



Development Management Plan (Regulation 19)

Housing and Economic Land Availability Assessment (HELAA)

Appendix 2.1: Sites Promoted for Housing Area 1

~~January 2018~~

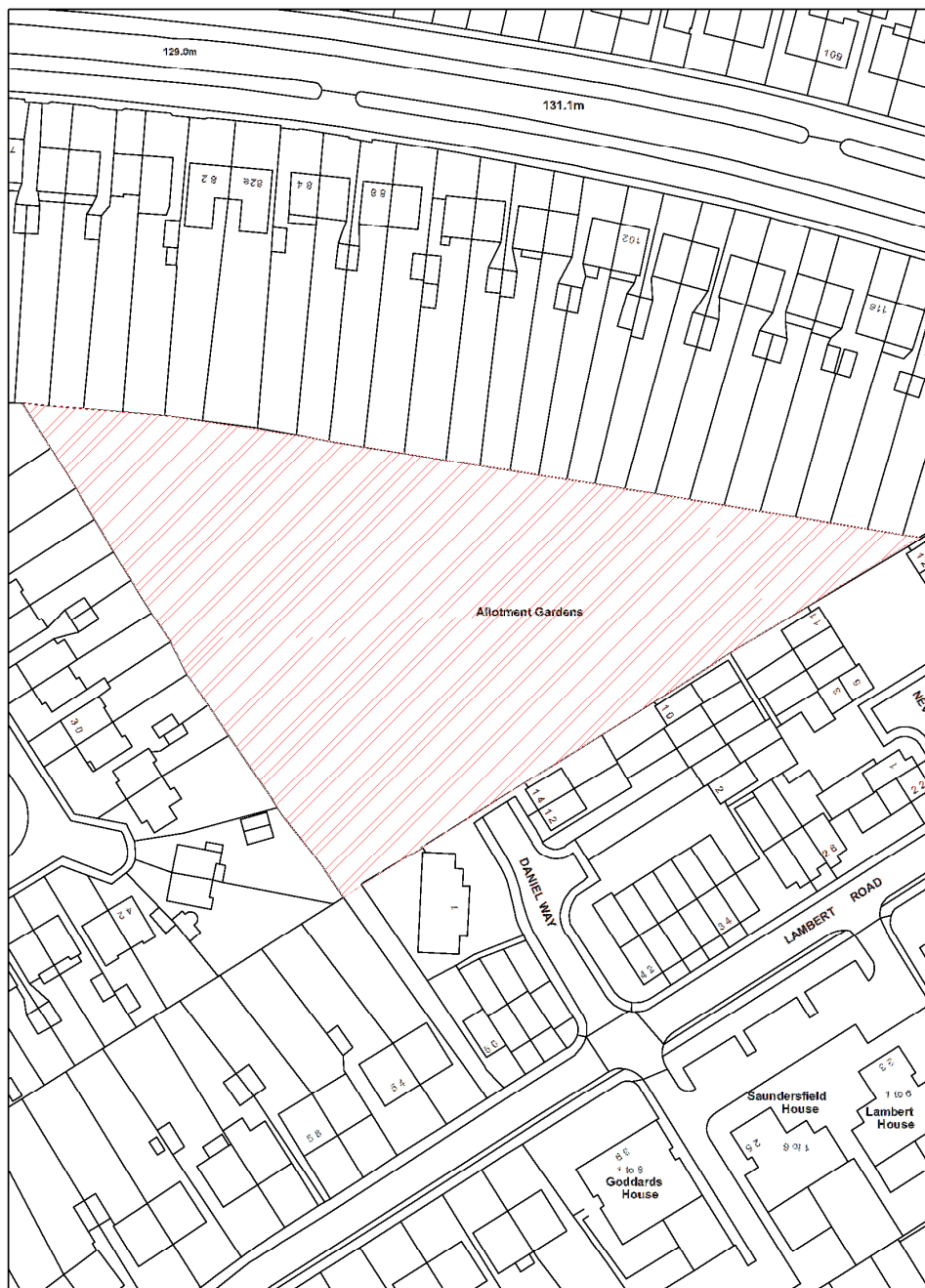
May 2018

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

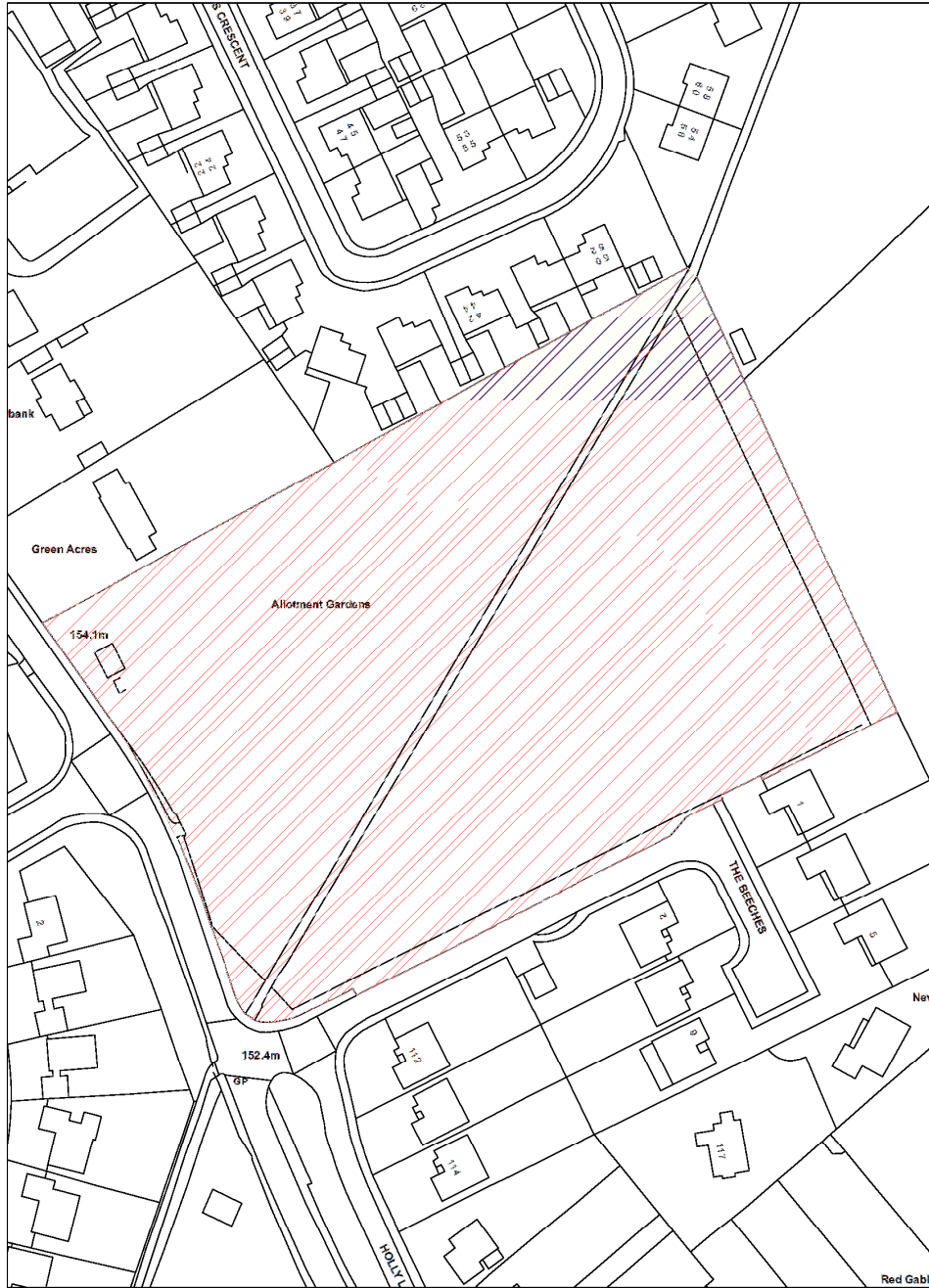
BV01 – Land at Lambert Road, Banstead



Site details	
HELAA Reference	BV01
Source of site	RBBC Property
Site name	Land at Lambert Road, Banstead
Existing use	Allotments
Housing Potential	
Density	Assumed: 30dph
Capacity	25 units
Total site area (ha)	0.81
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore in a location contemplated for residential development in the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good and the site has a good level of access to public transport services.</p> <p>The site is designated <u>in the Borough Local Plan (2005) as Urban Open Land, Urban Open Space</u>; †The Urban Open Space Review concluded that the site had high priority for protection. <u>The site has been identified as Urban Open Space in the Regulation 19 Development Management Plan</u></p> <p>The Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p>
Market Considerations	Given the type of the site and location, the site would likely be suited to delivering family homes.
Physical Limitations	Access to the site is via a narrow “alley” which would not be sufficient to support residential development – alternative access would likely need to be provided which may potentially require other land interests.
Potential Impacts	<p>Development would result in the loss of publically accessible opportunities for food growing.</p> <p>Given the confined nature of the site, careful design would be required to avoid amenity impacts on neighbouring residential properties.</p>
The site is not considered to be suitable for residential development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The site is in active use as allotments.</p> <p>Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found.</p> <p>Other land interests may be required to enable an appropriate access to the site.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be not 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 scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>

Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable nor available for housing development.</p> <p>The site is therefore not currently developable for housing use.</p> <p>Overcoming constraints: Access; allotment needs/ alternative provision; strategic policy change</p>	

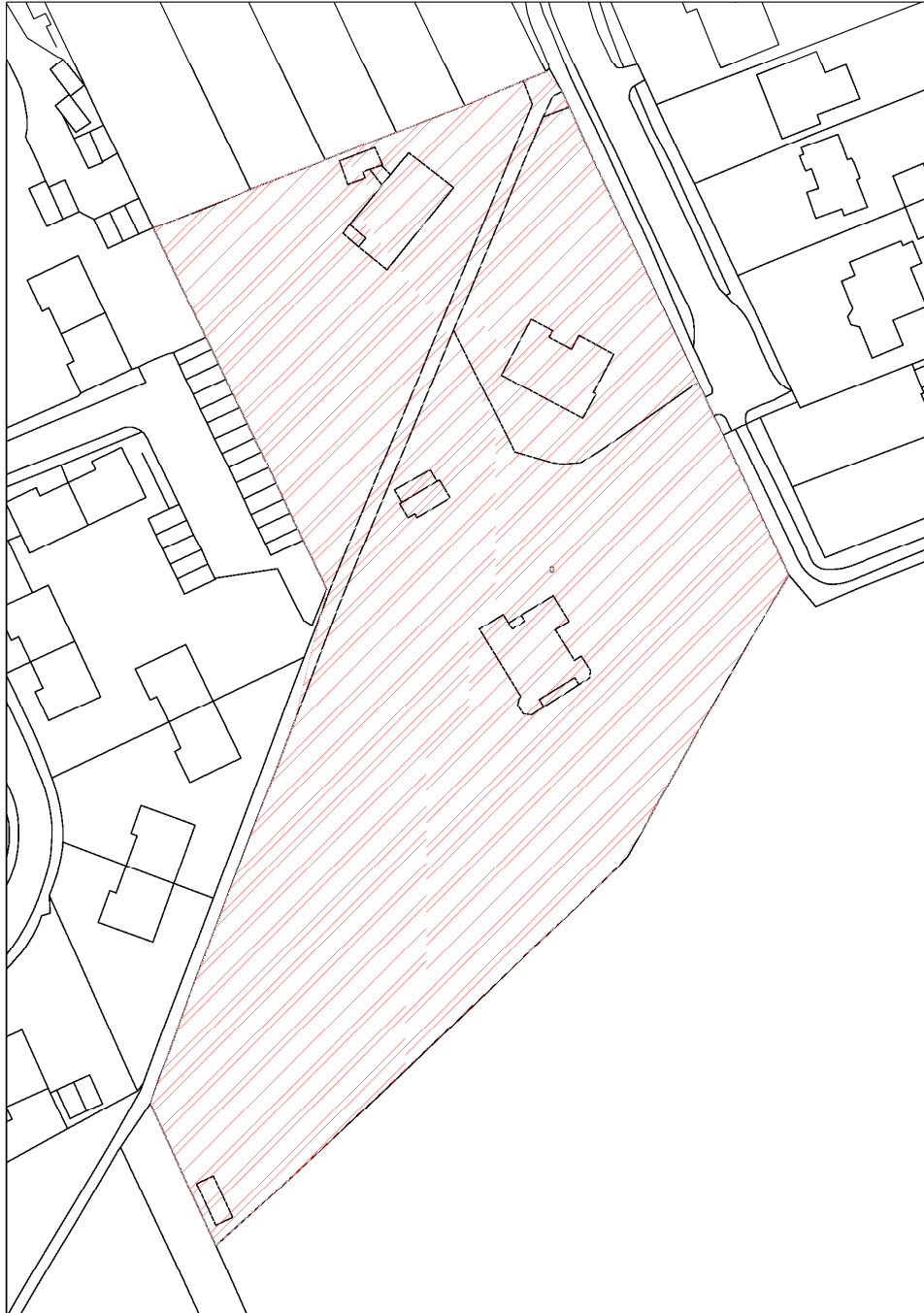
BV02 – Land at Holly Lane, Banstead



Site details	
HELAA Reference	BV02
Source of site	RBBC Property
Site name	Land at Holly Lane, Banstead
Existing use	Allotments
Housing Potential	
Density	Assumed: 25dph
Capacity	40 units
Total site area (ha)	1.53
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore in a location contemplated for residential development in the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p> <p>The site is designated as Urban Open Land in the 2005 Borough Local Plan. The Urban Open Space: the Urban Open Space Review concluded that the site had high priority for protection. The site has been identified as Urban Open Space in the Regulation 19 Development Management Plan.</p> <p>The Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p>
Market Considerations	Given the type of site and location, the site would likely be suitable to delivering family homes.
Physical Limitations	A public right of way runs diagonally across the site and would need to be retained. The site is affected to a minor extent by surface water flooding risk where it adjoins Holly Lane.
Potential Impacts	<p>Development would result in the loss of publically accessible opportunities for food growing.</p> <p>Given the location of the site, there would be a need to achieve appropriate transition to the adjoining countryside.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The site is in active use as allotments.</p> <p>Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found.</p> <p>No legal constrains to development have been identified.</p>	
The site is not considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that</p>

Considerations	development of the site would likely be economically viable. Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable nor available for housing development. The site is therefore not currently developable for housing. Overcoming constraints: Allotment needs/ alternative provision; strategic policy change	

BV03 – Thrieve, Orchard House and Inyoni, De Burgh Park, Banstead



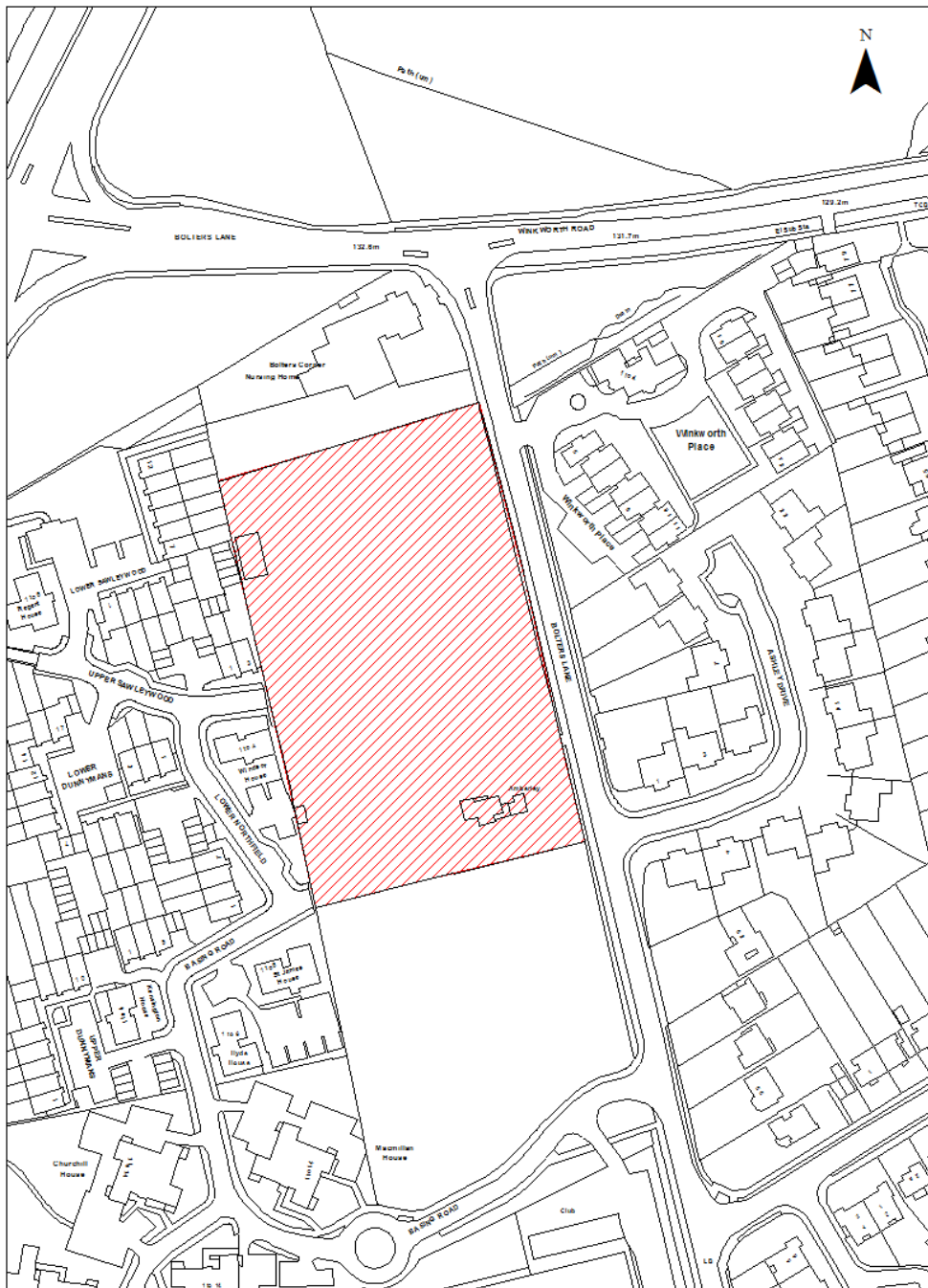
Site details	
HELAA Reference	BV03
Source of site	RBBC – Development Management
Site name	Thrive, Orchard House and Inyoni, De Burgh Park, Banstead
Existing use	Residential dwellings in large grounds
Housing Potential	
Density	Assumed: 30dph
Capacity	30 units
Total site area (ha)	0.97
Suitability	
Policy Considerations	The site is within the urban area, close to Banstead town centre and as such a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good and the site has good access to public transport services.
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	A public right of way runs through the site and would need to be retained. A notable portion of the site is identified as being at risk from surface water flooding.
Potential Impacts	Development could potentially impact upon the setting of the adjoining listed building on De Burgh Park.
The site is considered to be suitable for residential development.	
Availability	
The site is owned by three separate private individuals. The site would need to be assembled for development. One of the landowners has promoted the site for residential development. <u>One of the landowners has previously promoted the site for residential development. They have confirmed that they no longer wish to continue to promote the site for development.</u> No legal constraints to development have been identified.	
Availability of the site for residential development is uncertain. The site is not 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/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of 20-30 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the uncertainty in availability of the site. Generic assessment of housing development in Banstead is viable. Residential market demand in the area is considered to be sufficient to support development of this scale.
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 of the site	

being achievable. However, ~~availability of the site/ landowner intentions are uncertain and land assembly would be required.~~ the site has not been promoted for housing development.

The site is therefore not currently developable.

Overcoming constraints: Availability; assembly

BV04 – Amberley, Bolters Lane, Banstead



Site details	
HELAA Reference	BV04
Source of site	Call for Sites
Site name	Amberley, Bolters Lane, Banstead
Existing use	Residential dwelling with substantial undeveloped gardens/ curtilage
Housing Potential	
Density	Assumed: 30dph
Capacity	30 units
Total site area (ha)	1.1
Suitability	
Policy Considerations	<p>The site is currently designated as Urban Open Land in the 2005 Borough Local Plan. The Regulation 19 Development Management Plan Urban Open Space Review recommended that the site should be designated as Urban Open Space. The site is proposed to be allocated as Urban Open Space in the Regulation 19 Development Management Plan.</p> <p>The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>Accessibility to many local services and facilities is good and the site has excellent access to public transport services.</p>
Market Considerations	<p>The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements. The site also has potential for older persons accommodation.</p>
Physical Limitations	<p>Parts of the site have been identified as being at risk from surface water flooding. There are several belts of protected trees on the eastern and southern boundaries of the site.</p>
Potential Impacts	<p>Loss of openness through development could impact upon the townscape of Bolters Lane and could erode the green corridor which exists in the area.</p> <p>Development of the site could secure improved public access to the open space.</p>
The site is not considered to be suitable for residential development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The site has been actively promoted for development.</p> <p>It is understood that there was previously a conditional contract with Pegasus Life Ltd. However, it is understood that this has now expired.</p> <p>It is understood that there are ongoing conversations with a private hospital.</p>	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would likely be delivered in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this, development could therefore be completed within 18 months of commencement.</p> <p>Development of elderly person housing and/or private hospital may require a specialist developer.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of housing development in Banstead is viable.</p> <p>Residential market demand in the area is considered to be sufficient to support development of this scale.</p>

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

Summary

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 not considered to be suitable for development.

The site is therefore not currently developable.

Overcoming constraints: Urban Open Space

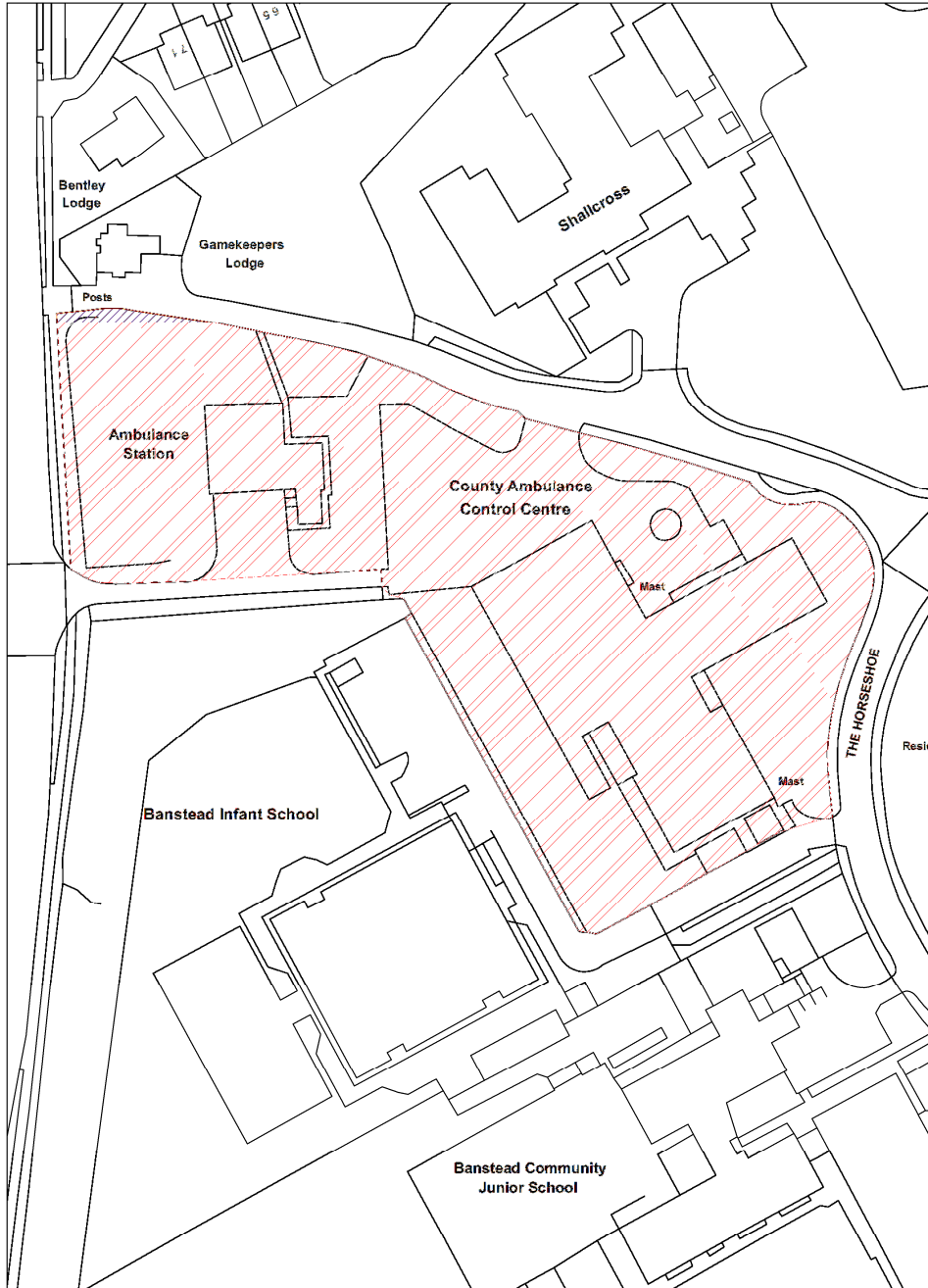
BV06 – The Clinic and Youth Centre, The Horseshoe, Banstead



Site details	
HELAA Reference	BV06
Source of site	Call for Sites
Site name	The Clinic and Youth Centre, The Horseshoe, Banstead
Existing use	Community Estates
Housing Potential	
Density	<u>Assumed: 40dph</u>
Capacity	<u>Will be dependent upon the reprovision of the carpark and community uses as part of the wider site allocation. 20 units</u>
Total site area (ha)	0.50
Suitability	
Policy Considerations	The site is adjacent to Banstead town centre and as such a location contemplated for residential development through Policy CS4 of the Core Strategy. Loss of community uses would be contrary to <u>proposed</u> policy DES8. The site has however been identified in the Regulation 19 Development Management Plan, as part of a wider site, for mixed-use redevelopment <u>including community uses.</u> Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site would likely deliver a mixture of small family homes or higher density flats, potentially as a part of a mixed use scheme.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	Development could enable enhancement to existing public facilities in and around the Horseshoe.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Surrey County Council and NHS Estates and is currently in use as a health clinic and a youth centre.</p> <p>Surrey County Council has actively promoted their part of the site for development.</p> <p>NHS Estates has previously promoted their part for development.</p> <p>No legal constraints to development have been identified.</p> <p>The Council considers there to be a reasonable prospect that the site will be available at the point envisaged for its development.</p>	
The site is considered to be available for development.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would likely be delivered by a single developer and delivery rates of 20-30 units per developer per annum could be achieved; hence the site could be completed within 12-18 months of commencement.
Market & Economic Viability Considerations	Viability appraisals suggest that development within Banstead would be viable. Provision of community uses may however impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan for mixed-use development.</p> <p>The site is considered to be available and suitable for development and there is a reasonable prospect that development would be achievable.</p>	

The site is therefore considered to be developable.

