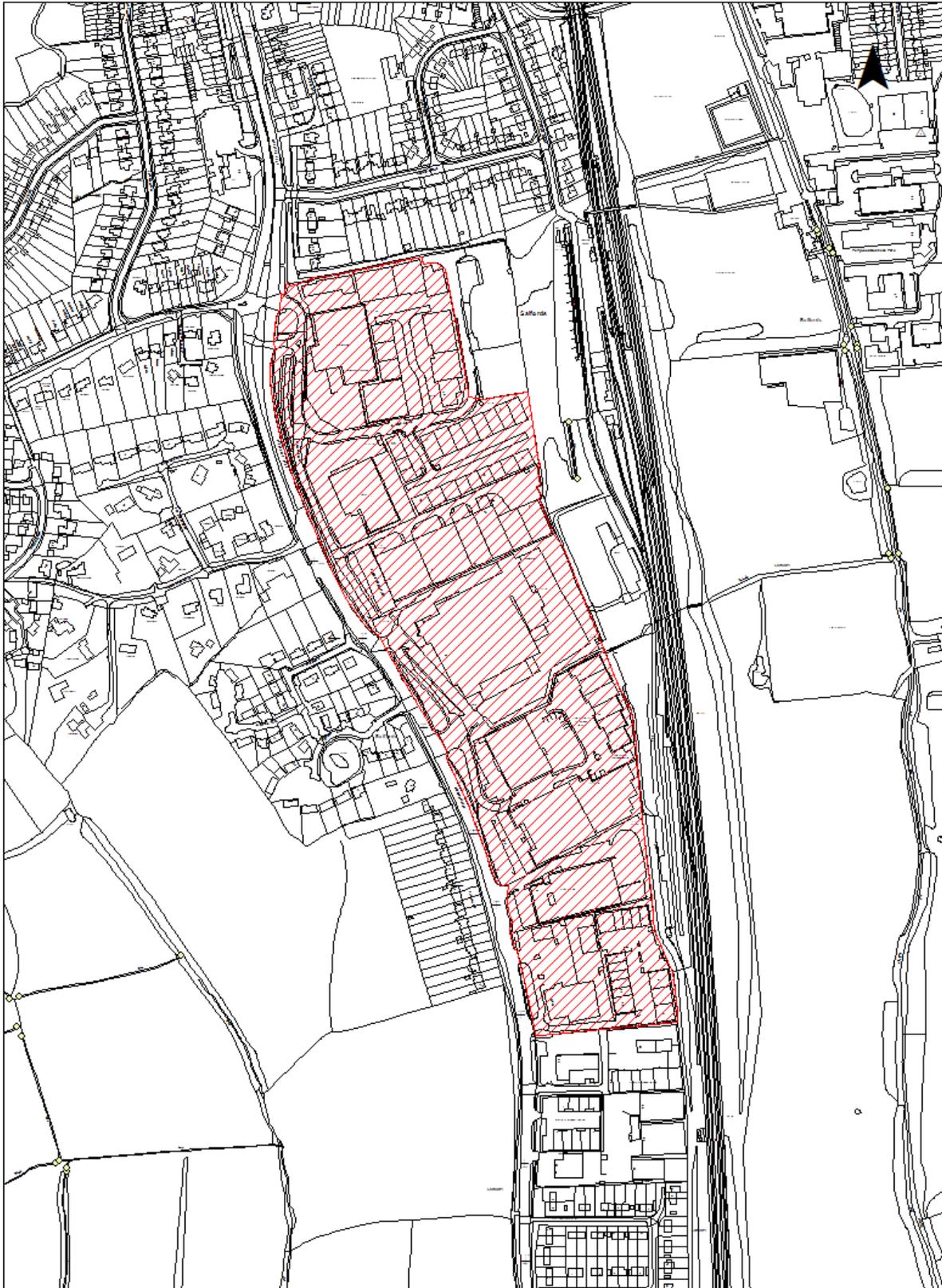
SS24 – Axeland Park, Axes Lane, Salfords