BV07 - SECamb HQ, The Horseshoe, Banstead



Site details	
HELAA Reference	BV07
Source of site	Call for Sites
Site name	SECAmb HQ, The Horseshoe, Bolters Lane, Banstead
Existing use	Community use/ offices
Housing Potential	
Density	Assumed: 40dph
Capacity	Will be dependent upon the reprovision of the carpark and community uses as part of the wider site allocation. 18 units
Total site area (ha)	0.89ha
Suitability	
Policy Considerations	The site is adjacent to Banstead town centre and as such a location contemplated for residential development through Policy CS4 of the Core Strategy. Loss of community uses would be contrary to <u>proposed</u> policy DES4. The site has however been identified in the Regulation 19 Development Management Plan for <u>mixed-use</u> development <u>including community uses</u> . Accessibility to local services, facilities and public transport is excellent.
Market Considerations	The site would most likely deliver high density residential development which could include small houses and flats.
Physical Limitations	There are localised areas in the site which are identified as being at risk from surface water flooding. There are a number of mature trees in the west of the site.
Potential Impacts	Development could potentially impact upon the setting of the adjoining locally listed building. Proximity to the A217 could give rise to residential amenity issues.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by South East Coast Ambulance Service and has previously been promoted to the Council for housing development. The landowner has previously indicated that availability of the site is dependent upon alternative locations being sought for the current facilities. It is understood that alternative locations have been identified and are being progressed. The site is owned by South East Ambulance Service. The landowners have actively promoted the site for redevelopment and have indicated that the site could be made available within 12-18 months. No legal constraints to development have been identified.	
There is a reasonable prospect that the site could be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Viability appraisals suggest that development within Banstead would be viable. Provision of community uses may however impact upon viability. Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.

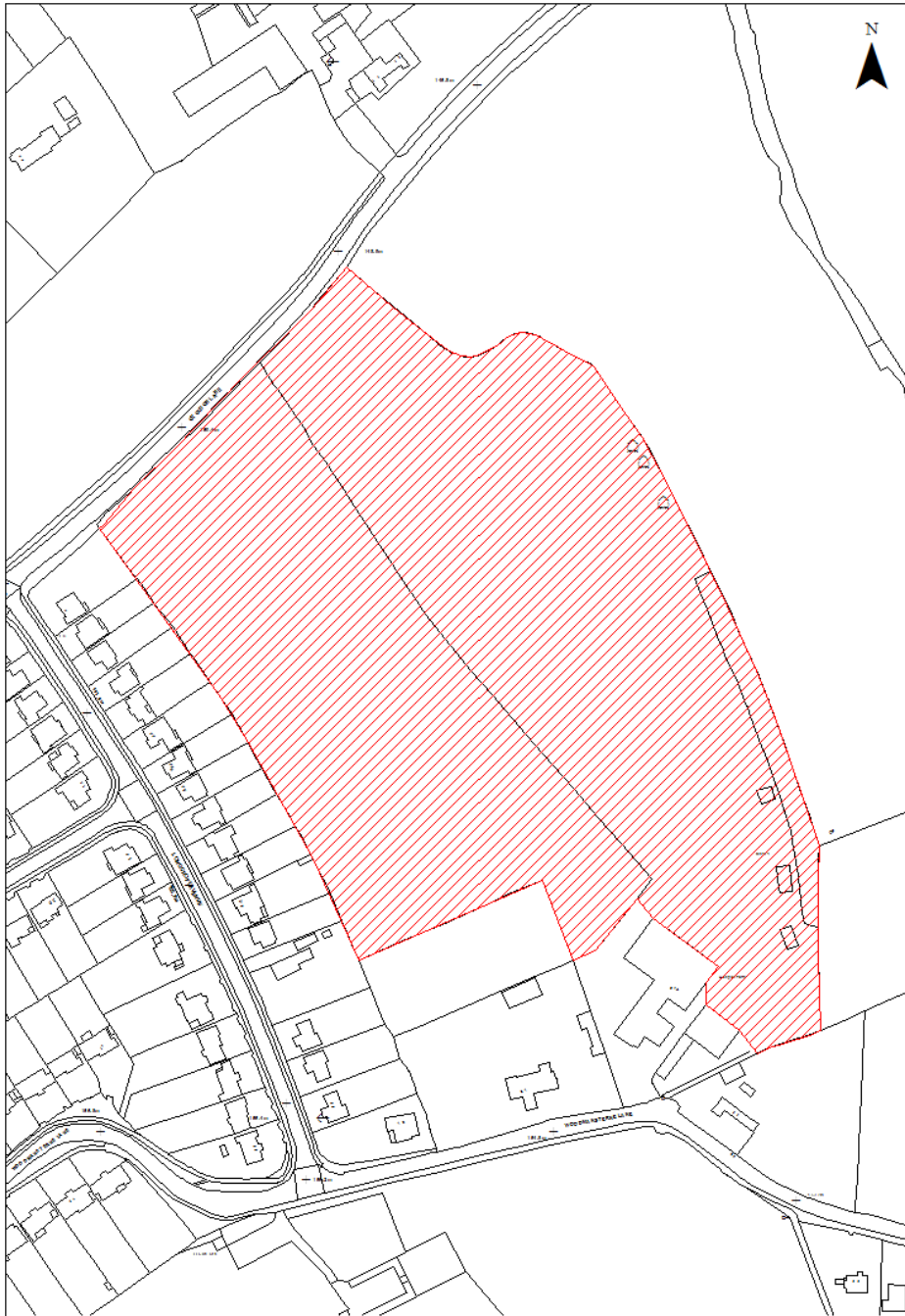
There is a reasonable prospect that development of the site would be achievable.

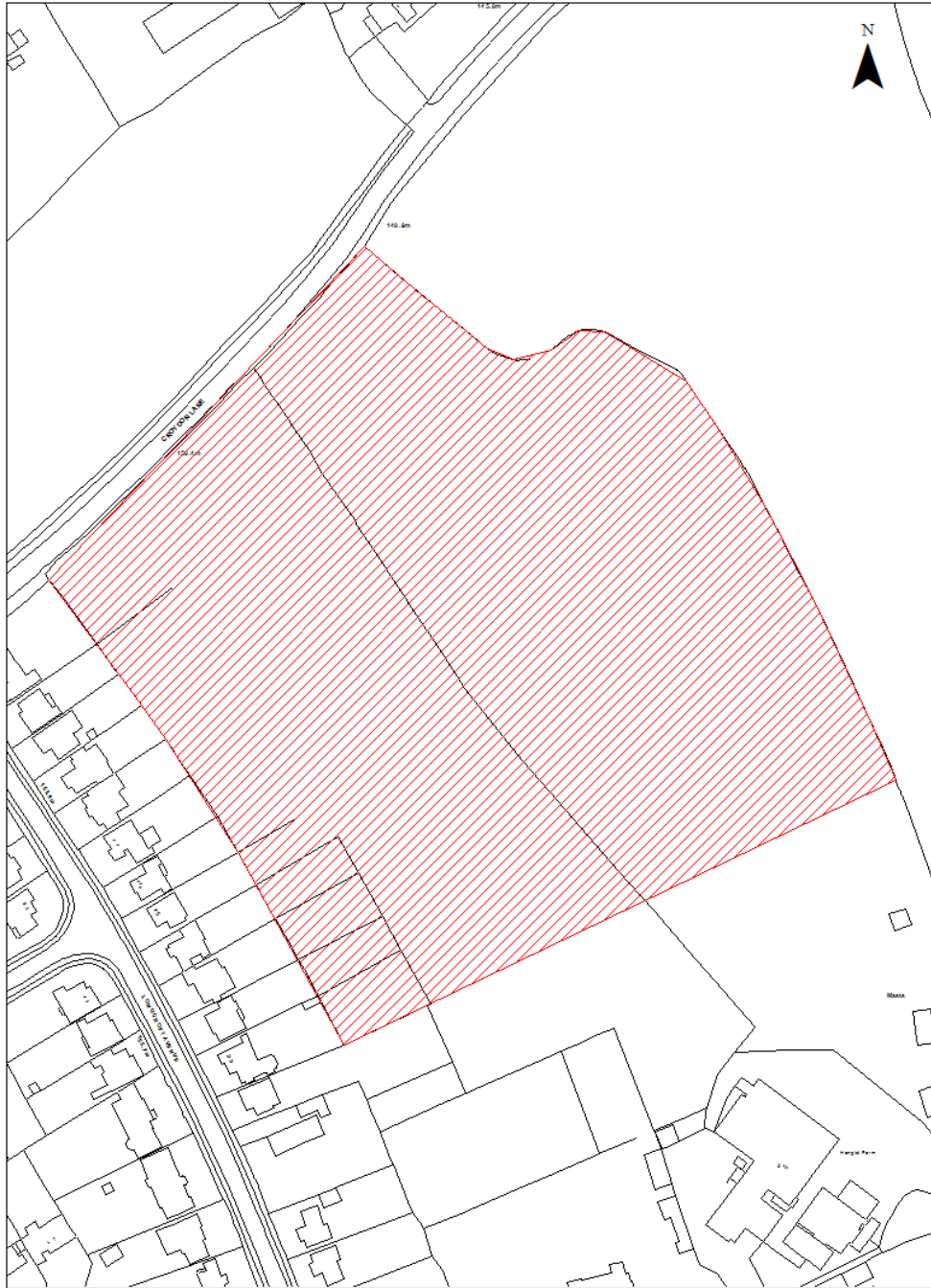
Summary

The site has been identified in the Regulation 19 Development Management Plan for development. There is a reasonable prospect that the site would be made available for residential development within the plan period and that development would be achievable.

The site is therefore considered to be developable.

BV09 – Hengest Farm, Woodmansterne Lane, Banstead





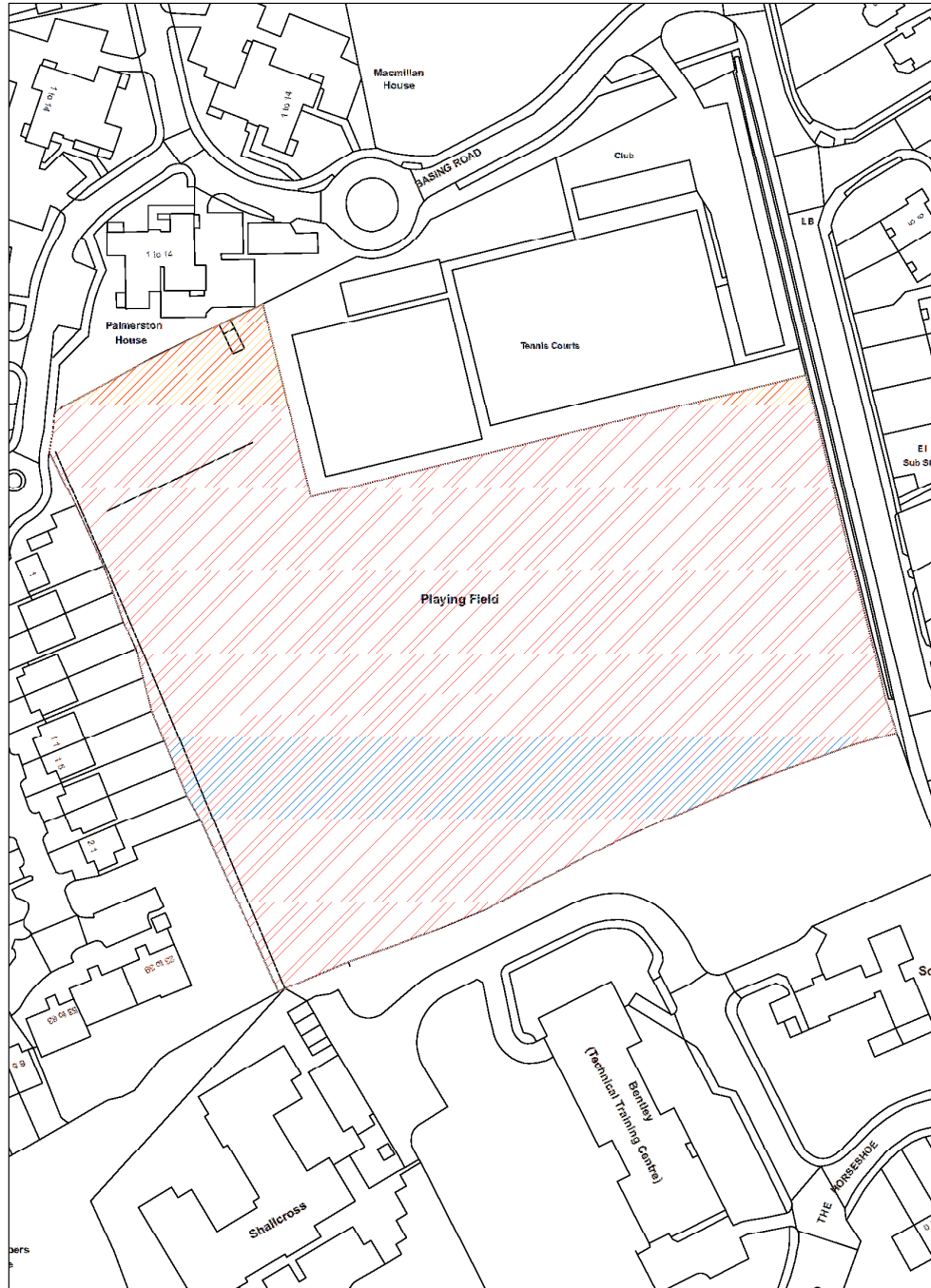
Site details	
HELAA Reference	BV09
Source of site	Call for Sites
Site name	Hengest Farm, Woodmansterne Lane, Banstead
Existing use	Agricultural land
Housing Potential	
Density	Assumed: 20dph
Capacity	125 units
Total site area (ha)	6.1 (gross)ha
Suitability	
Policy Considerations	The site is wholly within the Green Belt. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good and the site also has reasonable access to public transport services.
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	There are no specific physical limitations associated with the site.
Potential Impacts	The site forms part of the relatively narrow open landscape gap between Banstead and Woodmansterne – settlement separation would be adversely impacted if developed. Loss of the open gap could also impact upon wildlife connectivity. Access from Woodmansterne Lane would need to be carefully designed given the limited visibility at this point.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private individual. The site has been actively promoted to the Council for housing development. <u>The landowner has indicated that the site could be made available for development within 12 months.</u> No legal constraints to development have been identified.	
There is a reasonable prospect that the site could be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from established national/ regional housebuilders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that housing development 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: Strategic policy change

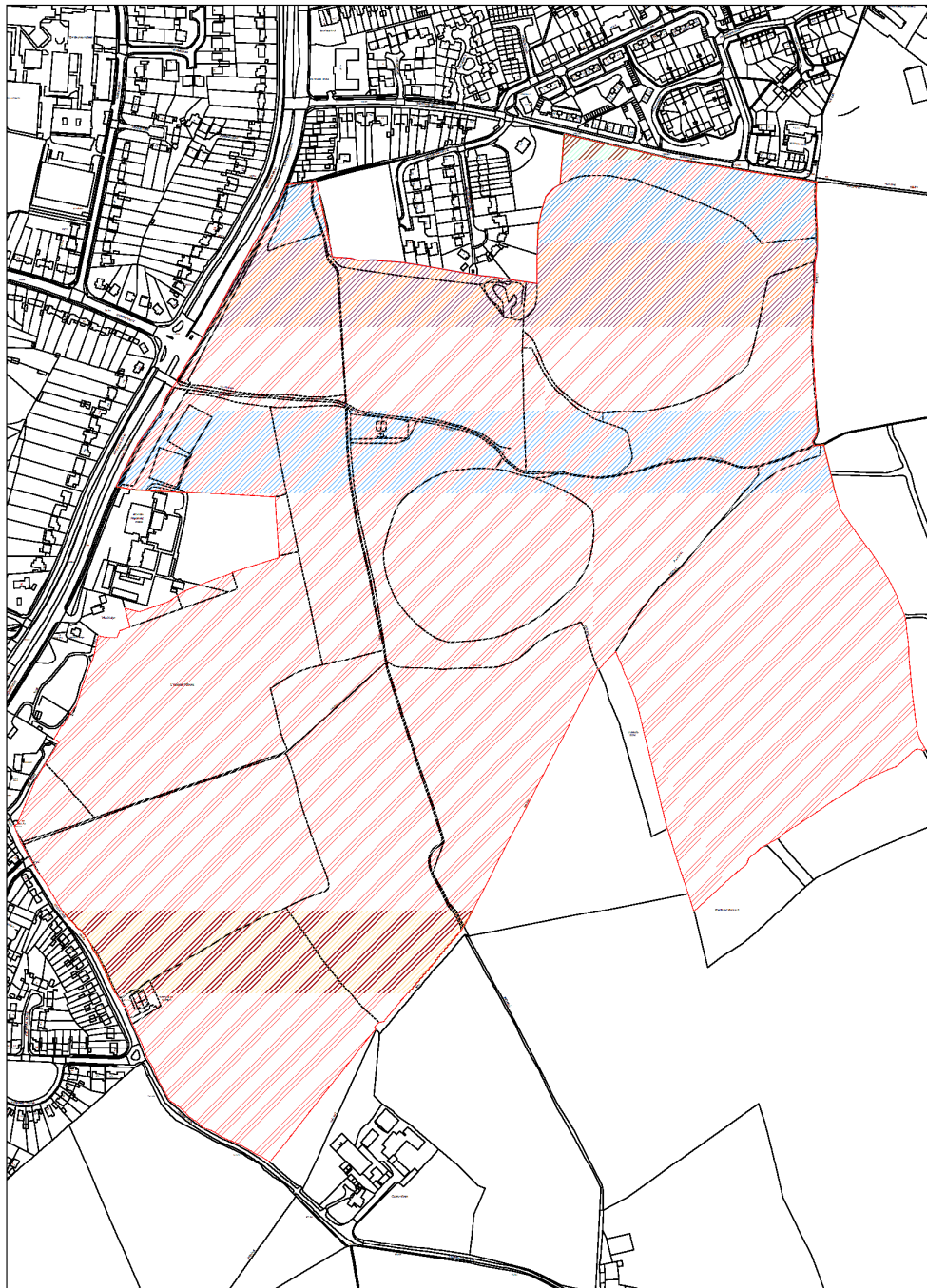
BV11 – Banstead Hall Field, Bolters Lane, Banstead



Site details	
HELAA Reference	BV11
Source of site	Call for Sites
Site name	Banstead Hall Field, Bolters Lane, Banstead
Existing use	Informal open space and formal sport facilities (tennis)
Housing Potential	
Density	Assumed: 30 dph
Capacity	50 units
Total site area (ha)	1.72ha
Suitability	
Policy Considerations	<p>The site is within the urban area, adjacent to Banstead town centre.</p> <p>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>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport services is good.</p> <p>The site is designated as <u>Urban Open Land in the 2005 Borough Local Plan. Urban Open Space:</u> The Urban Open Space Review concluded that the site had high overall value and priority for protection. <u>The site has been identified as Urban Open Space in the Regulation 19 Development Management Plan. -and therefore should be retained.</u></p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	<p>There are a number of mature trees to the south of the site and several groups of protected trees along the western boundary of the site.</p> <p>Small, localised parts of the site are identified as being at risk from surface water flooding.</p>
Potential Impacts	<p>Development could enable enhancement to existing public facilities in and around The Horseshoe.</p> <p>Development could result in the loss of informal recreation/ sport opportunities.</p>
The site is considered to be not suitable for housing development.	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The landowner has actively promoted the site for redevelopment as part of the redevelopment of Banstead Horseshoe.</p> <p>As former playing fields, Secretary of State approval may be required to dispose of the site for redevelopment.</p>	
There is a reasonable prospect that the site could be made available for development during the plan period.	
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 single house builder and would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic	Specific viability work has not been undertaken due to the site's unsuitability.