Site details	
HELAA Reference	SS24
Source of site	Call for Sites / Development Management Plan Regulation 18 Consultation
Site name	Axeland Park, Axes Lane, Salfords
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	124
Total site area (ha)	6.7
Suitability	
Policy Considerations	<p>The site is wholly within the Metropolitan Green Belt.</p> <p>The site is not within the urban area and therefore 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 remote from the urban area and accessibility to local services, facilities and public transport is limited.</p>
Market Considerations	The site would be suited to a single family home, potentially as a self-build basis opportunity.
Physical Limitations	<p>There are a number of protected trees on the wider site.</p> <p>Access to the site is via a relatively narrow lane.</p> <p>The site is not adjacent to a road and therefore internal access roads and servicing would need to be put in place to serve the site.</p> <p>The site may be partially affected by surface water flooding and there is a ditchline adjacent to the parcel.</p>
Potential Impacts	No specific potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of private individuals who own separate plots across the site.</p> <p>Two of the plot owners have promoted their sites to the Council for housing development.</p> <p>Availability of the other plots is unknown.</p> <p>The site would need to be assembled by a single house builder to enable delivery or would have to be brought forward separately by individual plot owners on a 'self build' basis.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>The plot would need to be brought forward as part of the wider site.</p> <p>There would be achievability challenges associated with bringing the site forward as a large number of individual self-build opportunities, particularly in respect of delivering the necessary supporting infrastructure improvements and internal access road layouts which would need to be funded up front by the individual plot owners.</p> <p>If the wider site could be assembled, a scheme of this size/ characteristics would be suitable for a local or regional house builder who would likely have the capacity to deliver a scheme such as this.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development 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 greenfield development in the borough indicates that development of the site would likely be economically viable.</p>

	Residential market demand in this area is considered to be sufficient to support the scale and type of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: strategic policy change; access; assembly; achievability of site infrastructure/ servicing	

SS25 – Salfords Industrial Estate, Bonehurst Road, Salfords



Site details	
HELAA Reference	SS25
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Salfords Industrial Estate, Bonehurst Road, Salfords
Existing use	Industrial Estate
Housing Potential	
Density	20dph
Capacity	326
Total site area (ha)	16.4
Suitability	
Policy Considerations	<p>The site is a designated Employment Area – loss of employment uses would run contrary to <u>proposed</u> policy <u>EMP4</u>.</p> <p>The site lies within the urban area 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>Accessibility to local services and facilities is reasonable but would not be capable of delivering the scale of development envisaged.</p> <p>Accessibility to public transport is excellent.</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>There is a group TPO and a number of standalone TPOs on the northern boundary of the site.</p> <p>Parts of the site have been identified as being potentially at risk of surface water flooding.</p> <p>Access to the site from the A23 would need to be carefully considered.</p> <p>The site is potentially contaminated owing to previous and current uses.</p>
Potential Impacts	Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>The site would need to be assembled in order to be delivered.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver.</p> <p>A commercial developer may be required if a mixed use scheme is progressed.</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 12-18 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 sites within the Redhill/ Horley area suggests that development would be financially viable.</p> <p>Costs associated with possible contamination could impact upon viability.</p> <p>Costs associated with delivering supporting infrastructure could impact upon</p>