Viability Considerations	Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>There is a reasonable prospect that the site could be made available for housing development and that development would be achievable; the site is however not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change</p>	

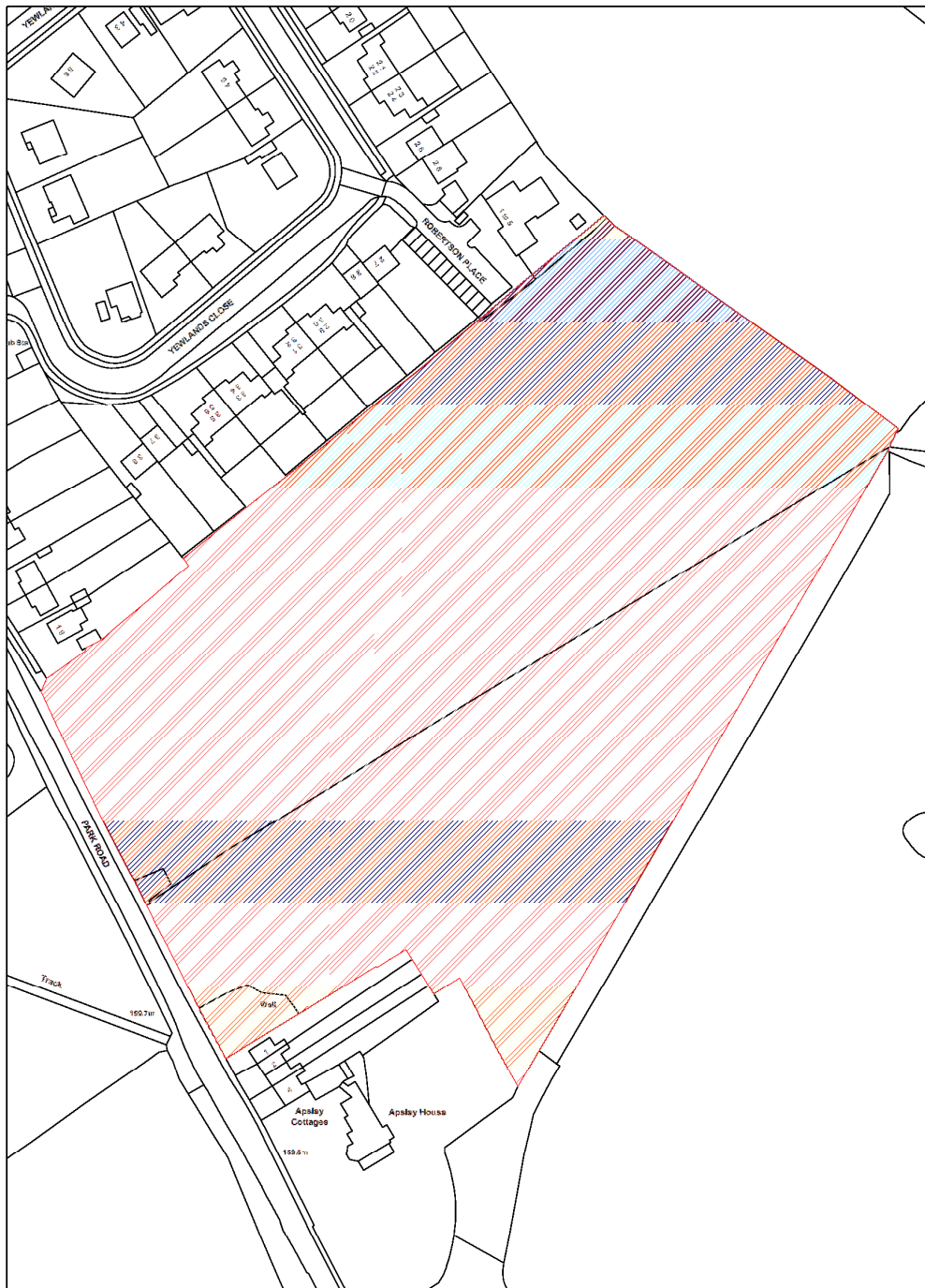
BV12 – Land at Banstead Estate, Banstead



Site details	
HELAA Reference	BV12
Source of site	Call for Sites
Site name	Land at Banstead Estate, Banstead
Existing use	Agricultural fields/ Grazing land
Housing Potential	
Density	Assumed: 20 dph
Capacity	600 units
Total site area (ha)	50 (gross)/ 30 (developable)
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public services 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>There are numerous areas of dense woodland much of which is protected and some of which is ancient woodland.</p> <p>Some parts of the site are identified as being affected by risk of surface water flooding.</p> <p>Access to the site from the A217 would need to be carefully designed and achieving access parcels of land within the site would also need careful consideration.</p>
Potential Impacts	<p>The site is within an appreciable open landscape gap between Banstead and Burgh Heath/ Kingswood – settlement separation would be impacted by development.</p> <p>Potential impact of large scale development upon the protected woodland and adjoining Site of Nature Conservation Importance as well as wildlife connectivity within the Banstead Woods SSSI.</p> <p>Parts of the site are within an area identified as being Grade 2 agricultural land.</p>
The site is considered to be not suitable for housing development.	
Availability	
<p>The site is owned by a single landowner Elmswell Ltd.</p> <p>The landowner has actively promoted the site to the Council.</p> <p>There is understood to be a historic section 106 agreement preventing use of the land for purposes other than agricultural without the prior written consent of the Council. This is not however considered to be overly prohibitive.</p>	
There is a reasonable prospect that the site would be made available for 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 30-40 dwellings per developer per annum could be achieved on a site such as this. Even assuming two/ three developers, the site would take around 8 to 10 years to complete from commencement.</p>
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be

Viability Considerations	<p>suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Residential market demand in this 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>There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. The site is however not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; landscape (AGLV) impact</p>	

BV13 – Land east of Park Road, Banstead



Site details	
HELAA Reference	BV13
Source of site	Call for Sites
Site name	Land east of Park Road, Banstead
Existing use	Grazing land/ pasture
Housing Potential	
Density	Assumed: 20dph
Capacity	75 units
Total site area (ha)	3.9ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>The site has a reasonable level of 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	A small area of the site is identified as being affected by risk of surface water flooding.
Potential Impacts	<p>The site contributes to an appreciable open landscape gap between Banstead and Woodmansterne – settlement separation would be impacted by development of the site.</p> <p>The site is adjacent to a conservation area and adjoins a locally listed building – development would potentially impact upon the setting of both.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two private individuals.</p> <p>It has not been possible to confirm availability of the site.</p> <p><u>The landowners have actively promoted the site for housing development through the Regulation 19 Development Management Plan consultation.</u></p> <p>No legal constraints to development have been identified.</p>	
<p>Availability of the site for housing development is uncertain.</p> <p>There is a reasonable prospect that the site will be made available for housing development.</p>	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would attract interest from established regional or national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence the site could be delivered 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.</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 of development proposed.</p>

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

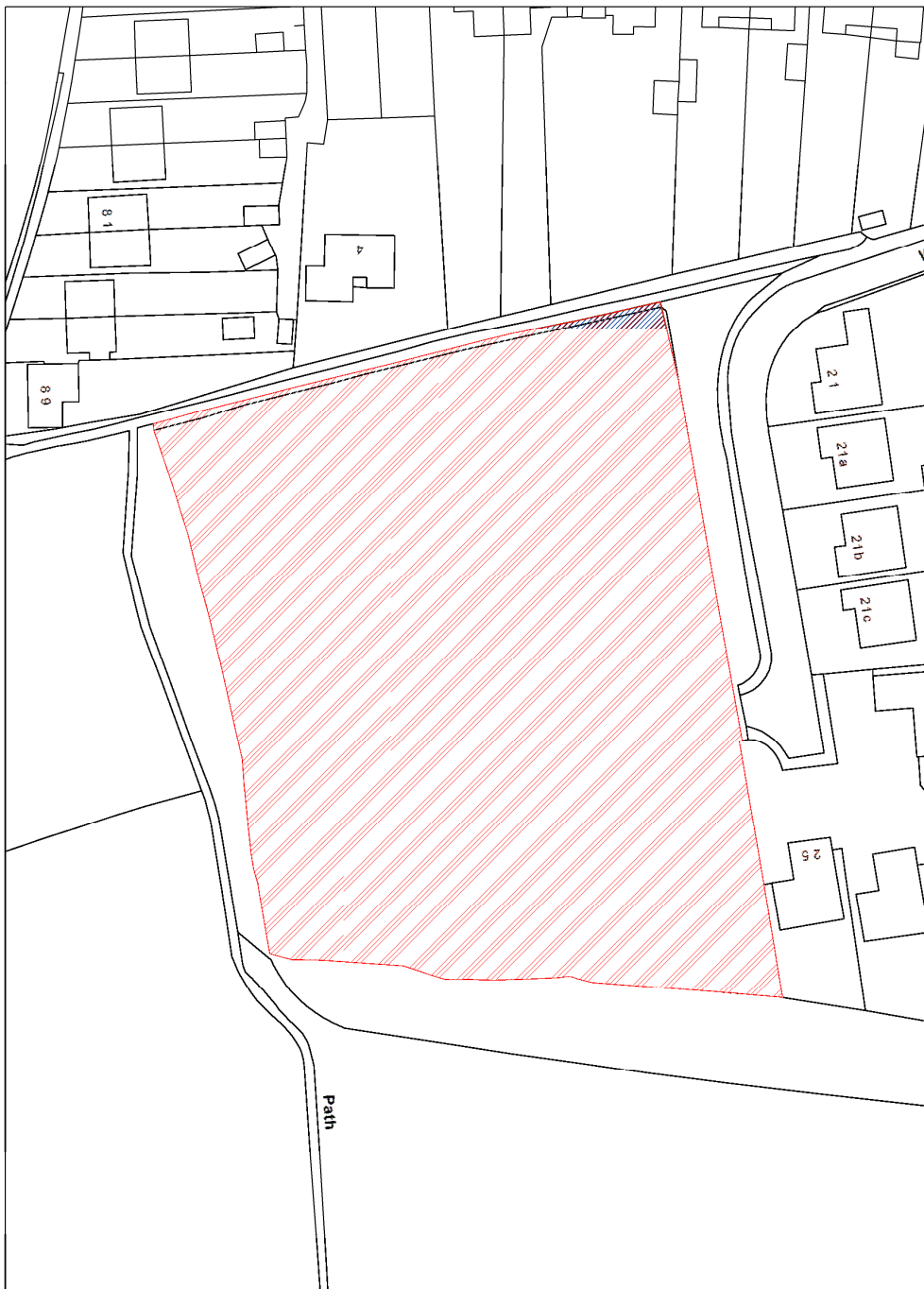
Summary

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

The site is therefore not currently developable.

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

BV14 – Wellesford Close, Banstead



Site details	
HELAA Reference	BV14
Source of site	Call for Sites
Site name	Land at Wellesford Close, Banstead
Existing use	Unmanaged open space/ woodland
Housing Potential	
Density	Assumed: 25dph
Capacity	15 units
Total site area (ha)	0.78ha
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>The site is allocated as Urban Open Land in the 2005 Borough Local Plan. This designation is not intended to be carried forward in the Regulation 19 Development Management Plan.</u></p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	<p>Given the type of the site and location, the site would likely be capable of delivering family homes.</p> <p>The site could also be capable of delivering older persons accommodation.</p>
Physical Limitations	<p>There are areas of dense woodland and protected trees on the boundaries of the site which may introduce a limit on developable area.</p> <p>Access to the site is via a relatively narrow residential cul-de-sac.</p>
Potential Impacts	<p>Development could potentially impact upon the protected trees on and surrounding the site.</p> <p>Given the location of the site, there would be a need to achieve appropriate transition to the adjoining open countryside.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>It is understood that the site is owned by Whitecote Ltd and that Frontier Estates, a property investment and development company, have an option to develop the site.</p> <p>It has however not been possible to confirm availability of the site for housing development.</p> <p><u>Frontier Estates has actively promoted the site for redevelopment through the Regulation 19 Development Management Plan consultation.</u></p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain. The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is understood to be optioned to a property development company (Frontier Estates), who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on <u>as</u> site such as this.</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 housing development within Banstead is viable.</p> <p>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	

Summary

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

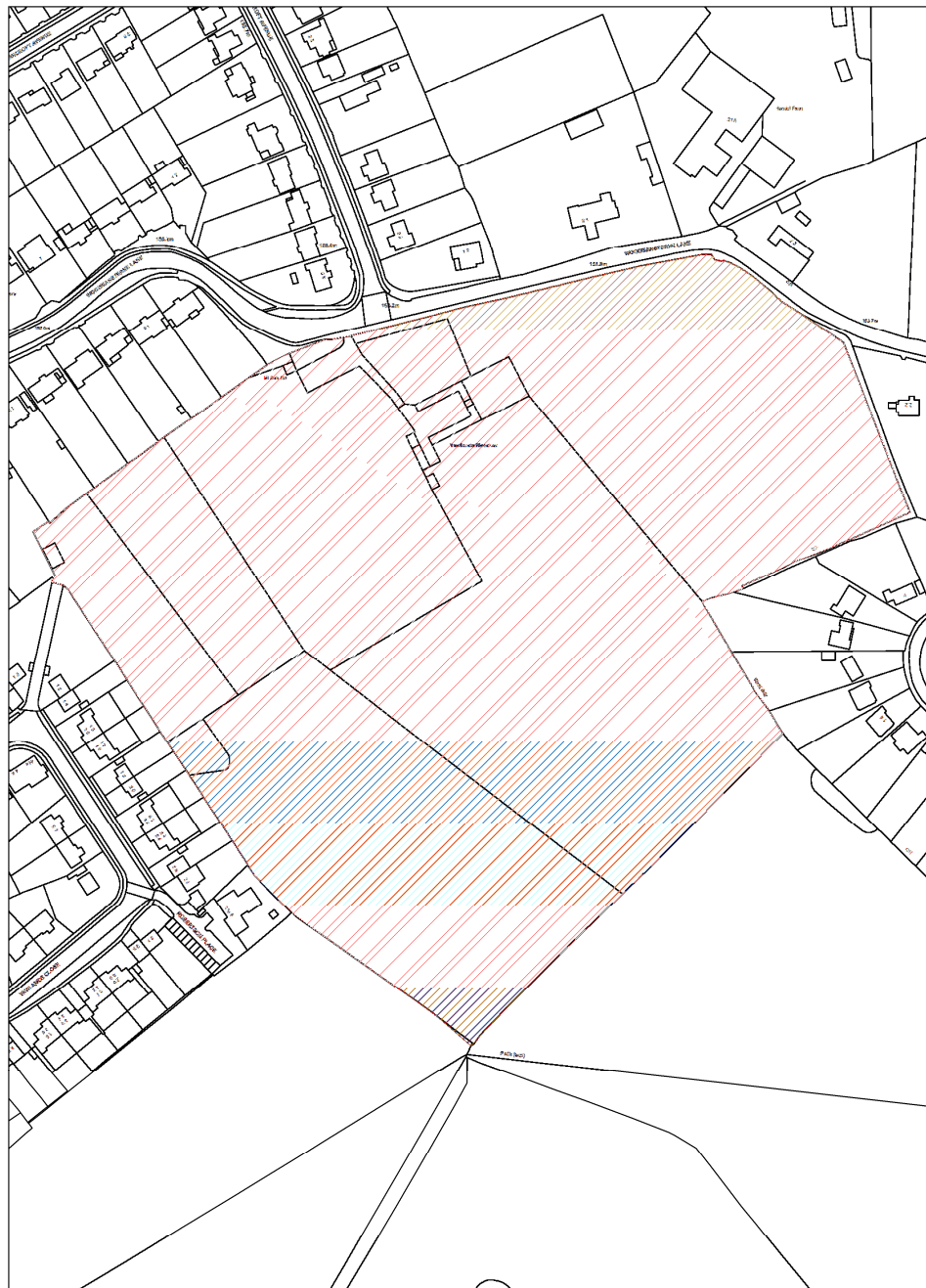
The site is therefore not currently developable.

Overcoming constraints: Availability

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

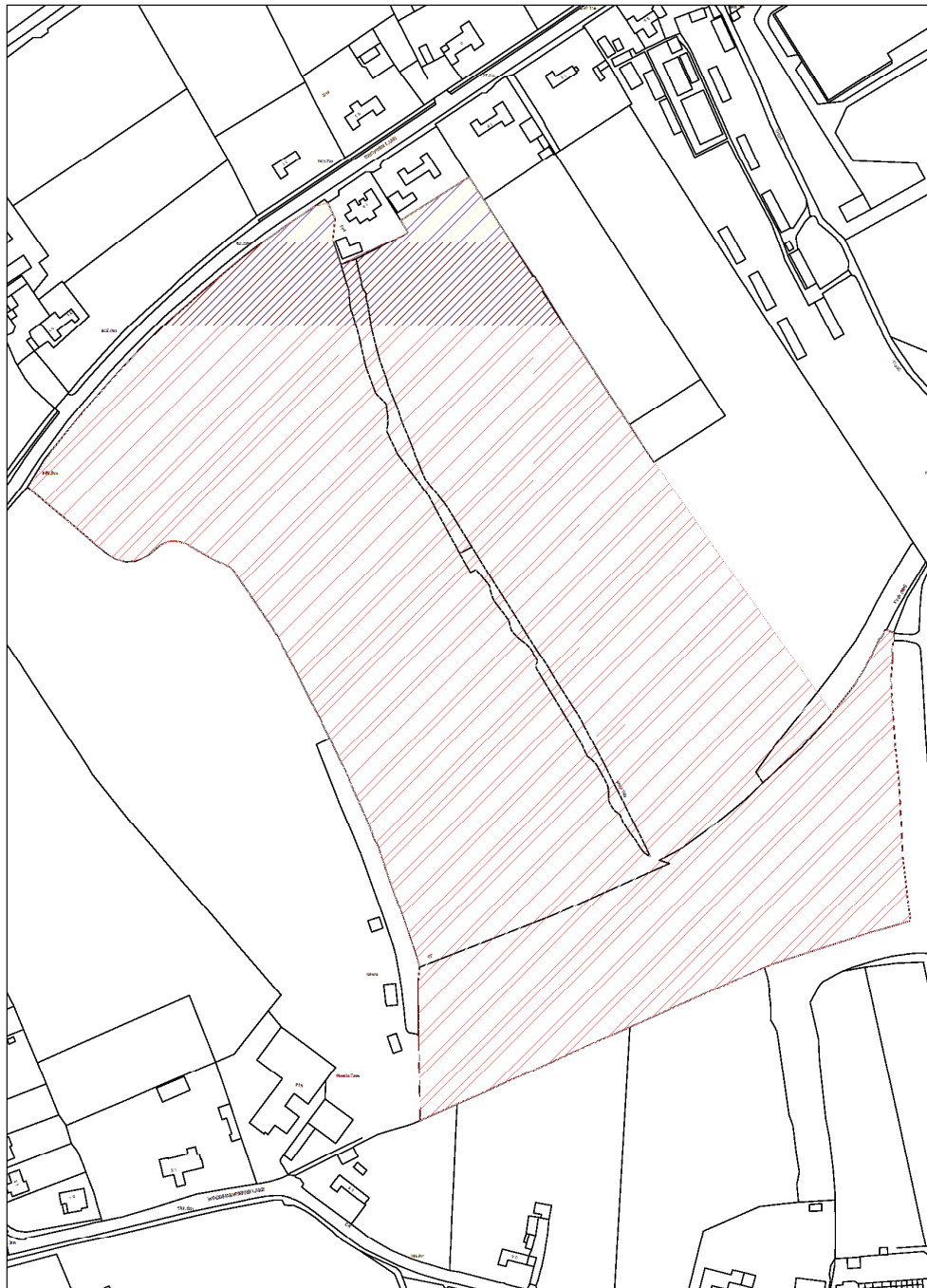
The site is therefore considered to be developable.

BV16 - Land south of Woodmansterne Lane, Banstead



Site details	
HELAA Reference	BV16
Source of site	Call for Sites
Site name	Land south of Woodmansterne Lane, Banstead
Existing use	Equestrian and grazing
Housing Potential	
Density	Assumed: 20dph
Capacity	160 units
Total site area (ha)	7.7ha
Suitability	
Policy Considerations	The site is wholly within the Green Belt. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good. Accessibility to public transport is reasonable.
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	There are no physical limitations associated with this site.
Potential Impacts	The site forms the relatively narrow landscape gap between Banstead and Woodmansterne - settlement separation would be lost if developed. Loss of the open gap could also impact upon wildlife connectivity.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a consortium of private individuals. The site has been previously promoted the site for housing development. It is understood that a developer has an option agreement on the site. It has however not been possible to confirm availability. No legal constraints to development have been identified.	
Availability of the site is uncertain.	
Achievability	
Delivery & Timing Considerations	It is understood that a developer has an option agreement on the site. A scheme of this size/ characteristics would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from national/ regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for residential development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: Strategic policy change; availability	

BV18 – Land south of Croydon Lane, Banstead



Site details	
HELAA Reference	BV18
Source of site	Call for Sites
Site name	Land south of Croydon Lane, Banstead
Existing use	Grazing land
Housing Potential	
Density	Assumed: 20dph
Capacity	210 units
Total site area (ha)	10.7 (gross)ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has not been identified allocated for housing development in the Regulation 19 Development Management Plan.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Land levels rise quite markedly from east to west across the site.</p> <p>A Public Right of Way runs through the southern part of the site and would need to be safeguarded.</p>
Potential Impacts	<p>The site forms part of a relatively narrow open landscape gap between Banstead and Woodmansterne – settlement separation would be adversely impacted if developed, particularly given the pressure which would exist to redevelop the only intervening site.</p> <p>The site adjoins a potential Site of Nature Conservation Importance; any development could impact upon the ecological value or connectivity of the site.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>The site has been actively promoted to the Council for housing development.</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 during the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/ regional 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 30-40 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	

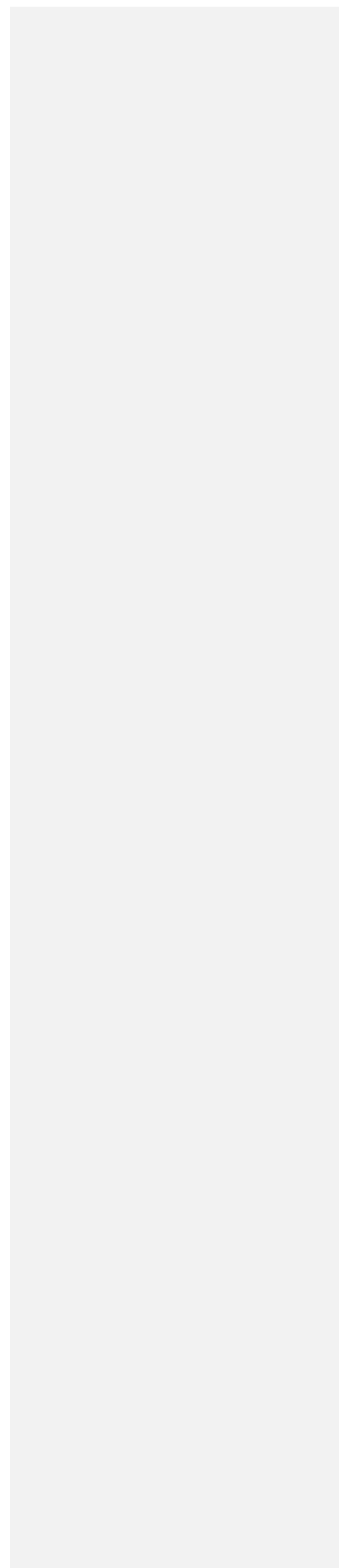
Summary

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

The site is therefore not currently developable.

Overcoming constraints: Strategic policy change

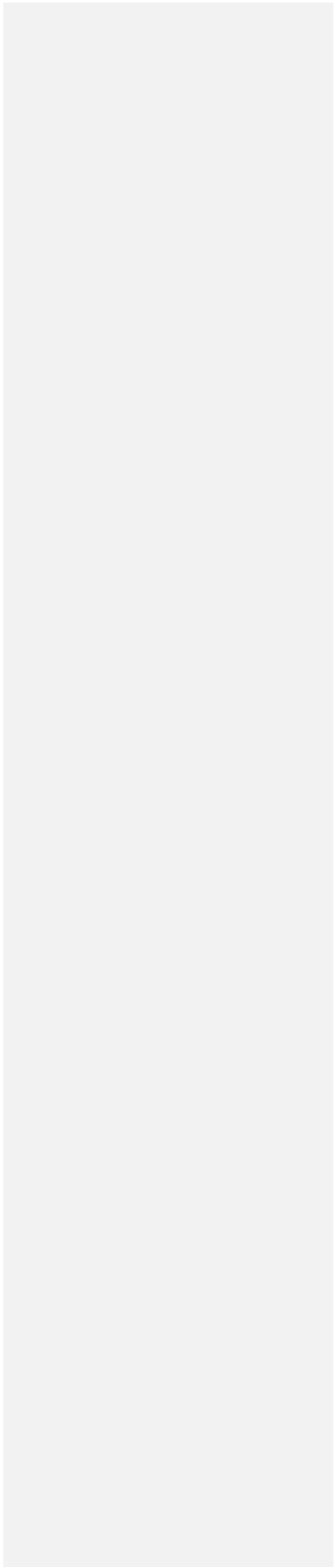
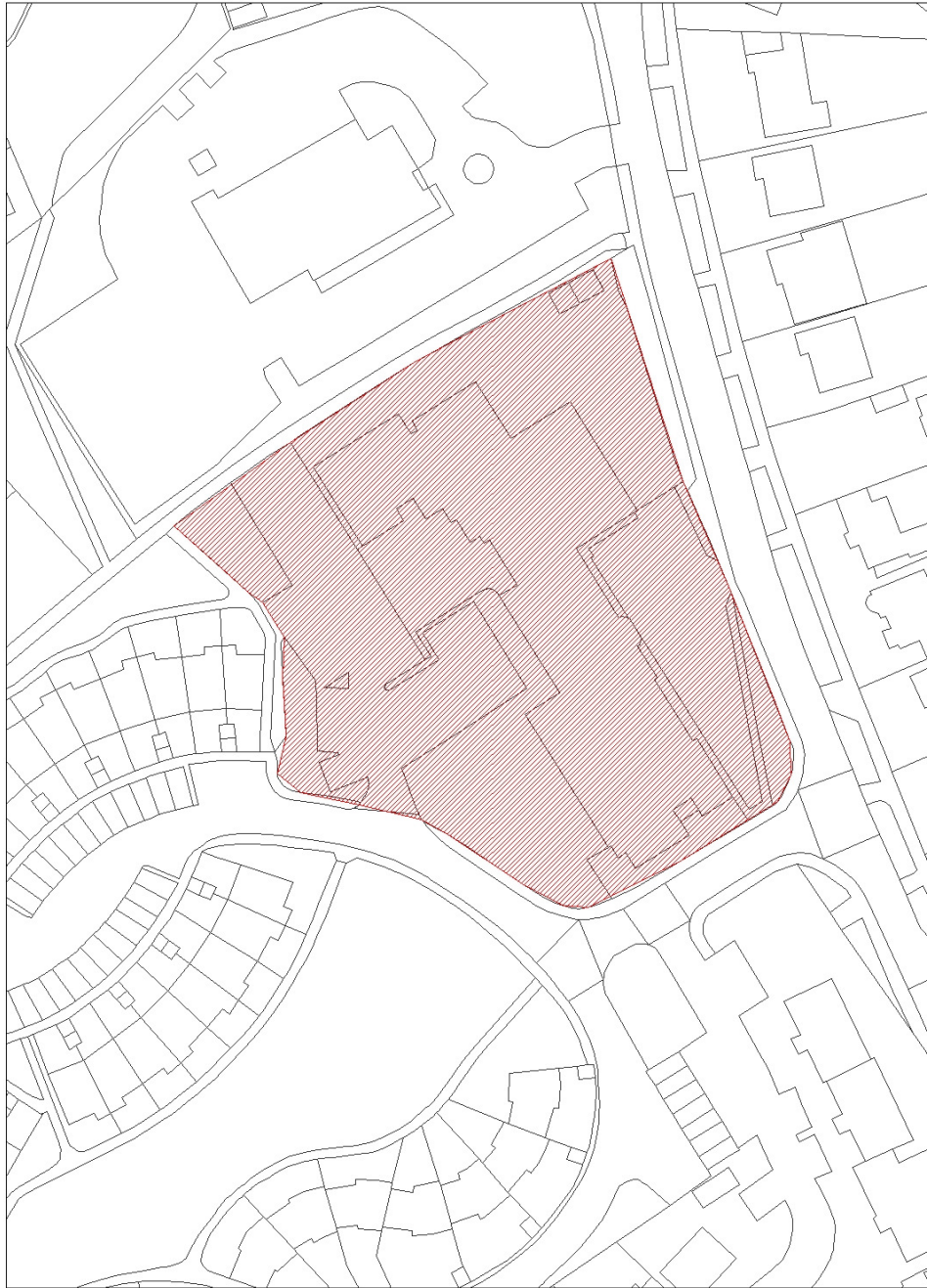
BV19 – Land at Kingscroft Road, Woodmansterne



Site details	
HELAA Reference	BV19
Source of site	Submitted Site
Site name	Land at Kingscroft Road, Woodmansterne
Existing use	Open field/ grazing land
Housing Potential	
Density	Assumed: 20dph
Capacity	120 units
Total site area (ha)	6.4ha
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 and facilities is reasonable. Accessibility to public transport is limited.
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. The site could also support self build.
Physical Limitations	The southern part of the site slopes quite steeply downwards towards the southern boundary of the site which may affect development capacity. Access to the site is from Kingscroft Road. The capacity of this residential road and the junction onto Woodmansterne Lane to support significant additional traffic would need to be carefully considered.
Potential Impacts	The site is in close proximity to a large area of Ancient Woodland and Site of Nature Conservation Importance which could be impacted by additional recreational pressure. There is a public right of way traversing the site which would need to be protected. The site also experiences a reasonably high degree of informal public amenity use which would be lost as a result of development.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a number of private individuals (94 in total) who own separate plots across the site. 19 plot owners have previously promoted their sites for housing <u>A number of the plot owners have promoted their sites for housing</u> development.	
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. 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. 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 individual plot owners. If the site could be assembled, a scheme of this size/ characteristic would likely be delivered by a single housebuilder and would likely attract interest from established national/ regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved

	on a site such as this. Delivery rates as a self-build entity cannot be predicted and would be subject to individual plot owners' circumstances.
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 greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
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 there is uncertainty regarding the availability of the entire site and its deliverability given the current ownership arrangements. The site is therefore not currently developable for housing. Overcoming constraints: Strategic policy change; landownership	

BV20 - NRT Electrical & Mechanical, Castle House, Park Road, Banstead



Site details	
HELAA Reference	BV20
Source of site	Extant Planning Consent - Residential
Site name	NRT Electrical & Mechanical, Castle House, Park Road, Banstead
Existing use	Offices
Housing Potential	
Density	Proposed: 55.6dph
Capacity	10 units
Total site area (ha)	0.18ha
Suitability	
Policy Considerations	The site lies within the Park Road and Mint Road Conservation Area and the conversion involves a Grade II listed building. The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services and facilities is reasonable and the site the site has reasonable access to public services. The site benefits from a planning consent for 10 dwellings.
Market Considerations	The site is proposed to deliver a number of flats.
Physical Limitations	There are no physical limitations associated with the site.
Potential Impacts	Proximity to existing employment uses may give rise to residential amenity issues. The site is a Grade II listed building and is situated within the Park Road and Mint Road Conservation Area – development could potentially adversely affect the setting of these.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Amicus Partnership Ltd. The site benefits from planning permission for residential development. No legal constraints to development have been identified.	
The site is 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/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders who would likely have the capacity to deliver. A scheme of this size would likely be delivered within a single phase. Delivery rates of 20-30 dwellings per annum could be completed on a site such as this; hence, development could be completed within 12 months from commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site has planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable. The site is therefore deliverable.	

BV21 – The Cutting, Brighton Road, Banstead



Site details	
HELAA Reference	BV21
Source of site	Call for Sites
Site name	The Cutting, Brighton Road, Banstead
Existing use	Dwelling and grounds maintenance business
Housing Potential	
Density	2.6dph
Capacity	5
Total site area (ha)	1.9
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>Part of the site lies within a Site of Special Scientific Interest.</p> <p>Part of the site is brownfield; there may therefore be some limited potential for development in accordance with paragraph 89 of the NPPF.</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 most suited to delivering family dwellings.
Physical Limitations	<p>There are a number of well established trees on the site – whilst these are not protected, they may limit development potential.</p> <p>Access to the site from the A217 would need to be improved.</p>
Potential Impacts	Proximity to the railway line may give rise to residential amenity concerns.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by three family members who have actively promoted the site for housing development. They have indicated that the site could be made available for housing development within the next two years. Who have previously 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 could be made available for housing development within the plan period. – Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has <u>previously</u> indicated that they may potentially develop the site as a self-build opportunity.</p> <p>The landowner has also <u>previously</u> indicated that they <u>may</u> develop the site themselves.</p> <p>A site of this scale/ nature 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 these characteristics would be completed in a single phase and delivery rates of 20-20 units per annum could be achieved. 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 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 of development envisaged.</p>

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

Summary

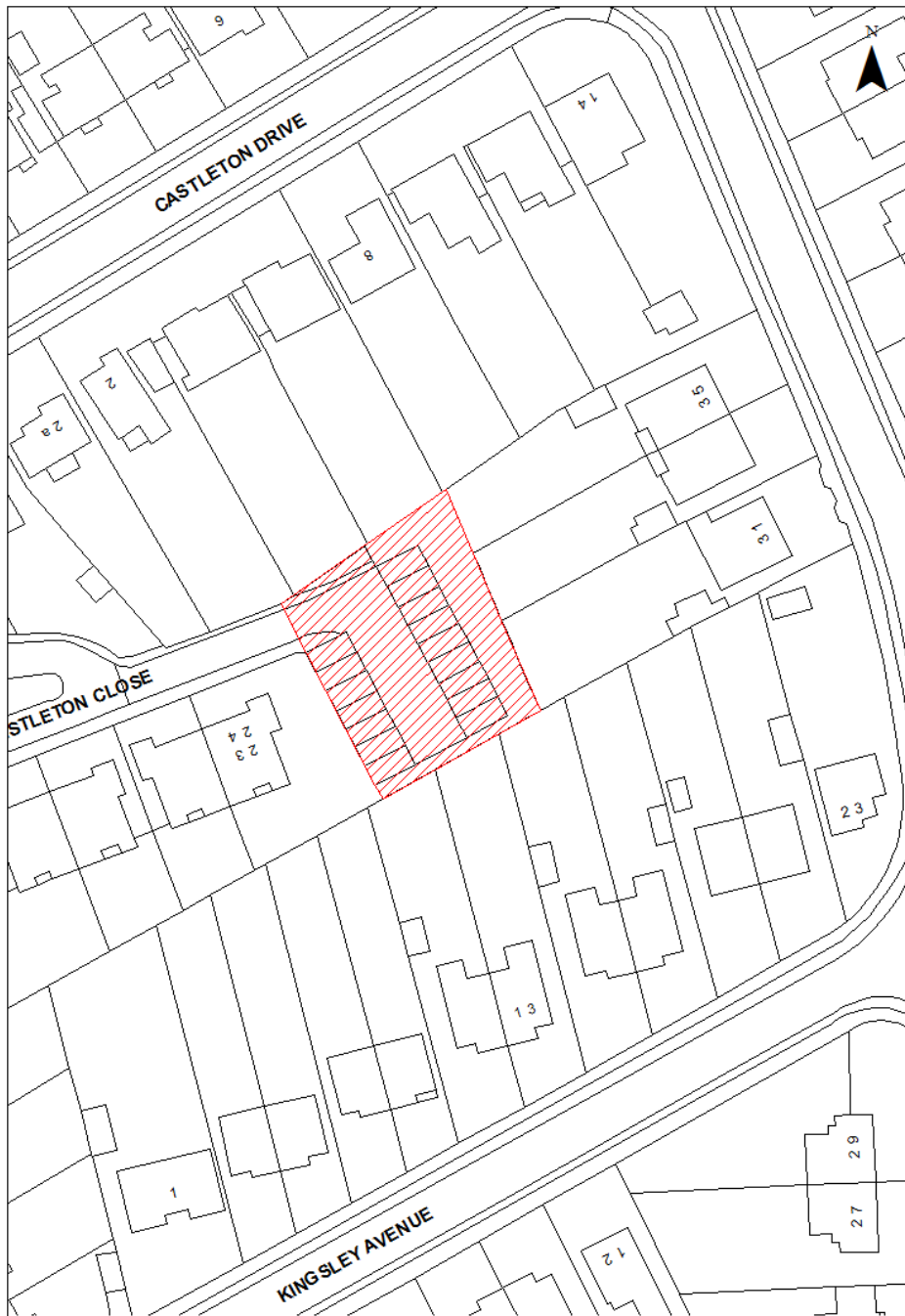
~~There is a reasonable prospect that the site could be made available for housing development and that development would be achievable. However, the site is not considered to be suitable for housing development.~~

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

The site is therefore not currently developable.

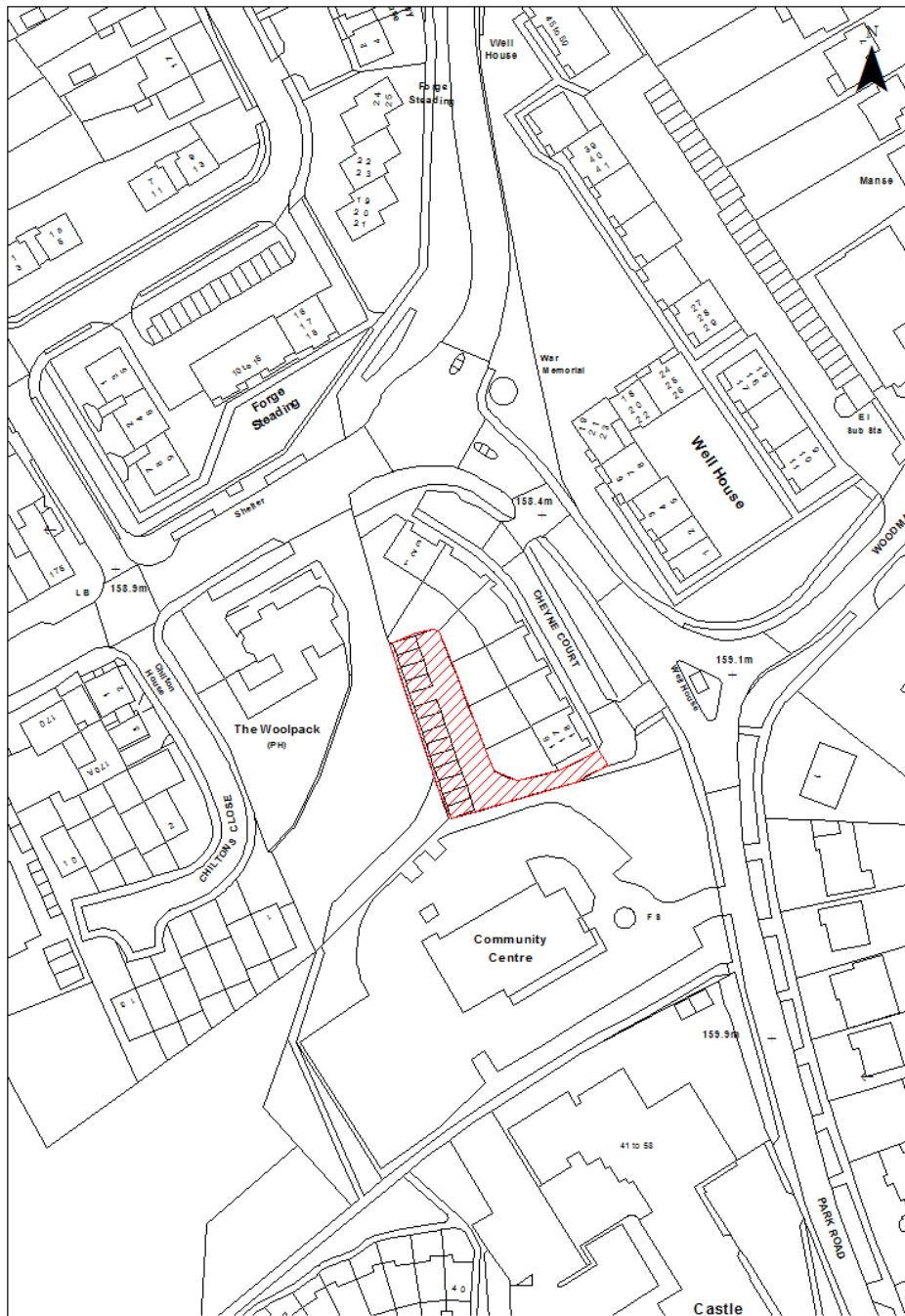
Overcoming constraints: strategic policy change; [availability](#)

BV24 – Garages Castleton Close, Banstead



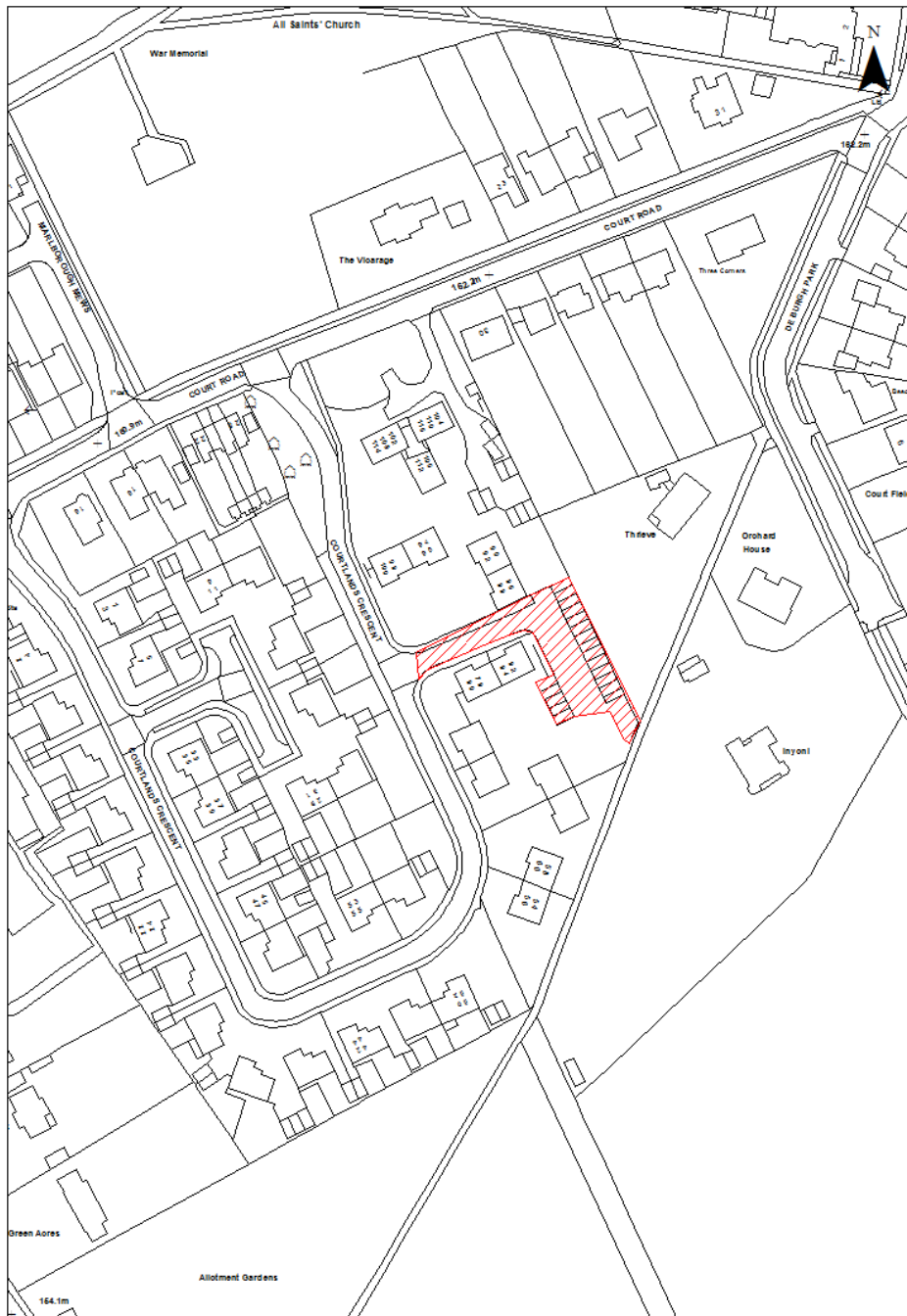
Site details	
HELAA Reference	BV24
Source of site	Identified Garage
Site name	Castleton Close, Banstead
Existing use	Garage block
Housing Potential	
Density	86dph
Capacity	6
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a location 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 likely be 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 a garage block. 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 is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract local/ 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 per annum. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development in Banstead indicates that development of the site would be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability	

BV25 – Garages R/O Cheyne Court, Park Road, Banstead



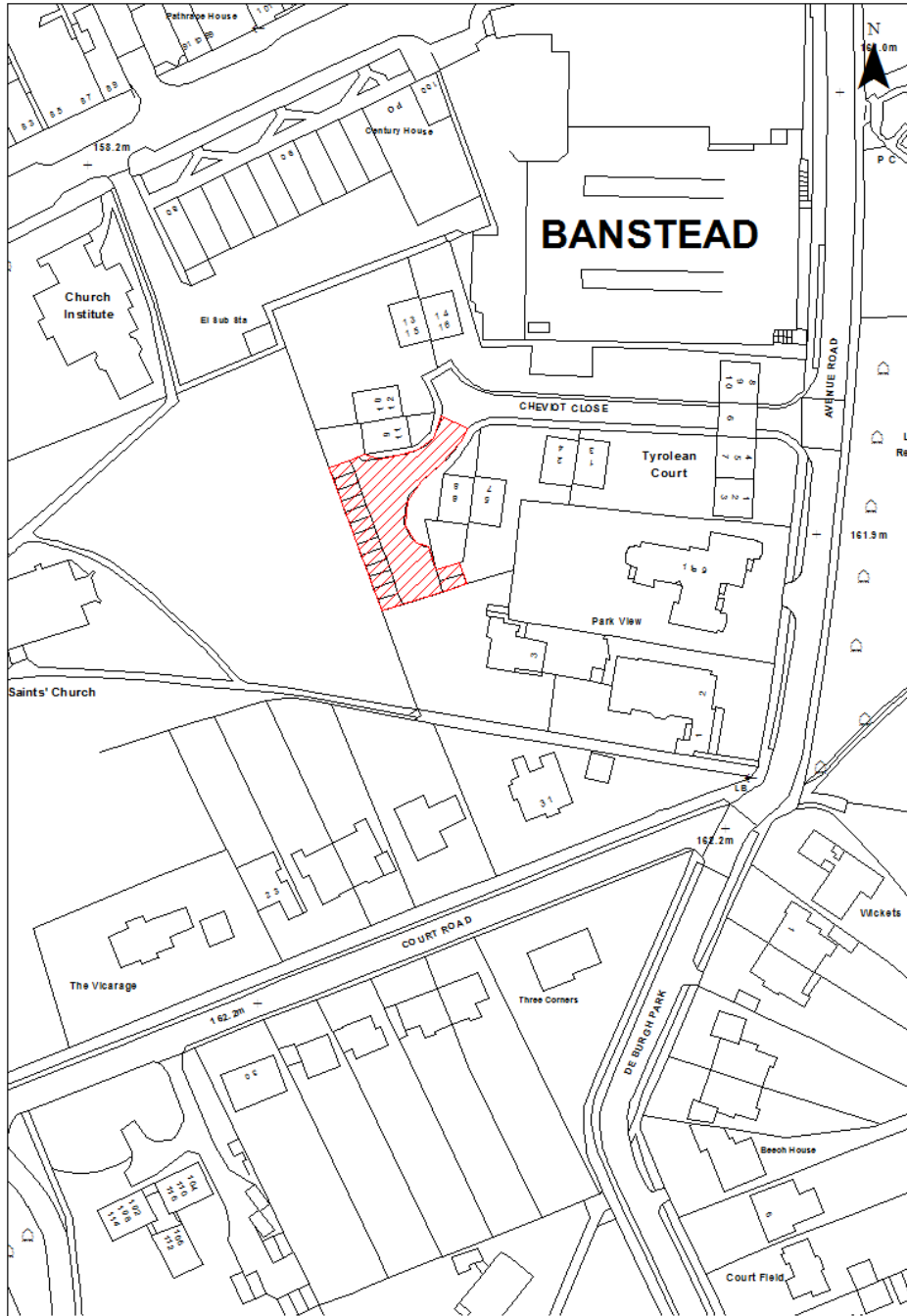
Site details	
HELAA Reference	BV25
Source of site	Garages
Site name	Garages R/O Cheyne Court, Park Road, Banstead
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location 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 delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement. The site is long and thin – this would restrict potential development opportunities.
Potential Impacts	Development of the site could impact the adjoining conservation area.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as a garage block. The site is owned by a single landowner. It has not been possible to confirm landowner intentions.	
Availability of the site is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this size/ type would attract local/ 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. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain. Generic assessment of housing development within Banstead suggests that development would be economically viable. The residential market in the area is considered to be sufficient to deliver a scheme such as this.
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; site characteristics	

BV26 – Garages Courtlands Crescent, Banstead



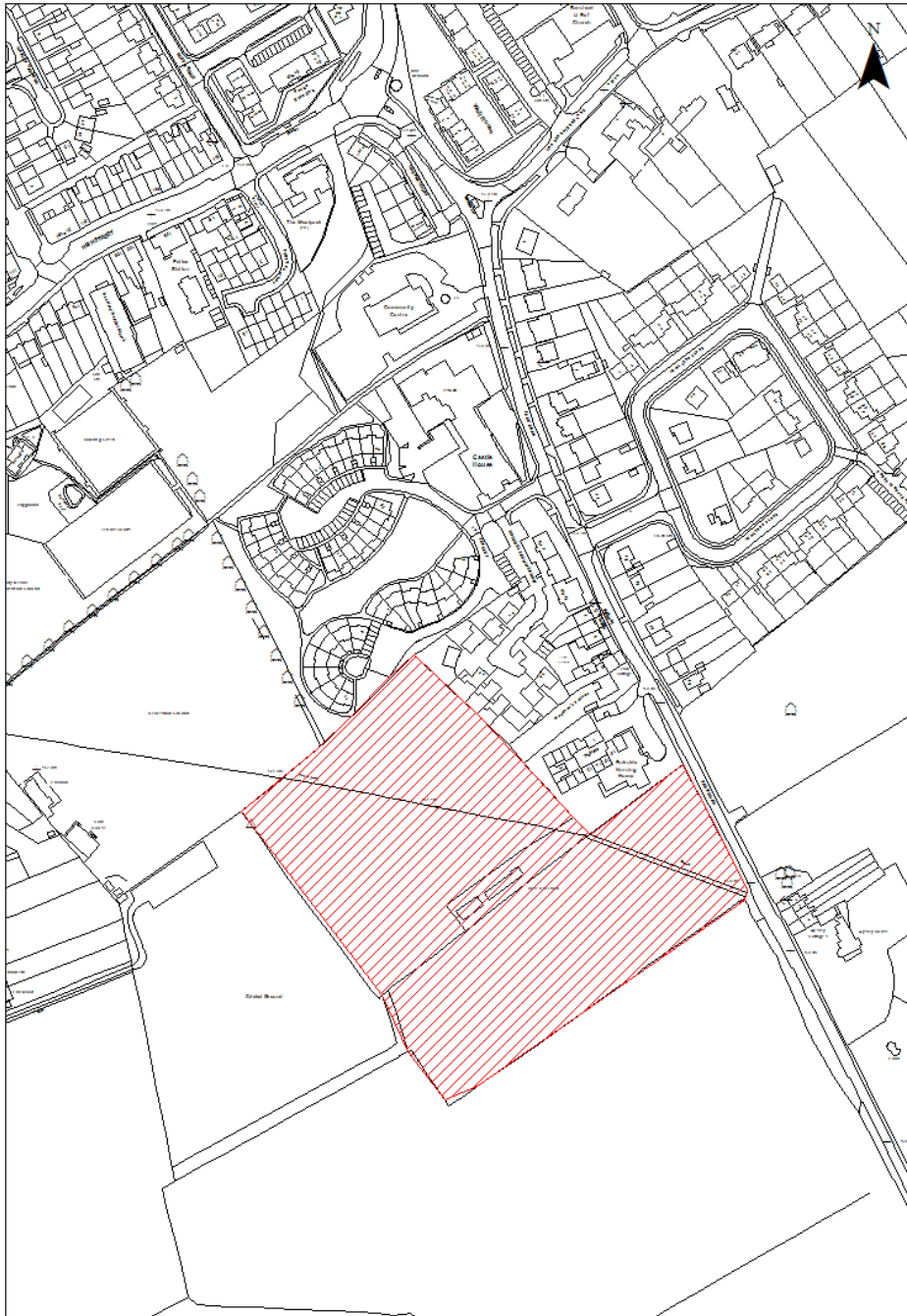
Site details	
HELAA Reference	BV26
Source of site	Garages
Site name	Garages Courtlands Crescent, Banstead
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated 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	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as a garage block. 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 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 attract interest from local/ 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. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead suggests that the site would be economically viable. The residential market in the area is considered to be sufficient to support the scale and type of development 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	