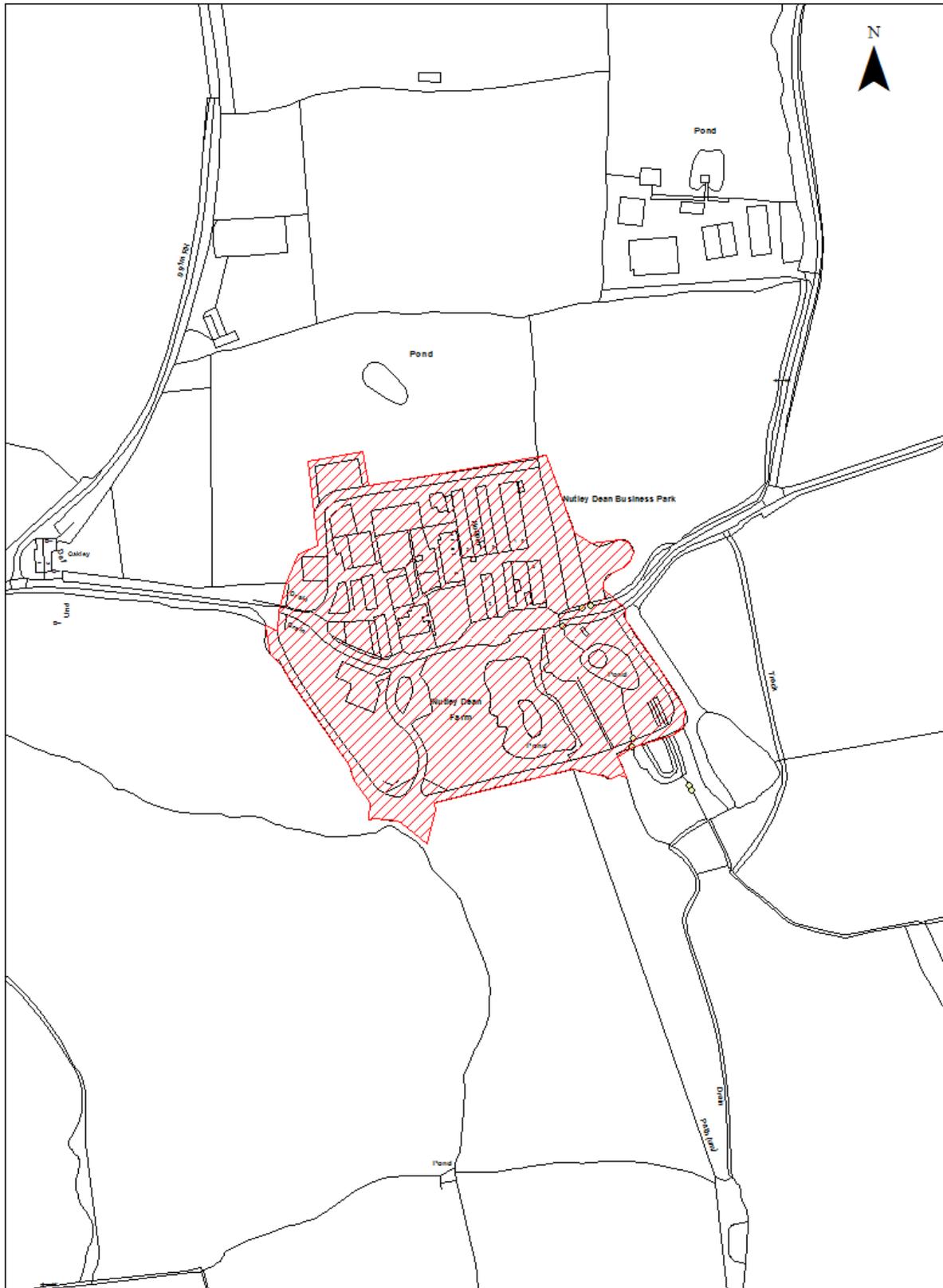
	viability. The residential market in the area is relatively strong and would likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suited for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; assembly; contamination; strategic policy change	

SS26 – Horley Place, 17 Bonehurst Road, Horley



Site details	
HELAA Reference	SS26
Source of site	Extant Planning Permission
Site name	Horley Place, 17 Bonehurst Road, Horley
Existing use	Former guest house
Housing Potential	
Density	11dph
Capacity	10
Total site area (ha)	0.95
Suitability	
Policy Considerations	The site lies within the Green Belt. The site does not lie within an area contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission.
Market Considerations	The site is proposed to deliver 9 flats in the former guest house and 1 dwelling to the rear in the former staff accommodation.
Physical Limitations	The eastern edge of the site falls within Flood Zone 2. There is a group TPO on the eastern boundary.
Potential Impacts	The adjoining employment use may give rise to residential amenity conflict.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by TPA Sunrays Ltd. The site benefits from planning permission. A number of detail conditions have recently been submitted. A number of pre-commencement conditions have been discharged. <u>A subsequent planning application has been made for redevelopment. This is currently awaiting determination.</u> No legal constraints to housing development have been identified.	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by TPA Sunrays Ltd and benefits from planning permission. A number of detail submissions have recently been submitted and approved. <u>pre-commencement conditions have been discharged.</u> A scheme of this nature will be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. A scheme of this nature could therefore be delivered within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore deliverable.	

SS27 – Nutley Dean Business Park



Site details	
HELAA Reference	SS27
Source of site	Planning Permission Refused/ Vacant Property
Site name	Nutley Dean Business Park
Existing use	Employment Uses
Housing Potential	
Density	8dph
Capacity	10
Total site area (ha)	1.3
Suitability	
Policy Considerations	<p>Whilst the site is in the Green Belt, it is previously developed land. There therefore may be potential to develop the site through Paragraph 89 of the NPPF. However, during the course of the planning application it was felt that this was not appropriate as the site is not located in a sustainable location and that the scale of development proposed would have a greater impact on the openness of 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>Whilst the site does not form part of a designated employment area, loss of employment uses would run contrary to <u>proposed</u> policy <u>EMP4</u>. However, during the course of the planning application it was deemed that the site was not a suitable location for employment uses.</p> <p>Accessibility to local services, facilities and public transport is poor.</p>
Market Considerations	The site would be most suited to delivering family homes.
Physical Limitations	<p>There are two listed buildings on the site.</p> <p>Part of the site is identified as being at risk of surface water flooding.</p> <p>Due to the current and past uses on the site there may be possible land contamination.</p>
Potential Impacts	Access to the site from Smallhills Road would potentially require improvement.
The site is not considered to be suitable for housing development.	
Availability	
<p>Whilst the site has not been formerly provided for housing development. A recent planning application has been made refused.</p> <p>A number of the buildings are currently vacant.</p> <p>The planning application was made by Beaumont Residential Ltd.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site was promoted for housing development by Beaumont Residential Limited, an experienced residential developer.</p> <p>A site such as this would be completed 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 the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development within Horley suggests that development would be economically viable.</p> <p>Viability may be affected by land contamination.</p>

	Residential market demand in the area is considered to be strong and would most likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development. The site is therefore not currently developable. Overcoming constraints: access; public transport accessibility; contamination; strategic policy change	

SS45 – Garages Dunraven Avenue, Salfords



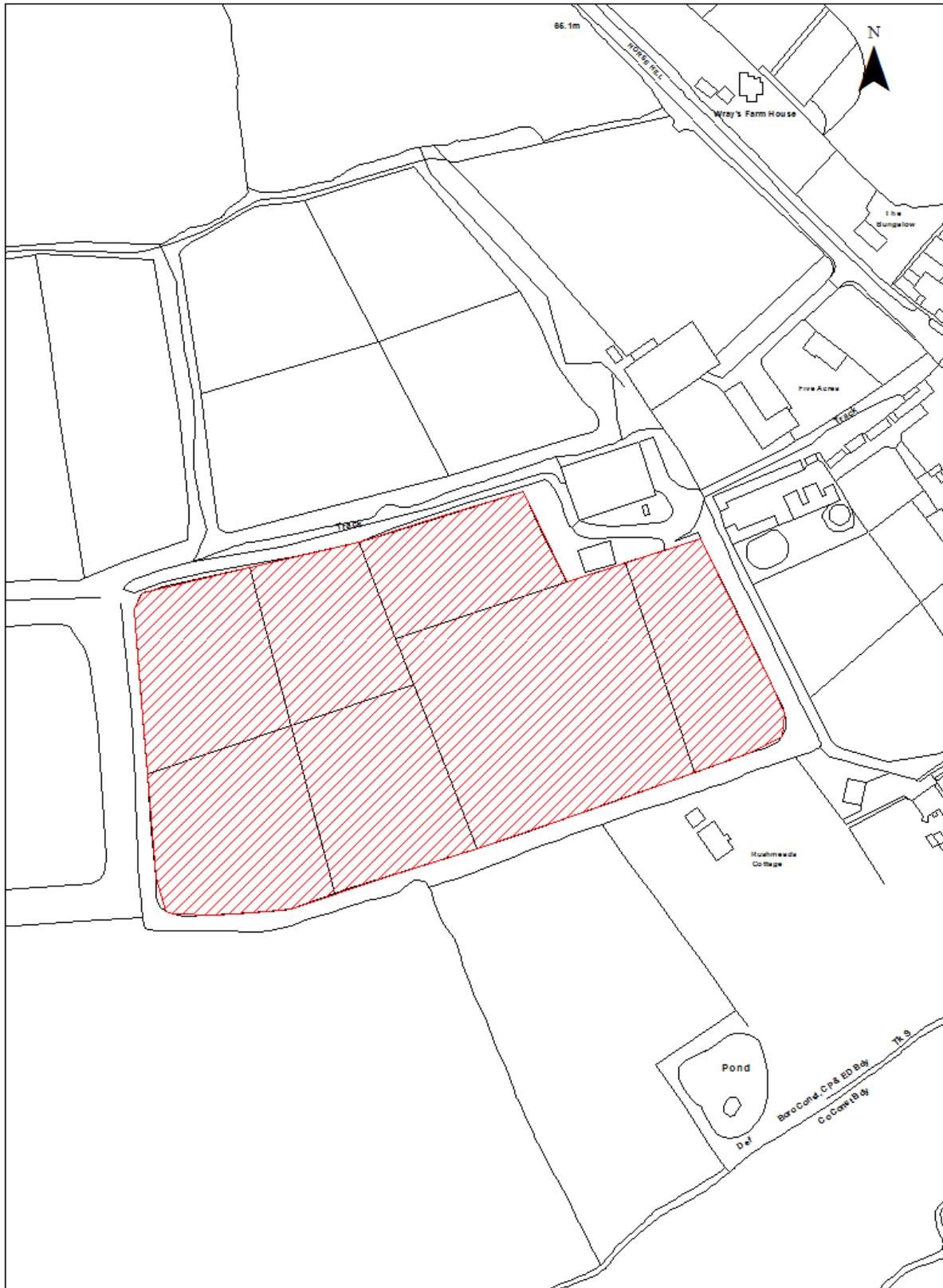
Site details	
HELAA Reference	SS45
Source of site	Garages
Site name	Garages Dunraven Avenue, Salfords
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated 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>The site lies within a designated Employment Area – loss of employment uses would run contrary to policy.</p>
Market Considerations	The site would be most likely to deliver higher density units (flats).
Physical Limitations	<p>The site has been identified as potentially being at risk of surface water flooding. Due to the existing and previous uses of the surrounding sites there may be ground contamination.</p> <p>Access to the site is poor.</p>
Potential Impacts	The adjoining employment uses would give rise to residential amenity concerns.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site would need to be assembled to enable development.</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 no known specific developer involvement in the site at this point.</p> <p>A site 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 scheme such as this 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 and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that housing development would be financially viable.</p> <p>Financial viability may be affected by land contamination costs.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; assembly; contamination; strategic policy change</p>	