BV27 – Garages Cheviot Close, Banstead



Site details	
HELAA Reference	BV27
Source of site	Garages
Site name	Garages Cheviot Close, Banstead
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and 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 excellent.
Market Considerations	The site would be most suitable for delivering higher density units (flats).
Physical Limitations	The site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as a garage block. 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 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 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 completed in a single phase and would achieve delivery rates of 20-30 units per annum. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead suggests that development of the site would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

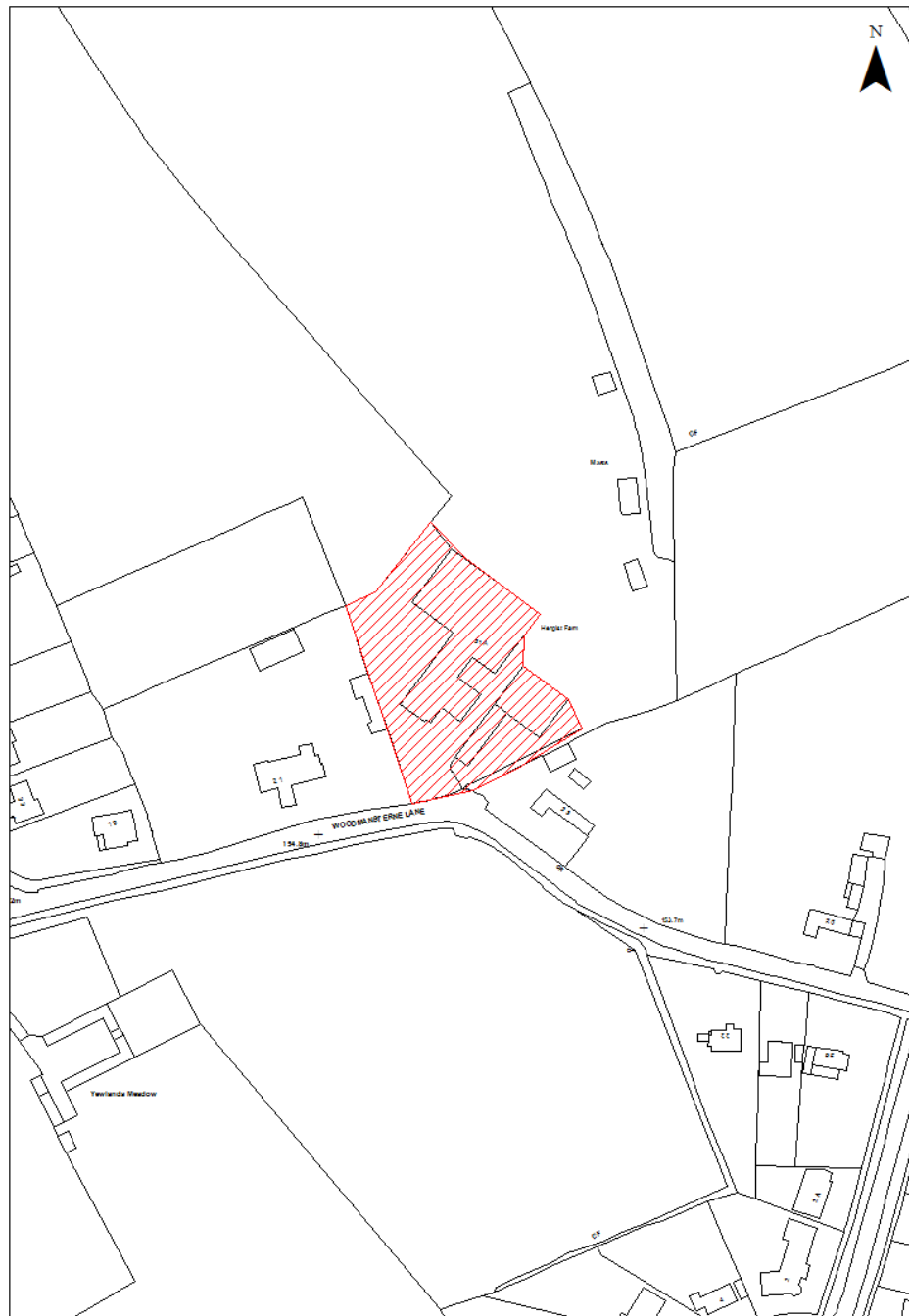
BV29 – Rosehill Farm, Park Road, Banstead

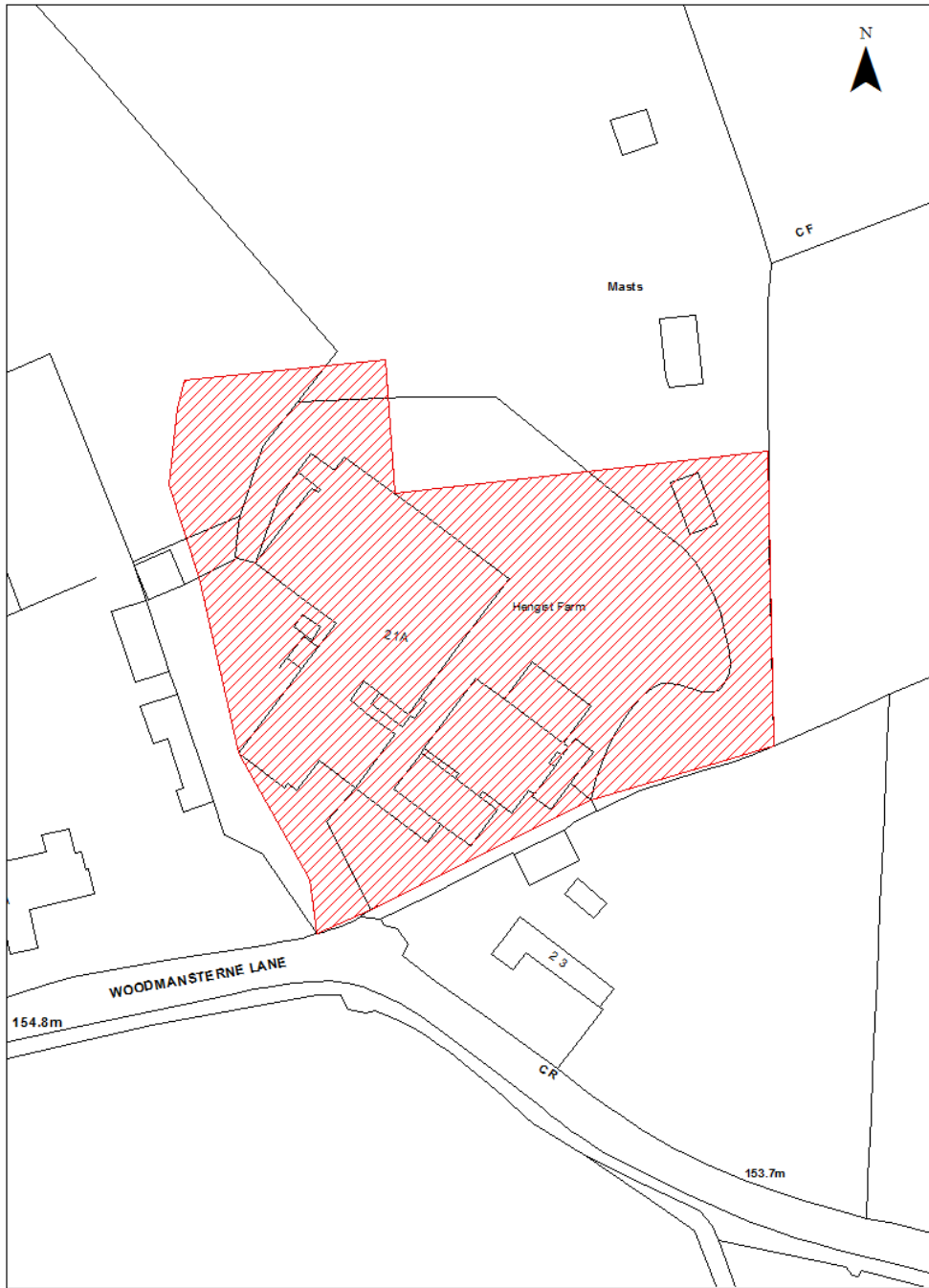


Site details	
HELAA Reference	BV29
Source of site	Call for Sites
Site name	Rosehill Farm, Park Road, Banstead
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	64
Total site area (ha)	3.2
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site adjoins the Park Road and Mint Road Conservation Area. There is a public right of way running through the site.
Market Considerations	The site would be most suited to delivering a range of housing types and tenures. The site could therefore meet a range of housing requirements.
Physical Limitations	Access to the site would need to be improved.
Potential Impacts	Development could impact upon the adjoining conservation area.
The site is not considered to be suitable for housing development.	
Availability	
The landowner has promoted the site for housing development. The landowner has previously promoted the site for housing development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for housing development. Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any developer interest in the site at the moment. A site of this scale/ type would likely attract interest from regional house builders who would have the capacity to deliver a scheme such as this. A site of these characteristics would be completed by a single developer in a single phase. Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 2 years of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. Generic assessment of 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 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 suitable for housing development and availability is uncertain. The site is therefore not currently developable.	

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

BV30 - Hengest Farm, Woodmansterne Lane

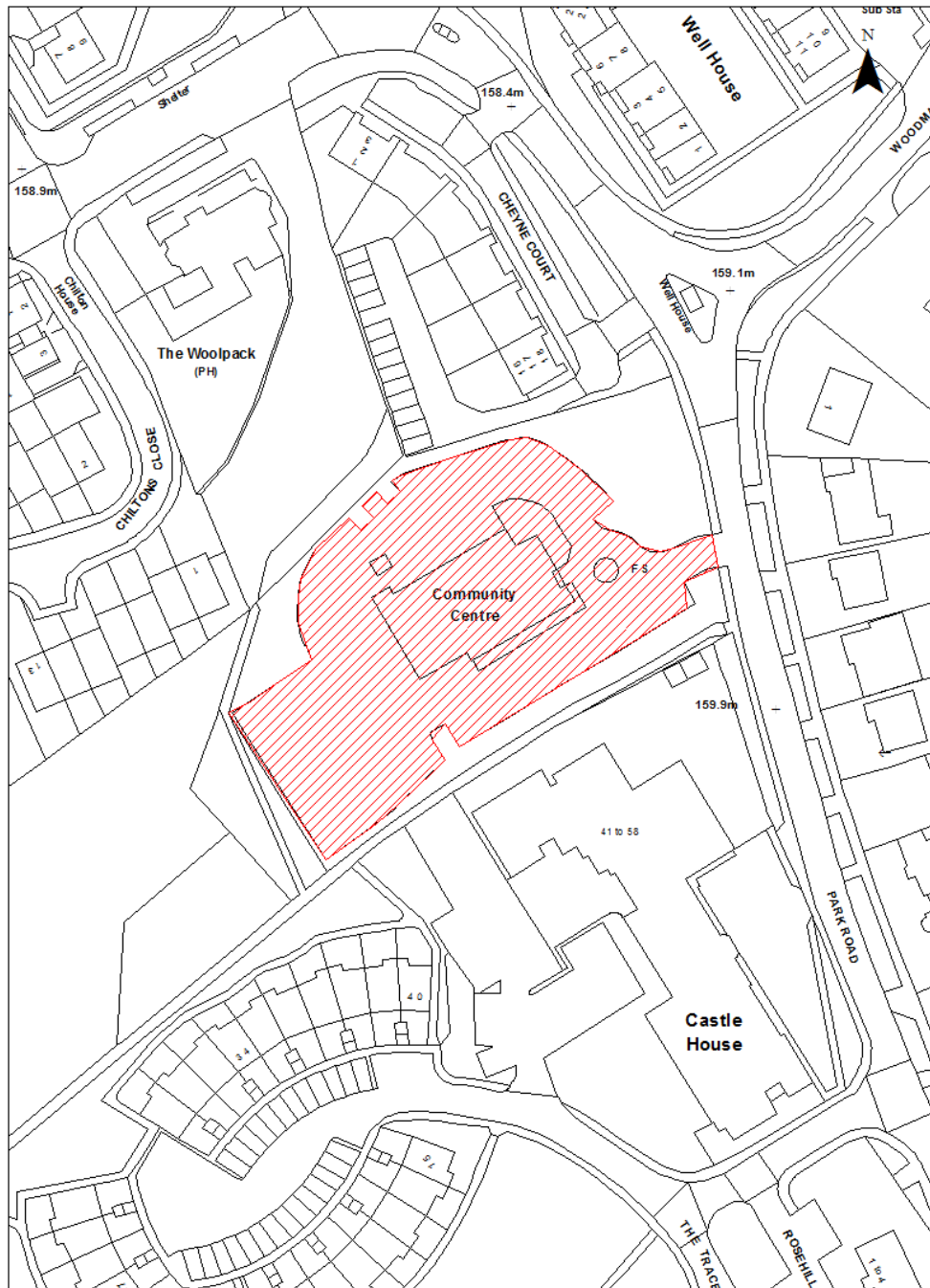




Site details	
HELAA Reference	BV30
Source of site	Extant Planning Permission
Site name	Hengest Farm, Woodmansterne Lane
Existing use	Former agricultural buildings now used for commercial uses
Density	18dph
Capacity	7
Total site area (ha)	0.4
Policy Considerations	<p>The site lies wholly within the Green 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> <p>The site is previously developed.</p> <p>The site benefits from planning permission for 7 units.</p>
Market Considerations	The site is proposed to deliver a range of dwelling sizes, thus potentially meeting a range of market requirements.
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	<p>The site forms part of the relatively narrow open landscape gap between banstead and Woodmansterne – however, the site is previously developed.</p> <p>Access from Woodmansterne Lane is constrained – this was addressed through the planning application.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Heronsbrook Homes Ltd.</p> <p>The site benefits from planning permission for 7 units.</p> <p>A S73 application has recently been approved.</p> <p>A number of the pre-commencement conditions have been submitted/ approved.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the current planning application will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Heronsbrook Homes Ltd.</p> <p>A site of this scale/ type would likely attract local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is good and would likely be sufficient to support 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 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.

BV31 – Banstead Community Centre, Banstead



Site details	
HELAA Reference	BV31
Source of site	Identified Site
Site name	Banstead Community Centre
Existing use	Community Centre
Density	29dph
Capacity	15
Total site area (ha)	0.51
Policy Considerations	<p>The site lies within the urban area and therefore within the location contemplated for housing development through Policy CS4 of the Core Strategy. Loss of community uses would run contrary to <u>proposed</u> Policy DES4. The site has however been identified in the Regulation 19 Development Management Plan for development.</p> <p><u>Accessibility to local services and facilities is excellent.</u></p> <p><u>Accessibility to public services is excellent.</u></p>
Market Considerations	The site is proposed to deliver mixed-use residential and community uses.
Physical Limitations	Part of the site is identified as being at risk from surface water flooding. The site lies within the Park Road Conservation Area.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The freehold of the site is owned by Reigate & Banstead Borough Council.</p> <p><u>The Council have actively promoted the site for housing development.</u></p> <p><u>The landowner has indicated that the site could be made available for development within 5-10 years.</u></p> <p>It is understood that the lease is due to expire.</p> <p>There is a reasonable expectation that the site will be made available for mixed-use development within the plan period.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable expectation that the site will be made available for mixed-use development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p><u>The site is owned by Reigate & Banstead Borough Council.</u></p> <p><u>The landowner has indicated that they intend to develop the site themselves.</u></p> <p><u>The landowner has indicated that the site would most likely be brought forward in a single phase.</u></p> <p>There is no known developer interest in the site at this point.</p> <p>A site of this scale/ nature would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>Development would potentially be completed in two phases (one phase for the residential development and another for the community development).</p> <p>Delivery rates of 20-30 units could be achieved on the residential part of the development. Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that the development proposed in the Regulation 19 Development Management Plan would be viable.</p> <p>The residential market in the area is good and would likely be sufficient to support the type and scale of development proposed.</p>

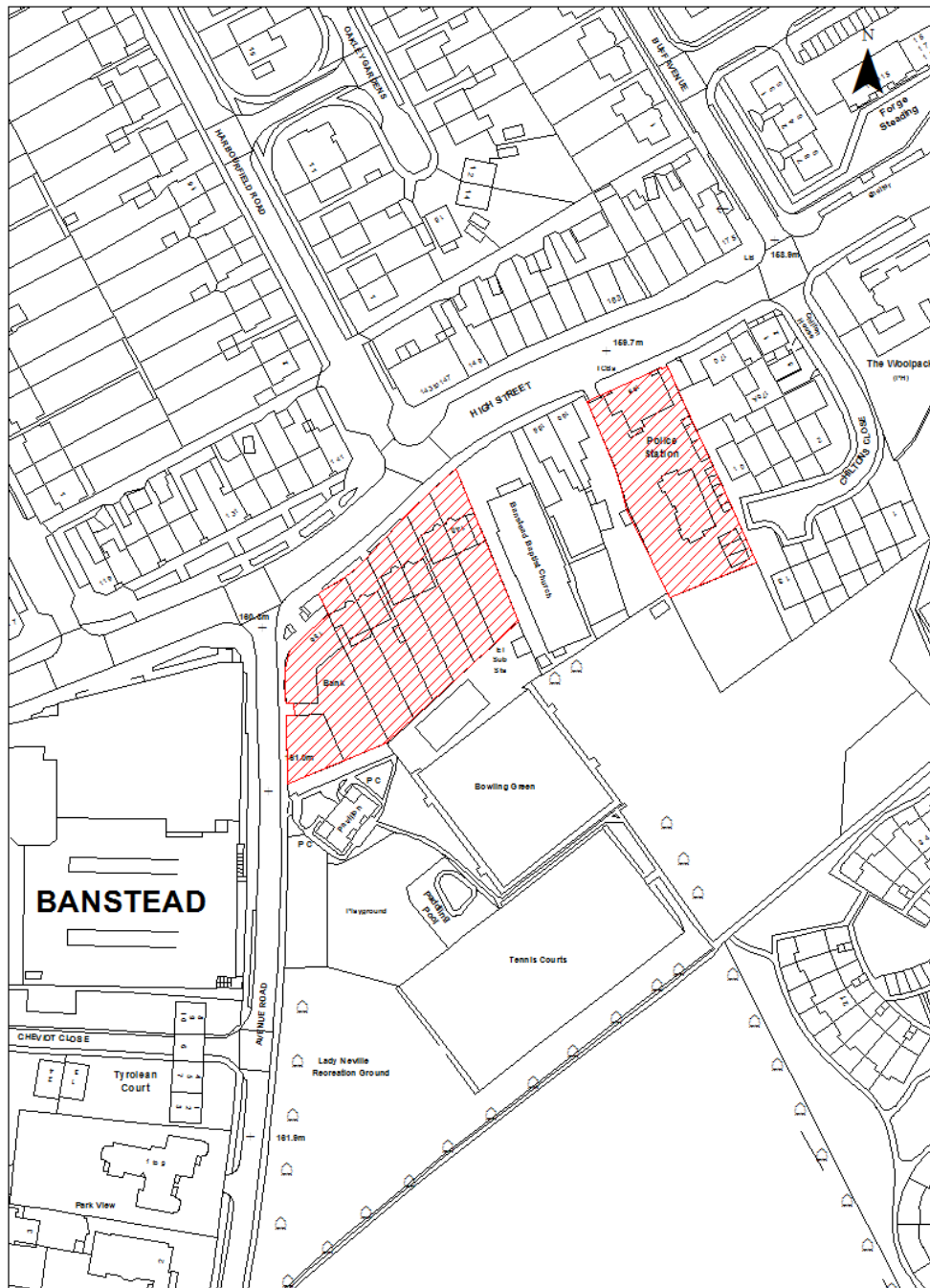
There is a reasonable prospect that development of the site would be achievable.

Summary

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

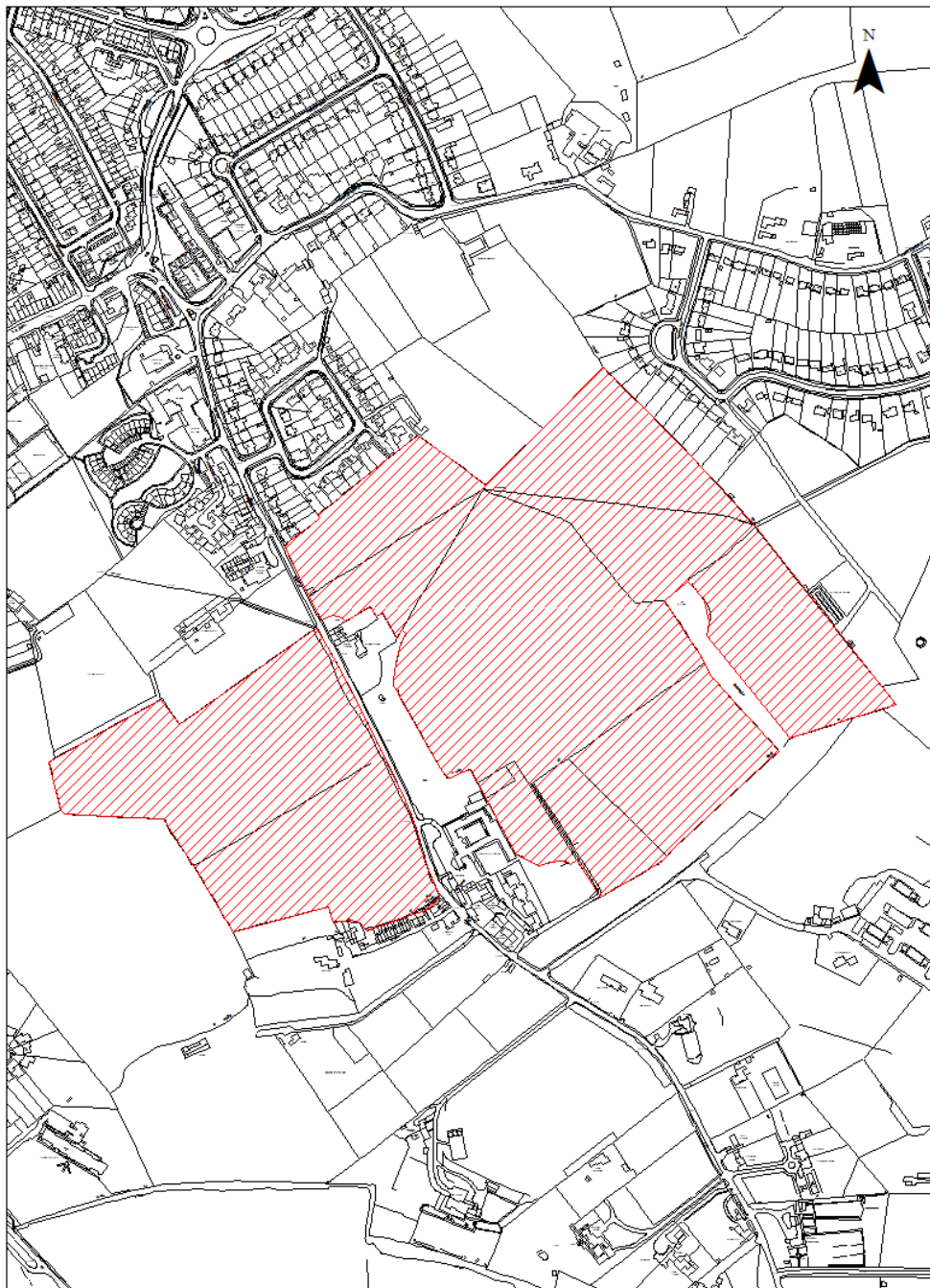
The site is therefore developable.