SS46 – Garages Mead Avenue, Salfords



Site details	
HELAA Reference	SS46
Source of site	Garages
Site name	Garages Mead Avenue, Salfords
Existing use	Garages
Housing Potential	
Density	86dph
Capacity	6
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good. Accessibility to 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 and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is considered to be potentially suitable for housing development. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site such as this would likely attract interest from local and regional house builders. A site such as this would likely be completed by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites for housing development within Horley suggests that housing development would be economically viable. The residential market in the area is strong and would most likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; access	

SS47 – Lomond, Horse Hill, Horley



Site details	
HELAA Reference	<u>SS47</u>
Source of site	<u>Recently refused planning application</u>
Site name	<u>Lomond, Horse Hill, Horley</u>
Existing use	<u>Equestrian</u>
Housing Potential	
Density	<u>Proposed: 1.96dph</u>
Capacity	<u>Proposed: 8 units</u>
Total site area (ha)	<u>4.11ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Green Belt.</u></p> <p><u>The site does not lie within a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>During the course of the recently refused planning application it was determined that the site is previously developed. There may therefore be potential for development through paragraph 89 of the NPPF.</u></p> <p><u>The previous planning application was refused for being inappropriate development within the Green Belt as it was considered that the development would have a harmful impact on the openness and characteristics of the Green Belt.</u></p> <p><u>The site is currently used as a recreational facility. Loss of recreational uses would be contrary to policy.</u></p> <p><u>Accessibility to public transport, local services and facilities is limited.</u></p>
Market Considerations	<u>The site is proposed to deliver 8 flexible live work units.</u>
Physical Limitations	<u>Access to the site is limited. During the course of the previous planning application it was considered that the proposal, by virtue of the location of the site and lack of safe accessibility by walking and cycling in particular would fail to support a pattern of development which is balanced in favour of sustainable transport modes and would result in a car-reliant development.</u>
Potential Impacts	<p><u>The previous planning application was refused as:</u></p> <ul style="list-style-type: none"> <u>• The proposal represents inappropriate development within the Metropolitan Green Belt. This would have a harmful impact on the openness and characteristics of the Green Belt, as well as the purposes of including land in it. The benefits of the scheme identified and put forward as a very special circumstance were felt to be insufficient to outweigh the severe harm that would be caused to the Green Belt.</u> <u>• The proposed development was considered to be poorly design by reason of excessive fenestration and poor detailing and would create an unduly urban form that would be out of keeping with the rural character, appearance and setting of the area;</u> <u>• In the absence of information to justify otherwise the application is considered to result in the loss of a recreational facility; and</u> <u>• The proposal by virtue of the location of the site and lack of safe accessibility by walking and cycling in particular, would fail to support a pattern of development that is balanced in favour of sustainable transport modes and would result in a car-reliant fevelopmetn.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	