BV32 – 136-168 High Street, Banstead



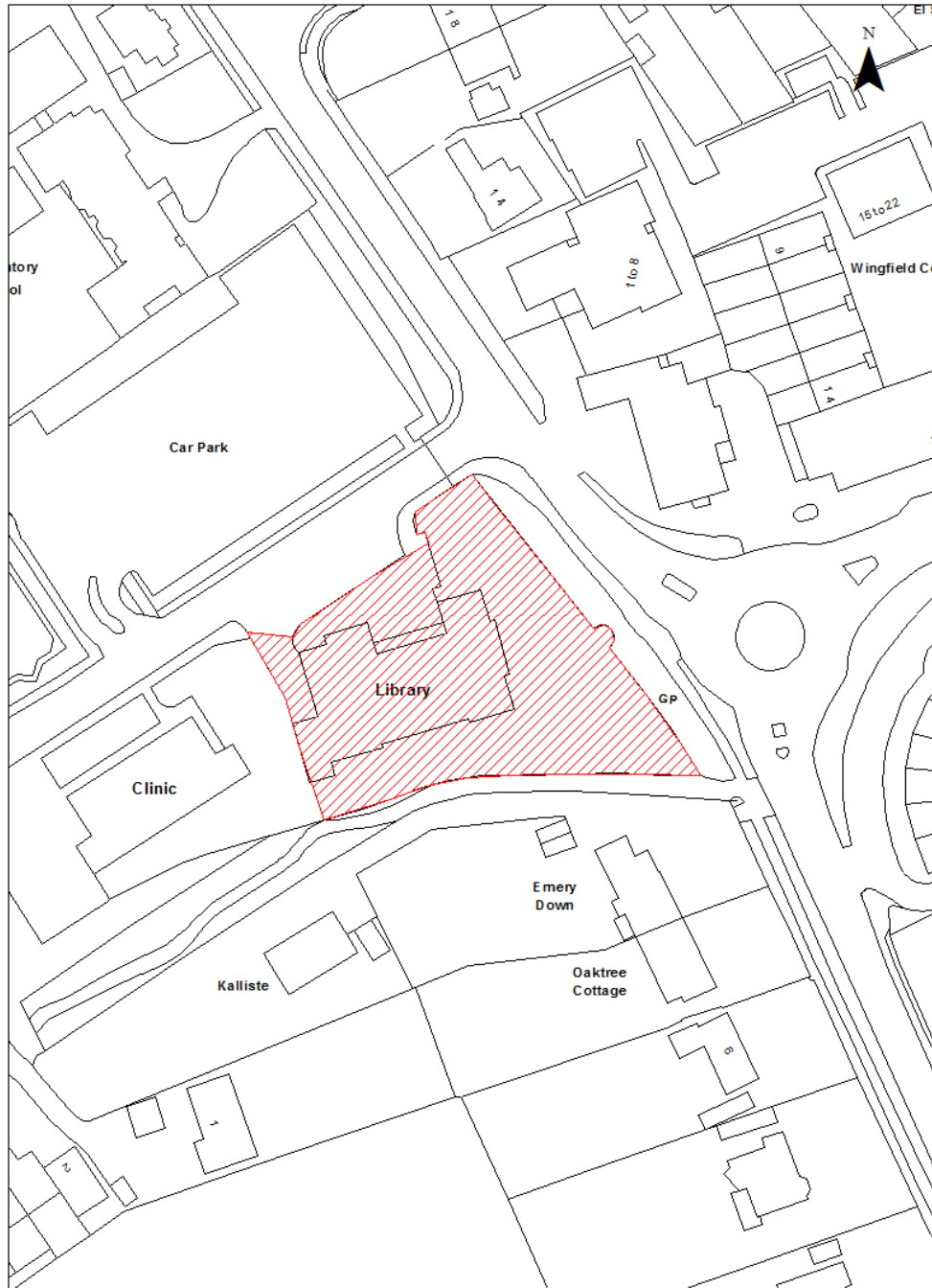
Site details	
HELAA Reference	BV32
Source of site	Identified site
Site name	136-168 High Street, Banstead
Existing use	Mixed uses
Density	91dph
Capacity	40
Total site area (ha)	0.44
Policy Considerations	<p>The site lies within the urban area and therefore within the location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site lies within the town centre and adjacent to the primary shopping area. Loss of retail uses would run contrary to <u>proposed policy RET2</u> and <u>loss of community uses would run contrary to proposed policy DES4</u>. The site has however been identified as an opportunity site in the Regulation 19 Development Management Plan.</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	The site has been identified for mixed-use redevelopment including retail, community and civic uses.
Physical Limitations	Part of the site is 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 a number of landowners.</p> <p>The site would need to be assembled in order to enable development.</p> <p>The site has not been formally promoted to the Council for development.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore not currently available for development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer interest in the site at this point.</p> <p>A site of this scale/ nature would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>Development of the site would likely be completed within two phases (one for each part either side of the church).</p> <p>Delivery rates of 20-30 units could be achieved on a site such as this. Development would therefore likely be completed within 18-24 months of commencement.</p>
Market & Economic Viability Considerations	<p>Viability appraisals suggest that development within Banstead would be viable.</p> <p>Provision of community and retail uses may however impact upon viability.</p> <p>The residential market in the area is good and would likely be sufficient to support the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan.</p> <p>The site is considered to be suitable for development and there is a reasonable prospect that development would be achievable. However, availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; land assembly</p>	

BV34 – Land East and West of Park Road, Banstead



Site details	
HELAA Reference	<u>BV34</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Land East and West of Park Road, Banstead</u>
Existing use	<u>Agriculture</u>
Housing Potential	
Density	<u>25dph</u>
Capacity	<u>647</u>
Total site area (ha)	<u>30.26ha (total) 25.85ha (developable)</u>
Suitability	
Policy Considerations	<p><u>The site is 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>The site has not been identified for development in the Regulation 19 Development Management Plan.</u></p> <p><u>The south eastern part of the site is a historic park and garden.</u></p> <p><u>The site adjoins the Park Road Mint Road Conservation Area.</u></p> <p><u>There are a number of listed buildings within close proximity to the south of the site.</u></p> <p><u>Accessibility to public transport, services and facilities is relatively limited given the scale of development proposed.</u></p>
Market Considerations	<u>The site could deliver a range of housing types and sizes.</u>
Physical Limitations	<u>Access to the site is relatively limited given the scale of development proposed.</u>
Potential Impacts	<p><u>Development could impact upon the setting of the conservation area.</u></p> <p><u>Development could impact upon the setting of the listed buildings.</u></p>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is owned by two landowners.</u></p> <p><u>The landowners have actively promoted the site for housing development through the Regulation 19 Development Management Plan Consultation.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A site of this scale would likely attract interest from regional or national developers.</u></p> <p><u>A site of this nature would most likely be delivered in two phases.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved per developer.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic assessment of greenfield schemes suggests that development of the site 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>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<p><u>Whilst there is a reasonable prospect that the site will be made available for housing development and that development of the site would be achievable, the site is not considered to be suitable for housing development.</u></p> <p><u>The site is therefore not currently developable.</u></p> <p><u>Overcoming constraints:</u> strategic policy change; access; heritage; conservation</p>	

BV35 – Banstead Library, Banstead



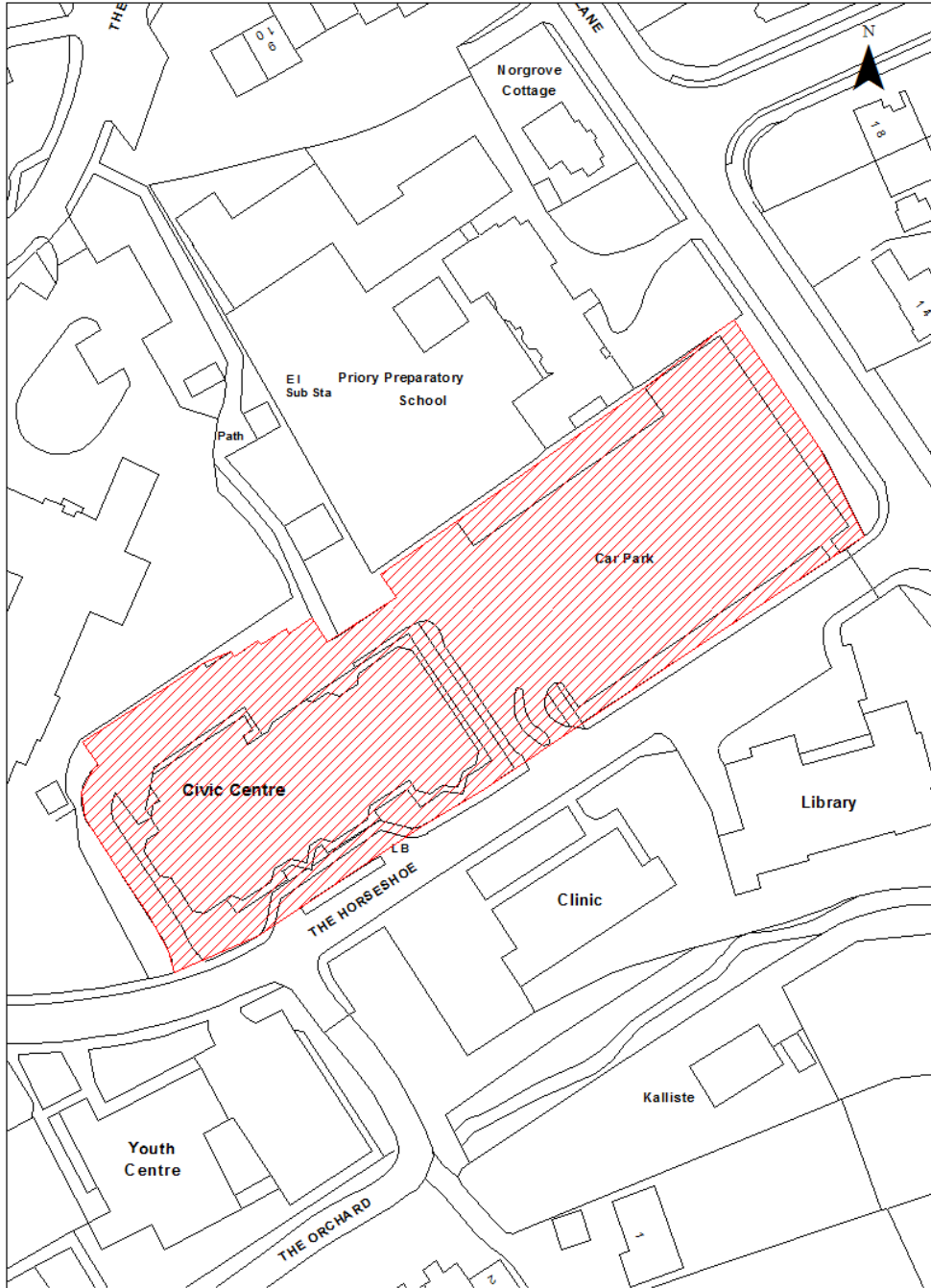
Site details	
HELAA Reference	<u>BV35</u>
Source of site	<u>Identified Site</u>
Site name	<u>Banstead Library, Banstead</u>
Existing use	<u>Library</u>
Housing Potential	
Density	
Capacity	<u>Will be dependent upon the reprovision of the carpark and community uses as part of the wider site allocation.</u>
Total site area (ha)	<u>0.2ha</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>Loss of community uses would be contrary to proposed policy DES4. The site has however been identified in the Regulation 19 Development Management Plan for mixed-use development including community uses.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site, as part of the wider Horesehoe, has been identified in the Regulation 19 Development Management Plan for mixed-use development including residential, public and/ or community services, small scale retail, leisure and other commercial development.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>Development could lead to the loss of the library – however, the proposed site allocation requires the reprovision of the library.</u>
The site is considered to be suitable for housing development.	
Availability	
<u>The site is owned by Surrey County Council.</u> <u>The landowner has actively promoted the site for redevelopment.</u> <u>The landowner has confirmed that the site could be made available for housing development within 5-10 years.</u> <u>No legal constraints to development have been identified.</u>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
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 size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</u> <u>A scheme of this size would likely be delivered in a single phase.</u> <u>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</u>
Market & Economic Viability Considerations	<u>Viability appraisals suggest that development within Banstead would be viable.</u> <u>Provision of community uses may however impact upon viability.</u> <u>Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</u>
Summary	
<u>The site has been identified, as part of a wider site allocation, for redevelopment in the Regulation 19 Development Management Plan.</u> <u>The site is considered to be suitable for housing development and there is a reasonable prospect that</u>	

development of the site would be achievable.

The landowners have confirmed that the site could be made available for housing development within 5-10 years.

The site is therefore currently developable.

BV36 – Banstead Day Centre and Carpark, Horseshoe, Banstead



Site details	
<u>HELAA Reference</u>	<u>BV36</u>
<u>Source of site</u>	<u>Identified Site</u>
<u>Site name</u>	<u>Banstead Day Centre & Public Carpark, Horseshoe, Banstead</u>
<u>Existing use</u>	<u>Community Centre & Public Carpark</u>
Housing Potential	
<u>Density</u>	
<u>Capacity</u>	<u>Will be dependent upon the re-provision of the carpark and community uses as part of the wider site allocation.</u>
<u>Total site area (ha)</u>	<u>0.5ha</u>
Suitability	
<u>Policy Considerations</u>	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u> <u>Loss of community uses would be contrary to proposed policy DES4. The site has however been identified in the Regulation 19 Development Management Plan for mixed-use development including community uses.</u> <u>Loss of parking would be contrary to proposed policy TAP1; however, the proposed site allocation requires the retention, re-provision or enhancement of public car parking.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
<u>Market Considerations</u>	<u>The site, as part of the wider Horseshoe, has been identified in the Regulation 19 Development Management Plan for mixed-use development including residential, public and/ or community services, small scale retail, leisure and other commercial development.</u>
<u>Physical Limitations</u>	<u>A very small area in the north west of the site has been identified as being at risk of surface water flooding (1 in 1,000 years).</u>
<u>Potential Impacts</u>	<u>Development could lead to the loss of community facilities – however, these are proposed to be retained in the proposed site allocation.</u>
The site is considered to be suitable for housing development.	
Availability	
<u>The site is owned by Reigate & Banstead Borough Council.</u> <u>The landowners have promoted the site for housing development.</u> <u>No legal constraints to development have been identified.</u>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
Achievability	
<u>Delivery & Timing Considerations</u>	<u>There is not known to be any specific developer involvement in the site at this point. The Council, being an experienced developer, may choose to develop the site themselves.</u> <u>A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</u> <u>A scheme of this size would likely be delivered in a single phase.</u> <u>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</u>
<u>Market & Economic Viability Considerations</u>	<u>Viability appraisals suggest that development within Banstead would be viable.</u> <u>Provision of community uses may however impact upon viability.</u> <u>Residential market demand in this area is considered to be sufficient to support development of this scale.</u>

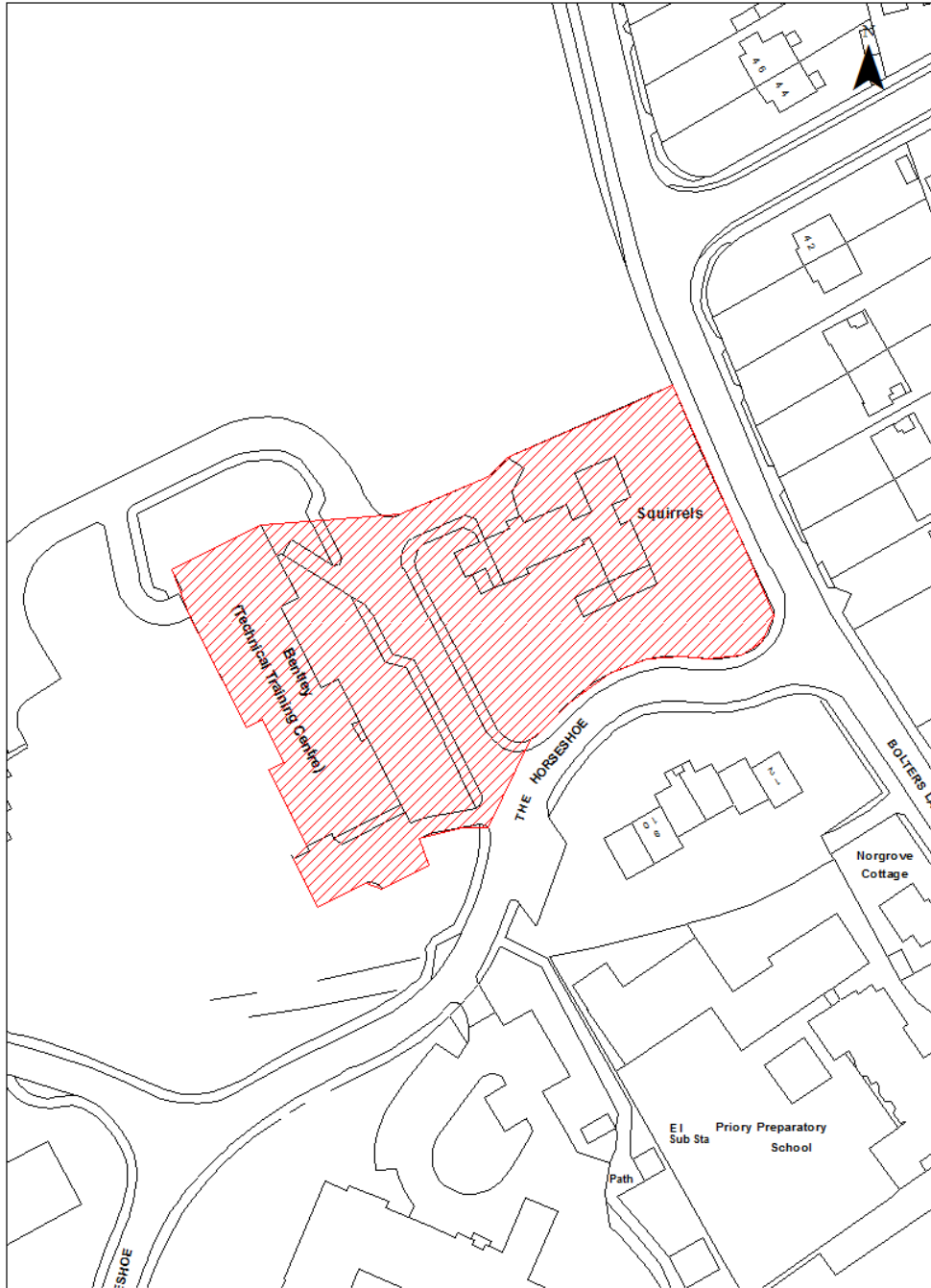
Summary

The site has been identified, as part of a wider site allocation, for redevelopment in the Regulation 19 Development Management Plan.

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

The site is therefore currently developable.

BV37 – Bentley & The Squirrels, Banstead

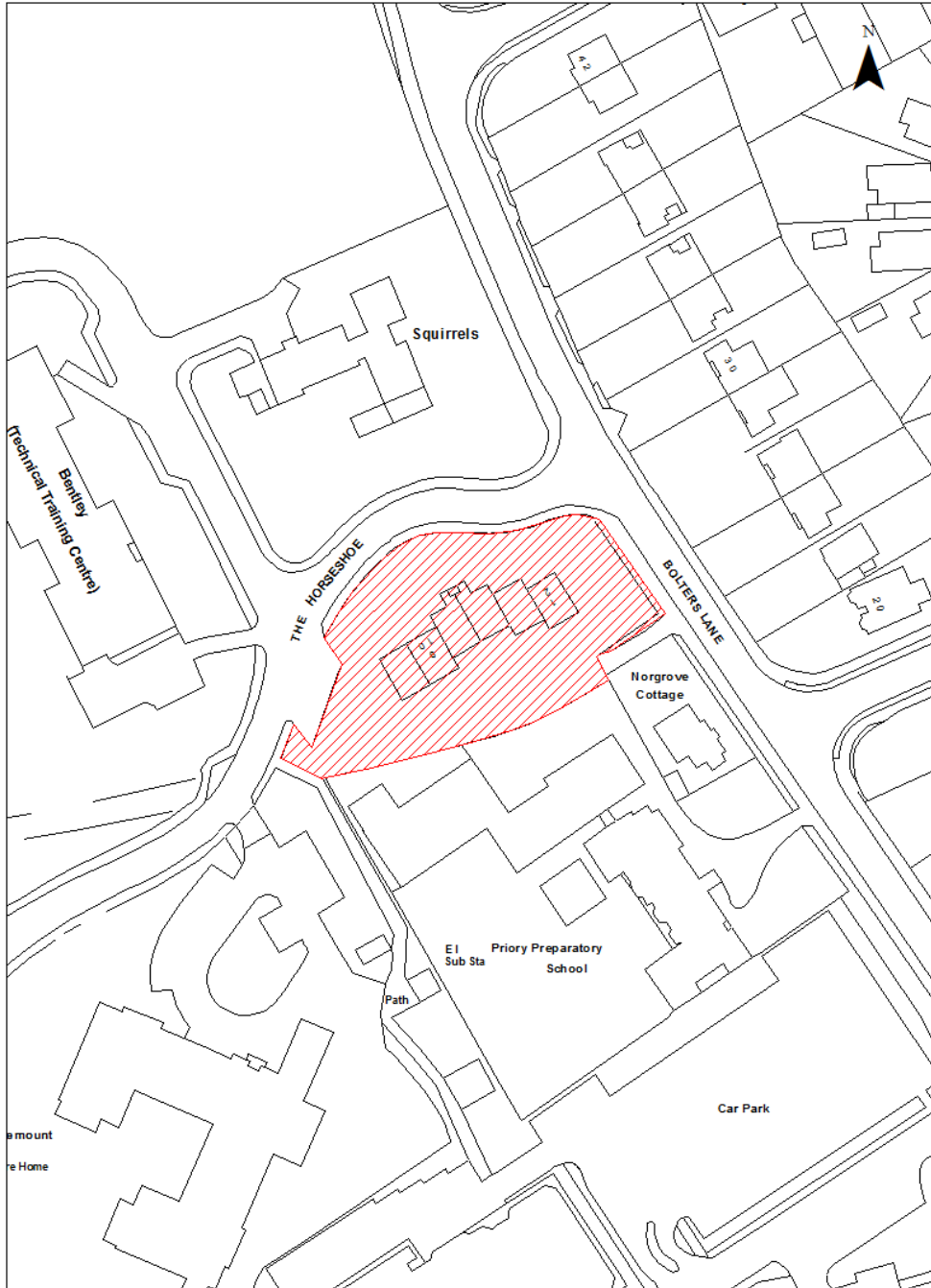


Site details	
HELAA Reference	<u>BV37</u>
Source of site	<u>Identified Site</u>
Site name	<u>Bentley & The Squirrels, Banstead</u>
Existing use	<u>Community Centre & Public Carpark</u>
Housing Potential	
Density	
Capacity	<u>Will be dependent upon the reprovision of the carpark and community uses as part of the wider site allocation.</u>
Total site area (ha)	<u>0.54</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>Loss of community uses would be contrary to proposed policy DES4. The site has however been identified in the Regulation 19 Development Management Plan for mixed-use development including community uses.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site, as part of the wider Horesehoe, has been identified in the Regulation 19 Development Management Plan for mixed-use development including residential and public and/ or community services.</u>
Physical Limitations	<u>Small areas of the site have been identified as being at risk from surface water flooding (1 in 1,000 years).</u>
Potential Impacts	<u>Development could lead to the loss of community facilities – however, these are proposed to be retained in the proposed site allocation.</u>
The site is considered to be suitable for housing development.	
Availability	
<u>The site is owned by Surrey County Council.</u> <u>The landowner has confirmed that they intend to bring forward the site for housing development.</u> <u>The Bentley is currently vacant.</u> <u>The landowner has confined that the site could be made available for housing development within 5-10 years.</u> <u>No legal constraints to development have been identified.</u>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
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 size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</u> <u>A scheme of this size would likely be delivered in a single phase.</u> <u>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</u>
Market & Economic Viability Considerations	<u>Viability appraisals suggest that development within Banstead would be viable.</u> <u>Provision of community uses may however impact upon viability.</u> <u>Residential market demand in this area is considered to be sufficient to support development of this scale.</u>
Summary	
The site has been identified, as part of a wider site allocation, for redevelopment in the Regulation 19 Development Management Plan.	