The site is under one landownership.
The site has not been formally promoted for redevelopment; however, a planning application has recently been made (and refused).
The recently refused planning permission is currently at appeal.
No legal constraints to development have been identified.

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

Achievability

<p>Delivery & Timing Considerations</p>	<p><u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver the scheme.</u> <u>A scheme of this nature would likely be delivered within a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u></p>
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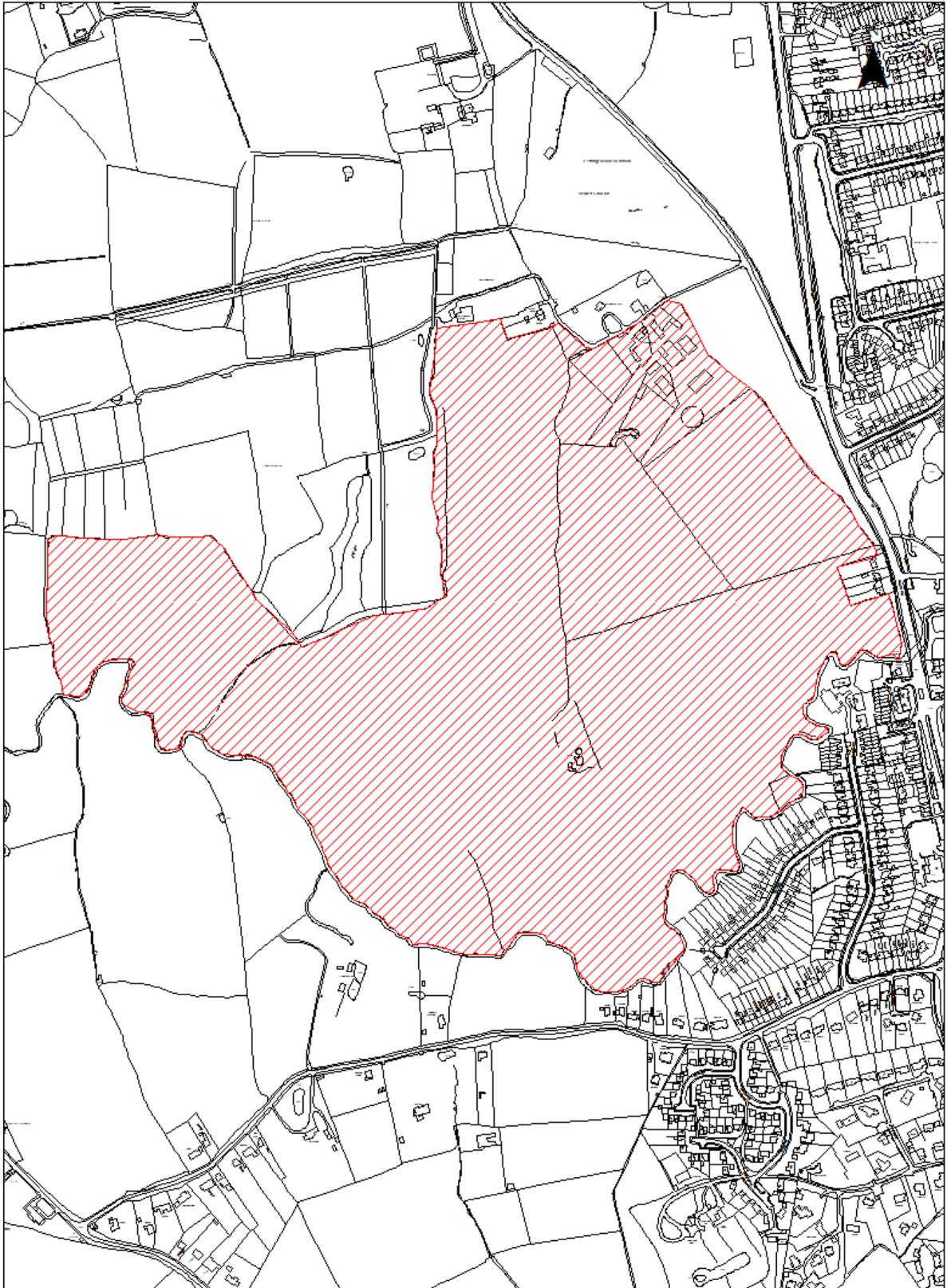
<p>Market & Economic Viability Considerations</p>	<p><u>No specific viability work has been undertaken.</u> <u>No viability concerns were raised in the course of the previous planning permission.</u> <u>The residential market in the area is considered to be sufficient to support the scale of development envisaged. The demand for live work units is unknown.</u></p>
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There is a reasonable prospect that development of the site would be achievable.