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

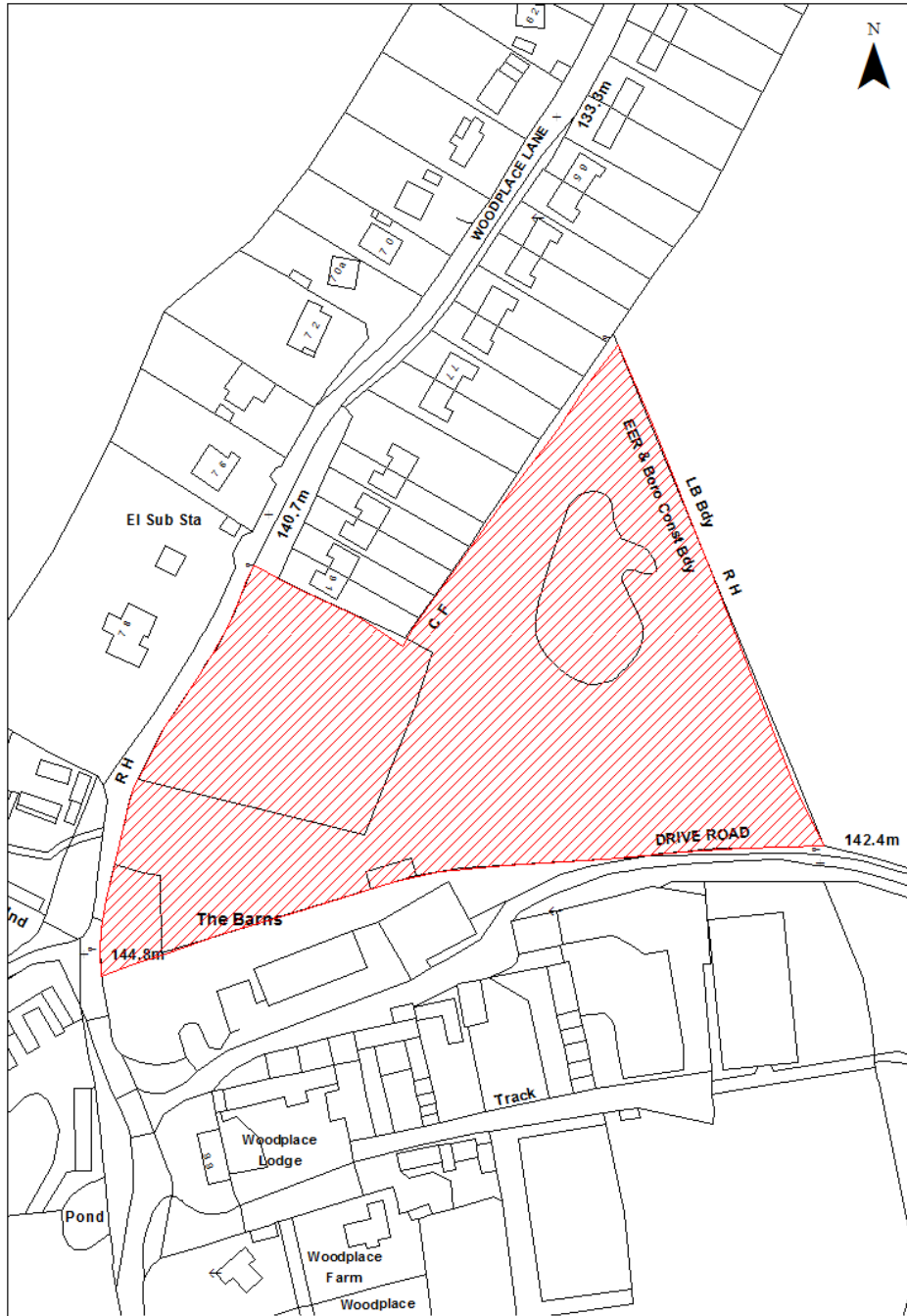
The site is therefore currently developable.

BV38 – 1-10 The Horseshoe, Banstead



Site details	
HELAA Reference	BV38
Source of site	Identified Site
Site name	1-10 The Horseshoe, Banstead
Existing use	Residential
Housing Potential	
Density	40dph
Capacity	Will be dependent upon the reprovision of the carpark and community uses.
Total site area (ha)	
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 been identified in the Regulation 19 DMP for mixed-use development including residential and community and/ or public services. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site, as part of the wider Horesehoe, has been identified in the Regulation 19 Development Management Plan for mixed-use development including residential and public and/ or community services.
Physical Limitations	A small area towards the south of the site has been identified as being at risk from surface water flooding (1 in 1,000 years).
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 confirm whether the landowner wishes to promote the site for housing development. No legal constraints to development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Viability appraisals suggest that development within Banstead would be viable. Provision of community uses may however impact upon viability. Residential market demand in this area is considered to be sufficient to support development of this scale.
Summary	
The site has been identified, as part of a wider site allocation, for redevelopment in the Regulation 19 Development Management Plan. 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 developable. Overcoming constraints: availability	

CHW01 – Land at Woodplace Lane, Coulsdon



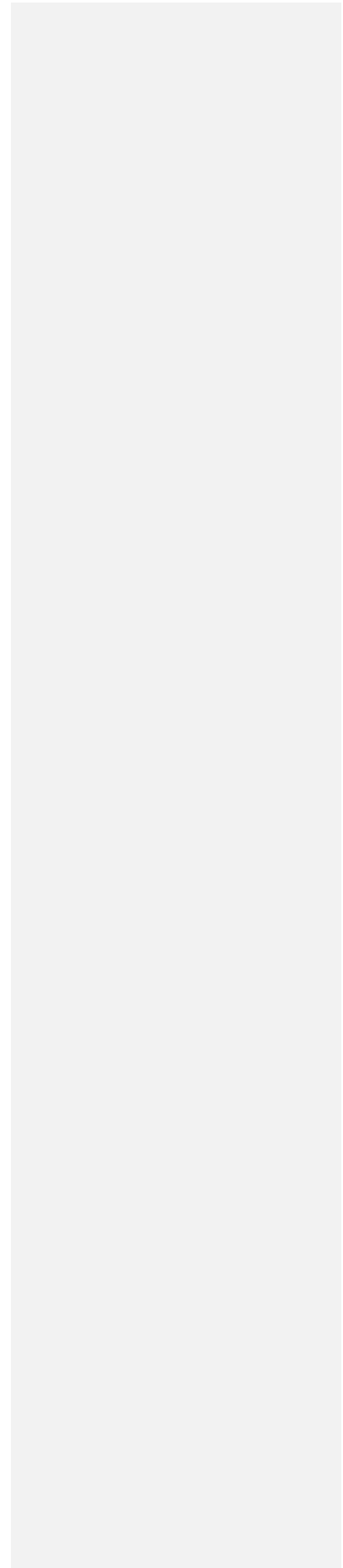
Site details	
HELAA Reference	CHW01
Source of site	RBBC Property
Site name	Land at Woodplace Lane, Coulsdon
Existing use	Agricultural/ grazing land
Housing Potential	
Density	Assumed: 25dph
Capacity	40 units
Total site area (ha)	1.55
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Development would be reliant on services and facilities in the adjoining borough.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would most likely deliver larger family homes.
Physical Limitations	<p>There is a small water body within the site.</p> <p>Access to the site via Woodplace Lane is constrained and would be unlikely to support large scale residential development in its current form.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.</p> <p>Given proximity to the borough boundary, potential impacts on the adjoining borough would need to be considered under Duty to Cooperate.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The site has been promoted for housing development.</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 during 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 scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work was not undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

Whilst the site is 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 developable.

Overcoming constraints: Strategic policy change; vehicular access; landscape (AGLV) impact

CHW02 – Land at Outwood Lane, Chipstead



Site details	
HELAA Reference	CHW02
Source of site	RBBC Property
Site name	Land at Outwood Lane, Chipstead
Existing use	Agricultural
Housing Potential	
Density	Assumed: 20dph
Capacity	20 units
Total site area (ha)	1.12ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would likely be most suited to delivering larger family homes.
Physical Limitations	<p>The western boundary of the site where it adjoins Outwood Lane is identified as being at risk from surface water flooding.</p> <p>Land levels in the site rise relatively steeply from west to east which could impinge upon development potential.</p>
Potential Impacts	<p>Development could potentially have an adverse impact upon the Area of Great Landscape Value, particularly given the prominence and topography of the site.</p> <p>Development could potentially impact upon the adjoining Site of Nature Conservation Importance.</p> <p>Proximity to the railway line 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 Reigate & Banstead Borough Council.</p> <p>The site has been promoted for housing development.</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 during 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 scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</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; landscape (AGLV) impact

CHW03 – Land between Hazelwood Lane and Castle Road, Chipstead

Site details	
HELAA Reference	CHW03
Source of site	RBBC Property
Site name	Land between Hazelwood Lane and Castle Road, Chipstead
Existing use	Agricultural
Housing Potential	
Density	Assumed: 20dph
Capacity	190 units
Total site area (ha)	9.57 (gross) ha
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site lies within an Area of Great Landscape Value. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is limited. Accessibility to public transport is poor.
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	Land levels in the site rise very steeply from west to east which severely impinges upon the developability of much of the site.
Potential Impacts	Development could potentially have an adverse visual impact upon the Area of Great Landscape Value, particularly given the prominence and topography of the site. Development could potentially impact upon the adjoining Site of Nature Conservation Importance. Proximity to the railway line could give rise to residential amenity concerns. Development could adversely impact upon the setting and integrity of the adjoining Conservation Area.
The site is not considered to suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The site has been promoted for housing development. No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/ regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	

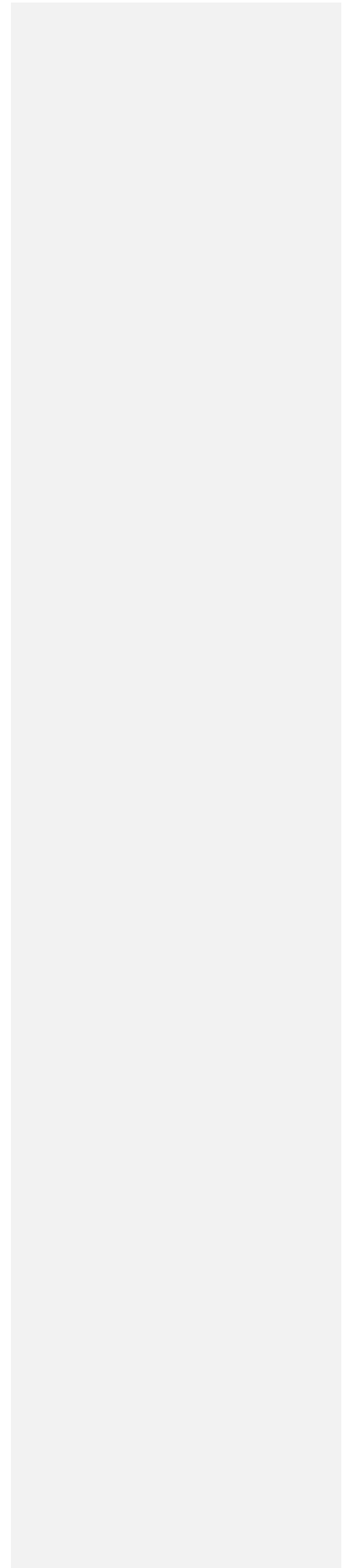
Summary

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

The site is therefore not currently developable.

Overcoming constraints: Strategic policy change; landscape (AGLV) impact

CHW06 – Land at Rectory Lane ('Drakes Field'), Chipstead



Site details	
HELAA Reference	CHW06
Source of site	Call for Sites
Site name	Land at Rectory Lane ('Drakes Field'), Chipstead
Existing use	Greenfield open space
Housing Potential	
Density	18dph (Approx.)
Capacity	270
Total site area (ha)	15ha (Approx.)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is within the strategic gap between Reigate & Banstead and the London Borough of Croydon.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	There are no physical limitations associated with the site.
Potential Impacts	<p>Given the proximity to the borough boundary, potential impacts on the adjoining borough ward would need to be considered under the Duty to Co-Operate.</p> <p>Proximity to Woodmansterne Pumping Station may affect residential amenity.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a four private individuals (family members).</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The landowners have previously promoted the site to the Council for housing development. It has not been possible to confirm landowner intentions.</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. Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single housebuilder and would likely attract interest from established regional or national housebuilders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a number of phases.</p> <p>Delivery rates of around 30-40 dwellings per annum could be completed on a site such as this.</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>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that the site would be made available for housing development.	
Summary	

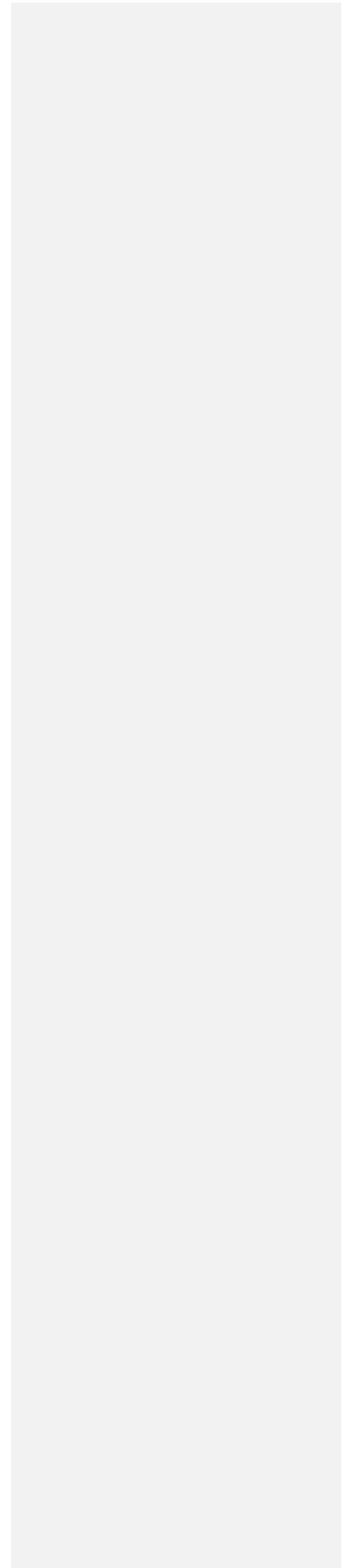
~~Whilst there is a reasonable prospect that the site would be made available for housing development within the plan period and that development would be achievable, the site is not considered to be suitable for housing development.~~

~~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; availability~~

CHW07 – Land off Harden Farm Close, Netherne, Coulsdon

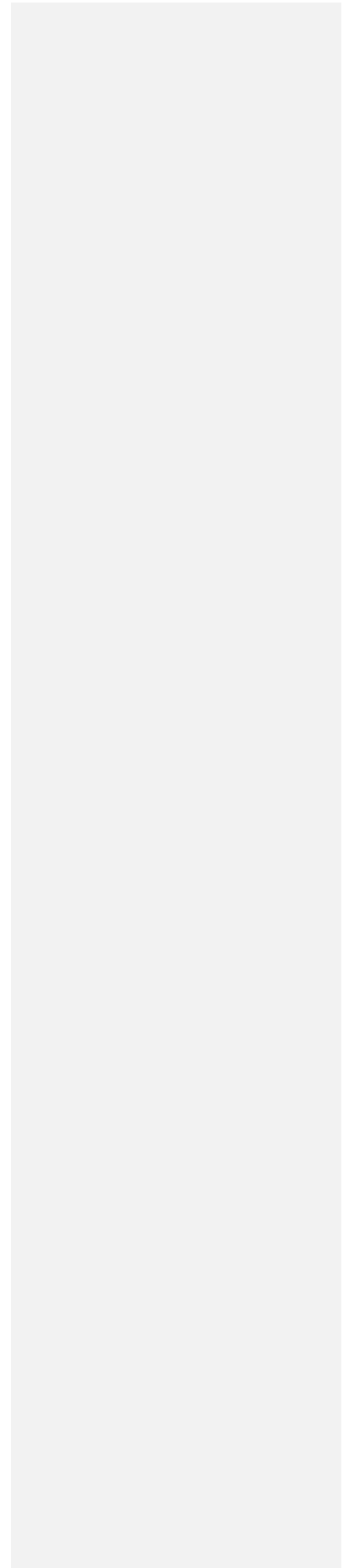


Site details	
HELAA Reference	CHW07
Source of site	Call for Sites
Site name	Land off Harden Farm Close, Netherne, Coulsdon
Existing use	Derelict ancillary/ agricultural buildings
Housing Potential	
Density	Assumed: 25dph
Capacity	7 units
Total site area (ha)	0.28ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt but given that the site is brownfield and there are existing buildings on site, there may be limited potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>The site lies within the Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport services is limited.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	<p>Access via Harden Farm Close is relatively constrained and would need to be improved to provide adequate access.</p> <p>There are a number of mature trees on the site.</p>
Potential Impacts	Development could have some visual impact upon the Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowners have 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 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 size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site not considered to be suitable for housing development and availability is uncertain.	

The site is therefore not currently developable.

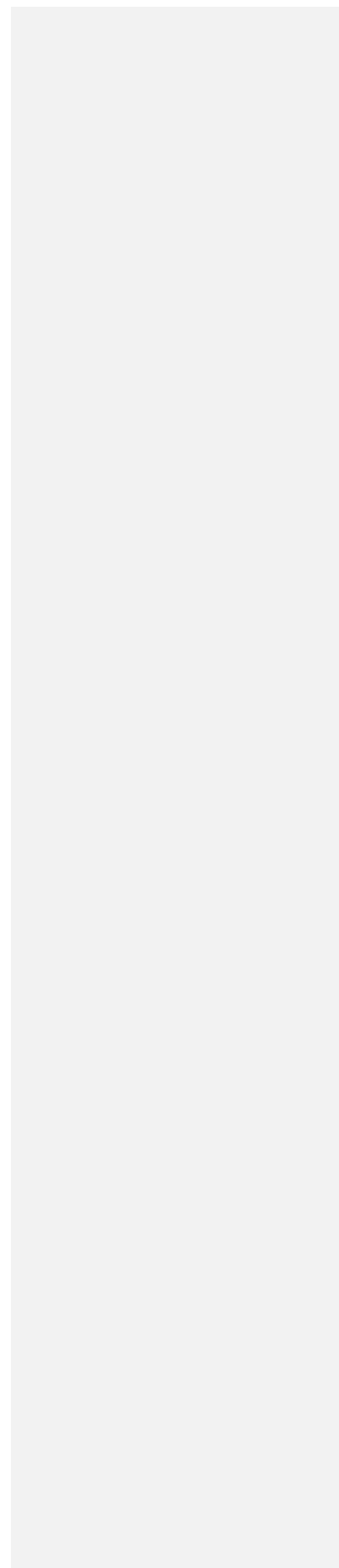
Overcoming constraints: Availability; strategic policy change; landscape (AGLV) impact

CHW09 – Land off Netherne Drive and Park Lane, Netherne, Coulsdon



Site details	
HELAA Reference	CHW09
Source of site	Call for Sites
Site name	Land off Netherne Drive and Park Lane, Netherne, Coulsdon
Existing use	Semi-natural open space
Housing Potential	
Density	Assumed: 25dph
Capacity	7 units
Total site area (ha)	0.29ha
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is limited.
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	The site is within an area of high archaeological potential – development could potentially impact upon this.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private company. The landowners have previously promoted the site for housing development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Demand for family homes in the area is considered to be strong enough to support development of this scale.
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	

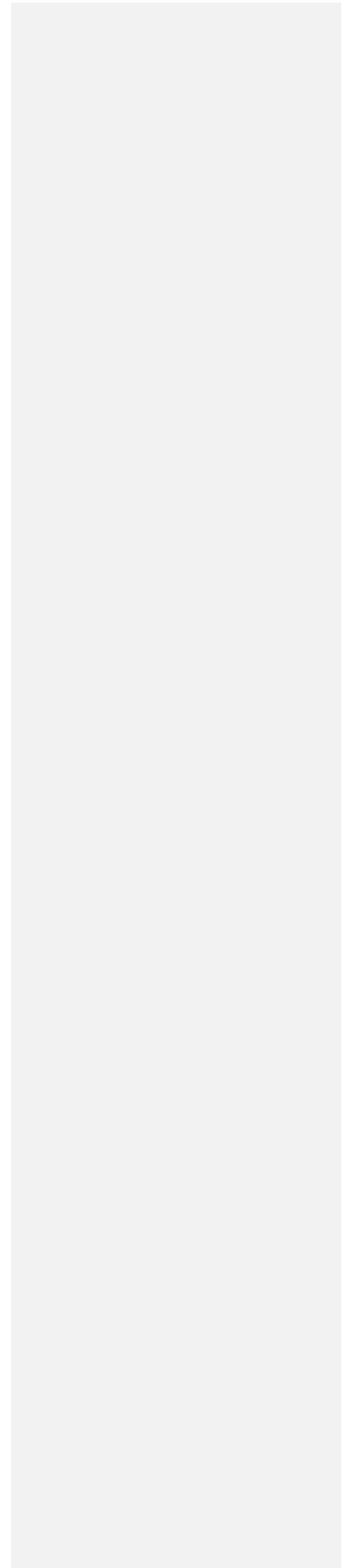
CHW10 – Land north of Park Lane, Netherne, Coulsdon



Site details	
HELAA Reference	CHW10
Source of site	Call for Sites
Site name	Land north of Park Lane, Netherne, Coulsdon
Existing use	Agricultural
Housing Potential	
Density	Assumed: 25dph
Capacity	25 units
Total site area (ha)	1.12ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport services is limited.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	The site is directly adjacent to an area of dense Ancient Woodland and there are a number of mature trees on the southern boundary fronting onto Park Lane.
Potential Impacts	<p>Development could potentially adversely impact upon the large area of Ancient Woodland directly adjoining the site.</p> <p>Development could visually impact upon the Area of Great Landscape Value.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private company.</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 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 scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be strong enough to support development of this scale.</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 developable.</p>	

Overcoming constraints: Availability; strategic policy change; landscape (AGLV) impact

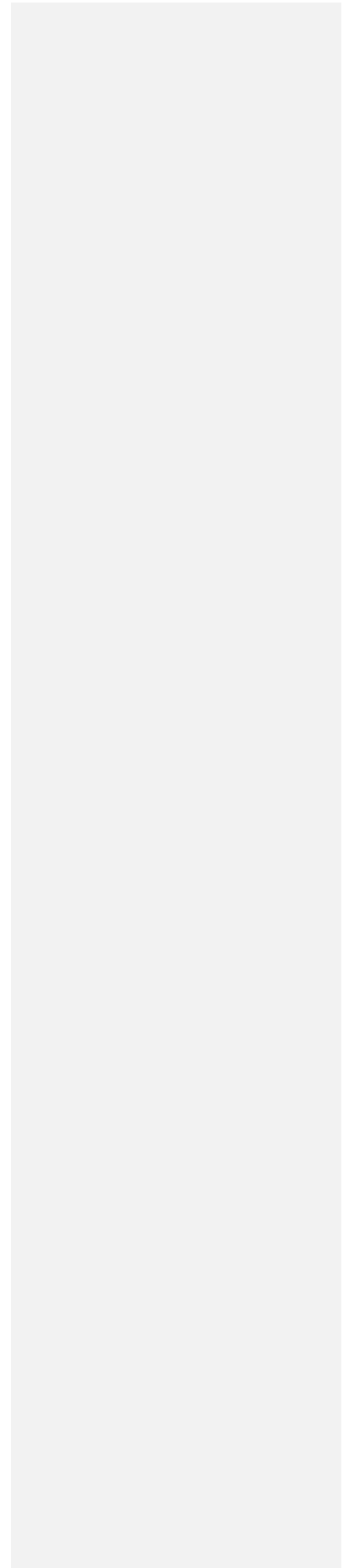
CHW11 – Land west of Netherne Drive, Netherne, Coulsdon



Site details	
HELAA Reference	CHW11
Source of site	Call for Sites
Site name	Land west of Netherne Drive, Netherne, Coulsdon
Existing use	Semi-natural open space
Housing Potential	
Density	Assumed: 25dph
Capacity	25 units
Total site area (ha)	1.05ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport services is limited.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	There is a dense belt of woodland directly to the south of the site.
Potential Impacts	<p>The site is in close proximity to an Ancient Monument – development could potentially impact upon its setting.</p> <p>Development could potentially have a visual impact upon the Area of Great Landscape Value.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site 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 size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work was not undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be strong enough to support development of this scale.</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>	