Summary

There is a reasonable prospect that the site would be made available for housing development and that development of the site would be achievable, however, the site is not considered to be suitable for housing development.
The site is not considered to be currently developable.
Overcoming constraints: strategic policy change; access; design;

SS48 – Brookside Farm, Brighton Road, Salfords



Site details	
HELAA Reference	<u>SS48</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Brookside Farm, Brighton Road, Salfords</u>
Existing use	<u>Agriculture, woodland, business centre, commercial buildings</u>
Housing Potential	
Density	<u>25dph</u>
Capacity	<u>800 dwellings</u>
Total site area (ha)	<u>44.53 (gross) 32.29 (net) ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Green Belt.</u></p> <p><u>The site does not lie in 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>Part of the site is previously developed; there may therefore be potential for limited infill through paragraph 89 of the NPPF.</u></p> <p><u>Whilst the site does not lie within a designated employment area, there are some employment uses on the site. Loss of these uses would be contrary to proposed policy EMP4.</u></p> <p><u>Accessibility to local services and facilities is good; however, additional facilities would be required given the scale of development proposed.</u></p> <p><u>Accessibility to public transport is good.</u></p>
Market Considerations	<p><u>The site is proposed to deliver a range of housing types and tenures, open space and recreation provision, employment provision, retail and public amenities (i.e. school). This would meet a range of market requirements.</u></p>
Physical Limitations	<p><u>Areas in the south of the site adjoining the Salfords Stream lie within Flood Zone 2 and 3. The majority of the site lies within Flood Zone 1.</u></p> <p><u>Small areas of the site have been identified as being at risk from surface water flooding.</u></p> <p><u>There are a number of established trees within the site, however, none are protected.</u></p>
Potential Impacts	<p><u>Benting Wood potential SNCI adjoins the northern boundary of the site.</u></p> <p><u>Development may potentially impact upon the setting of the potential SNCI.</u></p>
The site is not considered to be suitable for housing development.	
Availability	
<p><u>The site is owned by two landowners.</u></p> <p><u>The site has been promoted for housing development by Emmerton Developments with consent of the landowners.</u></p> <p><u>It has been confirmed that no third party land is required to access the adopted highway or enable the development of the site.</u></p> <p><u>It has also been confirmed that whilst there are some occupational tenancies in relation to the farm buildings, these do not benefit from any form of security of tenure and can be terminated with appropriate notice.</u></p> <p><u>It has been confirmed that the site could be made available for development immediately.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p><u>The site has been promoted for development by Emmerton Developments, a local developer.</u></p> <p><u>A site of these characteristics would likely attract interest from regional or national</u></p>

	<p><u>developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this size would likely be developed by two or more developers working in tandem.</u> <u>A scheme of this nature would likely be delivered in a number of phases.</u> <u>Delivery rates of 20-30 units per annum per developer could be achieved on a site such as this.</u> <u>Assuming three developers working in tandem, the site could be completed within 8-13 years.</u></p>
<p>Market & Economic Viability Considerations</p>	<p><u>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</u> <u>Generic assessment of greenfield development suggests that the residential development would be viable. No specific viability work has been undertaken of the provision of the proposed other uses.</u> <u>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</u></p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p><u>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 housing development.</u> <u>The site is therefore not currently developable.</u> <u>Overcoming constraints: strategic policy change; SNCI</u></p>	