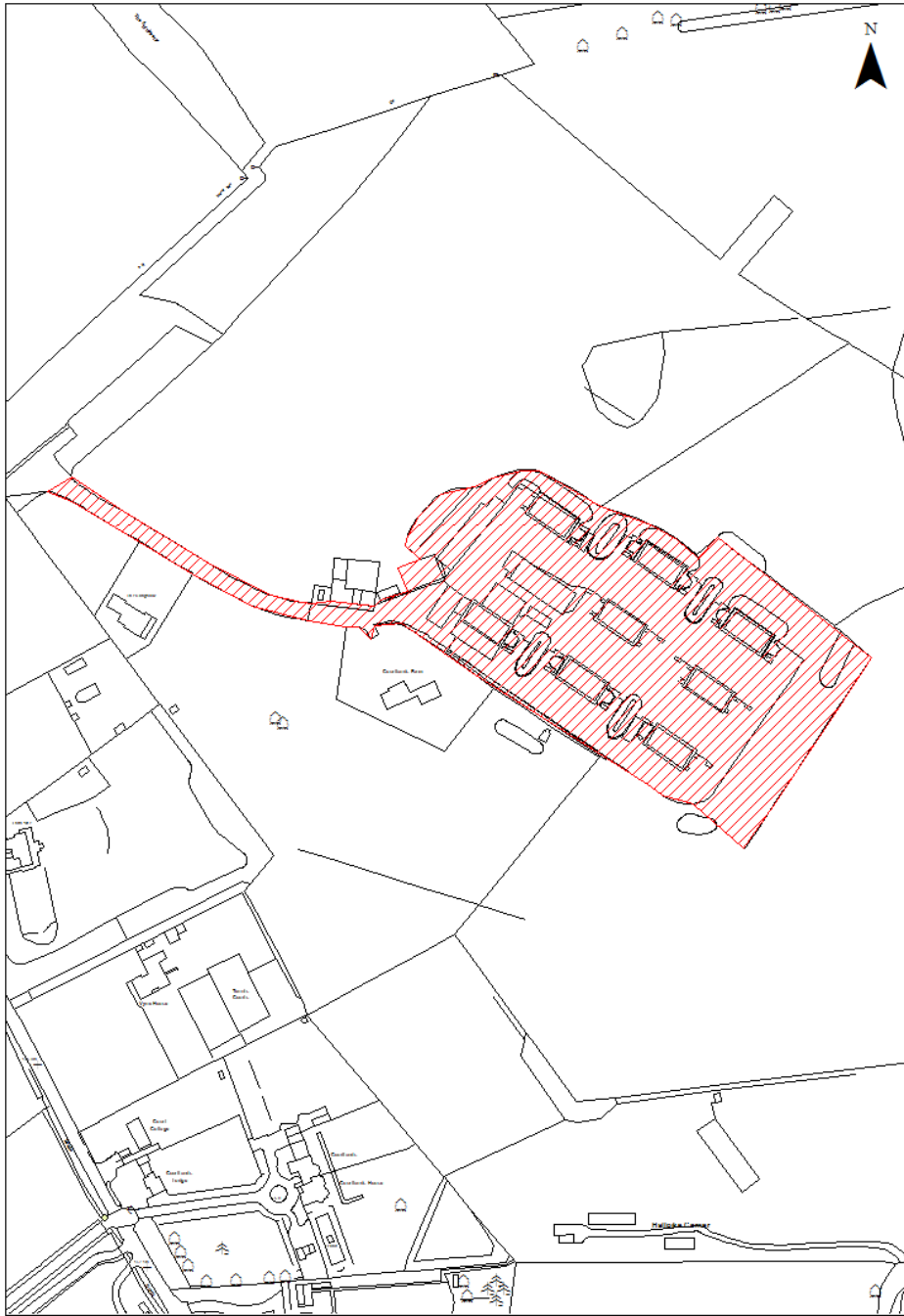
Overcoming constraints: Availability; strategic policy change; landscape (AGLV) impact

CHW14 – 8 Brighton Road, Hooley



Site details	
HELAA Reference	CHW14
Source of site	Extant Planning Permission
Site name	8 Brighton Road, Hooley
Existing use	Residential
Housing Potential	
Density	50dph
Capacity	5
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is poor. Accessibility to public transport is poor. The site benefits from planning permission for 5 units.
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	Access to the site is from the busy A23 Brighton Road; however, this is an existing residential access.
Potential Impacts	Proximity to the Brighton Road may give rise to residential amenity conflicts.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a private individual. The site benefits from planning permission for 5 units. A subsequent planning application for 22 units has been submitted and is currently under consideration. <u>A subsequent application for 21 units has recently been refused.</u> No legal constraints to development have been identified.	
There is a reasonable prospect that the site will be brought forward for housing development.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. As site of this scale would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is 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 the site will be made available for housing development and that development of the site would be achievable. The site is therefore considered to be deliverable.	

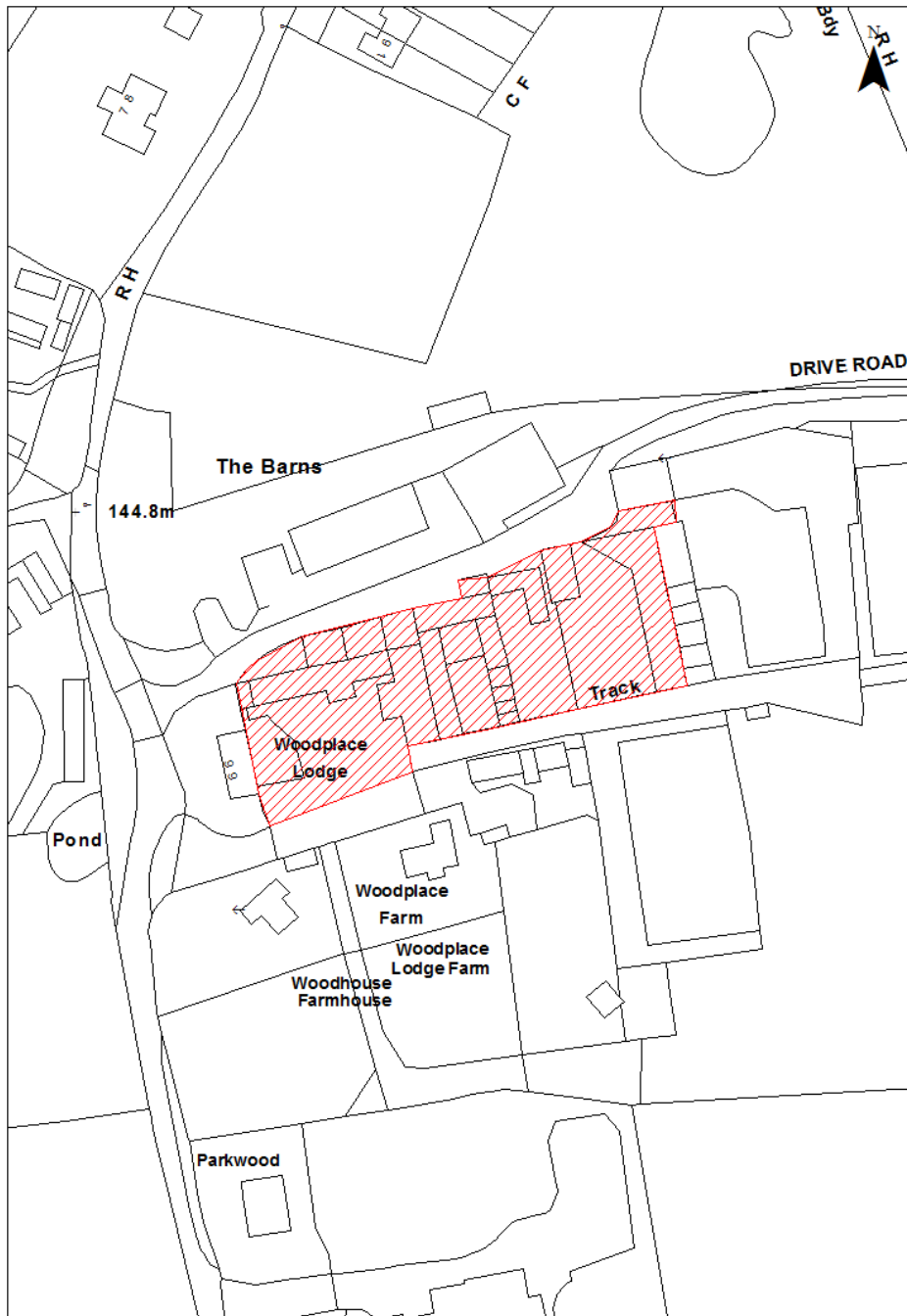
CHW15 – Courtlands Farm, Park Road, Banstead



Site details	
HELAA Reference	CHW15
Source of site	Extant Planning Permission
Site name	Courtlands Farm, Park Road, Banstead
Existing use	Hardstanding, vehicle storage, agricultural buildings and ammunition bunkers
Housing Potential	
Density	3.6dph
Capacity	9
Total site area (ha)	2.82 (2.5 excluding access road)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is brownfield – there are existing buildings on the site.</p> <p>The site contains a number of listed buildings.</p> <p>The site is a site of archaeological importance.</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 9 units.</p> <p>The site is a locally listed Anti Aircraft Ammunition Depot. During the course of the planning application it was considered that these buildings were in poor condition. Planning permission was approved as it was felt that the developer struck an appropriate balance between retaining and restoring the heritage interest of the site and as the scale of development proposed would have less of an impact on the openness of the Green belt.</p>
Market Considerations	The site is proposed to deliver 9 dwellings.
Physical Limitations	Due to the previous use of the site, the site may be contaminated.
Potential Impacts	Development will impact upon the heritage of the area; however, this is felt to be outweighed by the retention, full restoration and future maintenance of one bunker at the entrance of the site. This would provide a well-preserved example of the historical role of the area in the Second World War.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two private landowners.</p> <p>The site benefits from planning permission for 9 units.</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 developers. A specialist contractor may be required given the former use of the site as an ammunition depot.</p> <p>A site such as this would likely 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 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	
The site is considered to be suitable, available and achievable.	

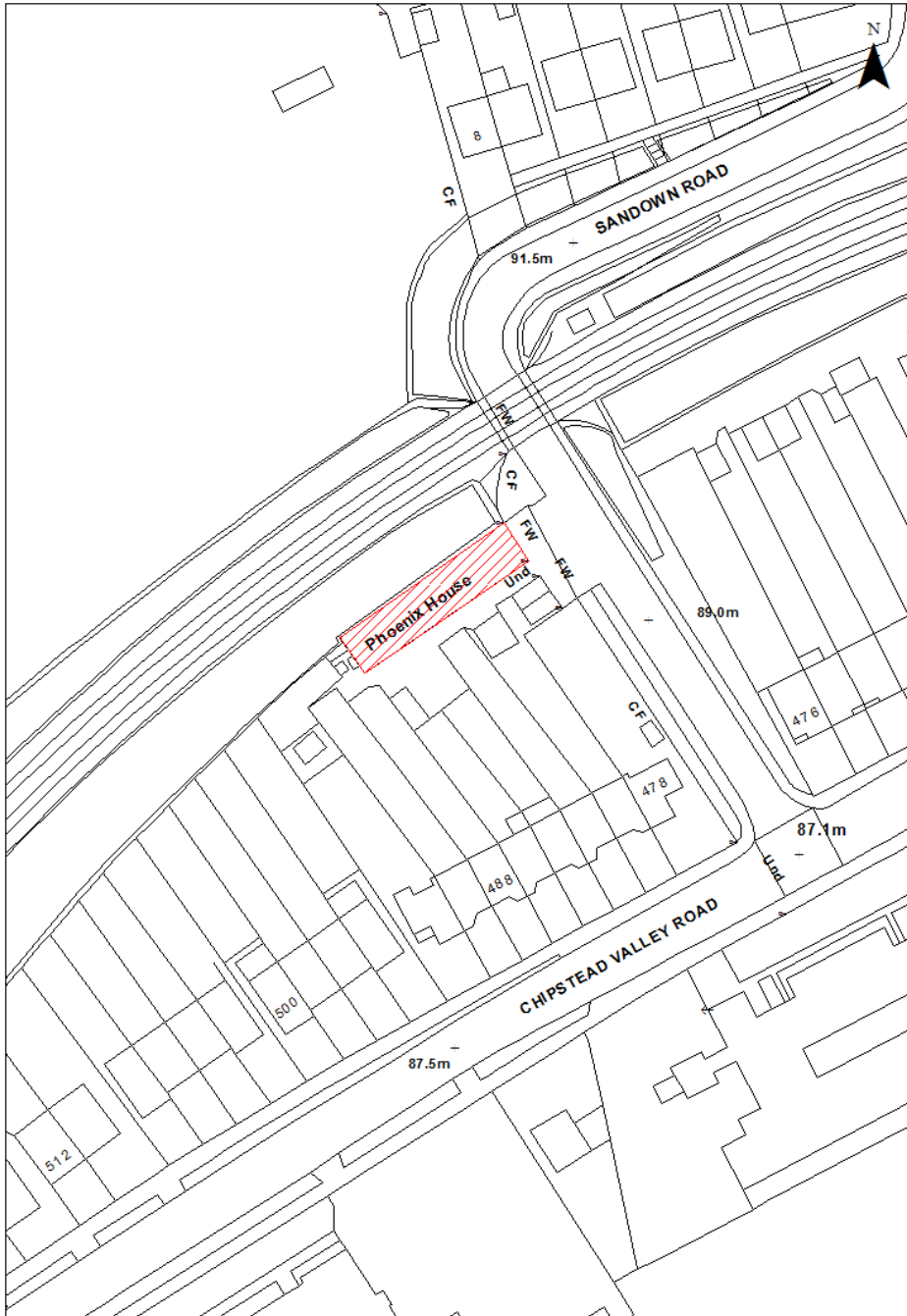
The site is therefore considered to be deliverable.

CHW16 – Woodplace Lodge Stables, Coulsdon



Site details	
HELAA Reference	CHW16
Source of site	Vacant Property
Site name	Woodplace Lodge Stables, Coulsdon
Existing use	Vacant property
Housing Potential	
Density	20dph
Capacity	12
Total site area (ha)	0.6
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site is previously developed and therefore there may be some potential for development through Paragraph 89 of the NPPF.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities is limited.</p> <p>Accessibility to public transport is limited.</p>
Market Considerations	The site would be most suitable to delivering family homes.
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 currently vacant property.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
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 such as this would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A site of this scale/ type would be completed by a single developer in a single phase.</p> <p>Delivery rates of 20-30 units could be achieved. 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 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 considered to be developable.</p> <p>Overcoming constraints: Availability; strategic policy change; landscape (AGLV) impact</p>	

CHW17 – Phoenix House, Sandown Road, Coulsdon



Site details	
HELAA Reference	CHW17
Source of site	Vacant Property
Site name	Phoenix House, Sandown Road, Coulsdon
Existing use	Vacant property
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 and facilities is good. Accessibility to public transport is excellent. Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy.
Market Considerations	The site would be most suitable to delivering higher density units (Flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Proximity to the railway may give rise to residential amenity conflict.
The site is not considered to be suitable for housing development.	
Availability	
The landowner has confirmed intention to develop the site for housing development. The site is owned by a single landowner. The landowner has previously promoted the site for housing development. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
The site is therefore considered to be available for housing development. 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/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would 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 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. 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 good 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	
Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development. The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable.	

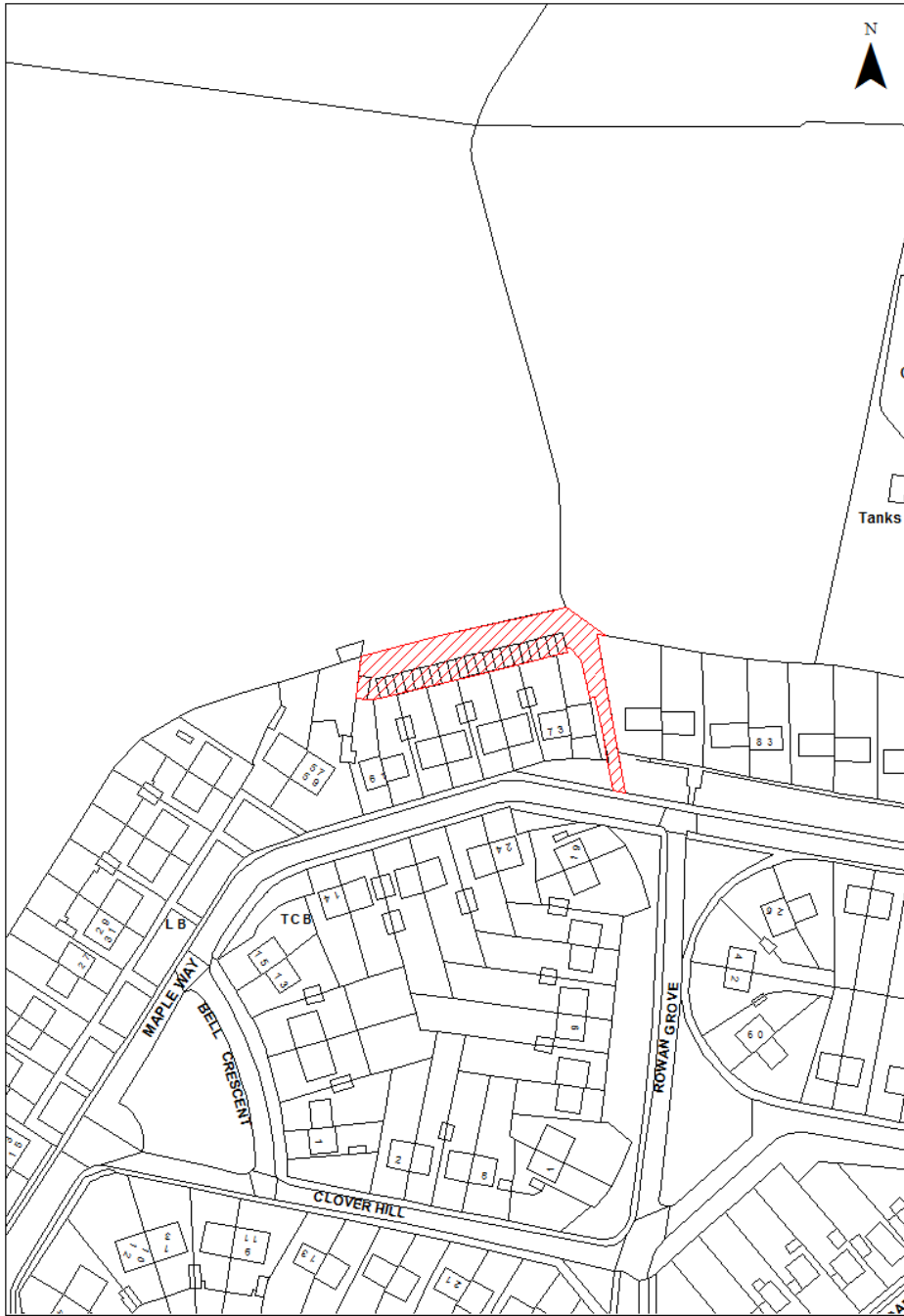
Overcoming constraints: strategic policy change; availability

CHW18 – Garages R/O 52-62 Kingscroft Road, Woodmansterne



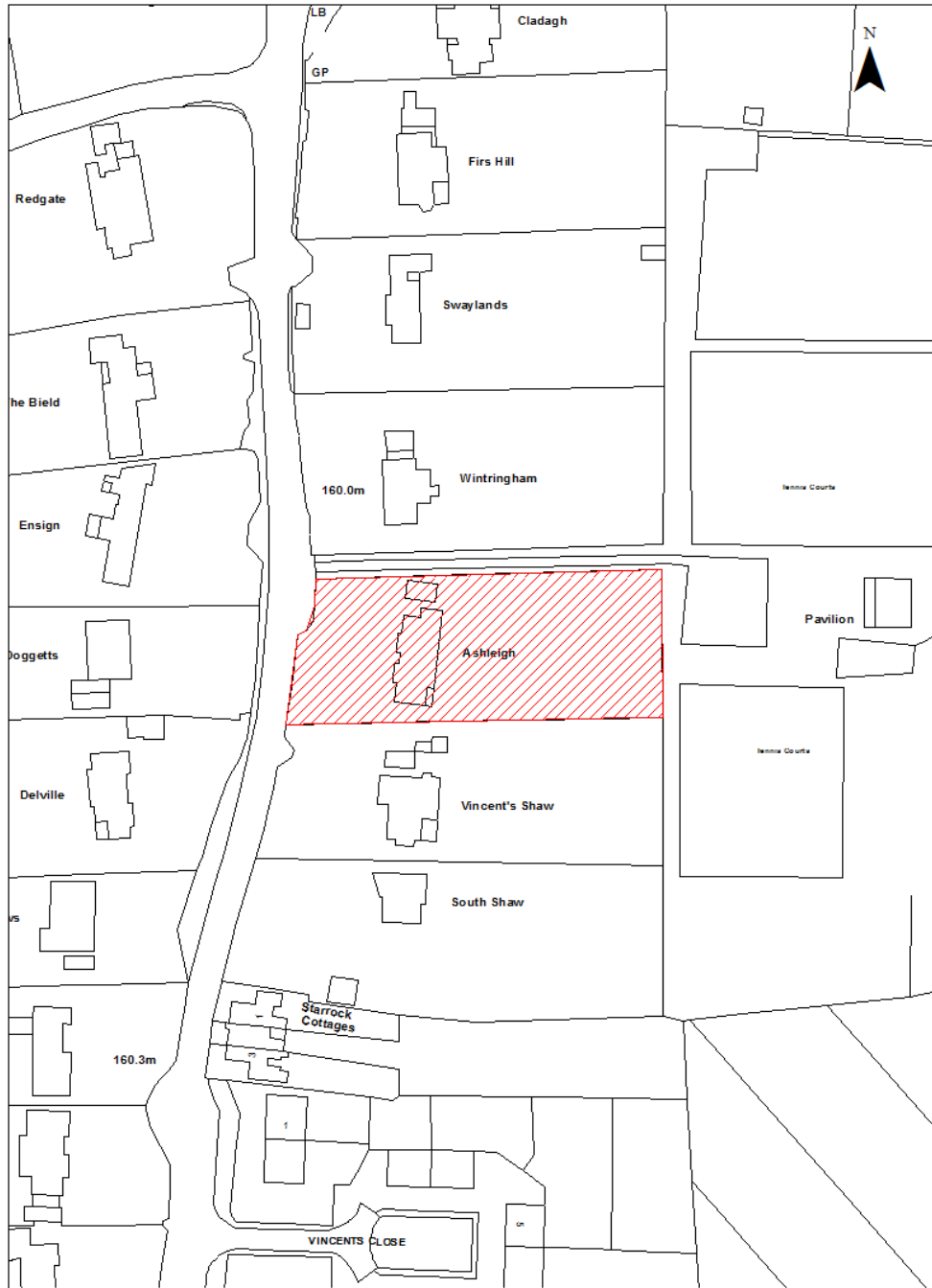
Site details	
HELAA Reference	CHW18
Source of site	Garages
Site name	Garages R/O 52-62 Kingscroft Road, Woodmansterne
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location 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 suited to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement. The site is long and narrow – this would restrict development potential.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently a garage block. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale and type would attract interest from local and regional developers who would likely have the capacity to deliver a scheme such as this. The site would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development in Banstead suggests that the site would be economically viable. The residential market in the area is considered to be sufficient to support the scale and type of development 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 developable. Overcoming constraints: availability; access; site characteristics	

CHW19 – Garages R/O 61-75 Maple Way, Hooley



Site details	
HELAA Reference	CHW19
Source of site	Garages
Site name	Garages R/O 61-75 Maple Way, Hooley
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site adjoins the Green Belt and Area of Great Landscape Value.
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	Access to the site is constrained and would require improvement. The site is long and thin – this limits development potential.
Potential Impacts	Development could impact upon the adjoining Area of Great Landscape Value.
The site is therefore not suitable for housing development.	
Availability	
The site is currently used as a garage block. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.	
Availability of the site is uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract 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 by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development in Banstead indicates that the site is considered to be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
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; site characteristics; landscape (AGLV) impact	

CHW20 – Ashleigh, High Road, Chipstead



Site details	
HELAA Reference	<u>CHW20</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Ashleigh, High Road, Chipstead</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 33dph</u>
Capacity	<u>Proposed: 6 (gross) 5 (net)</u>
Total site area (ha)	<u>0.18ha</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 the demolition of the existing dwelling and the erection of 6 maisonettes. This application was refused due to design reasons (car dominated frontage) and inadequate carparking.</u> <u>Accessibility to local services and facilities is limited.</u> <u>Accessibility to public transport is limited.</u>
Market Considerations	<u>The site is proposed to deliver 6 maisonettes.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The recent planning permission was refused as:</u> <ul style="list-style-type: none"> • <u>The proposal would, by virtue of the layout with a car dominated frontage and limited opportunity for landscaping be harmful to and out of keeping with the character of the locality;</u> • <u>The proposal would, by virtue of the inadequate level of off-road car parking for the amount fo residential accommodation proposed, be likely to result in significant levels of on-street car parking in an area where on-street parking is not a characteristic, detracting significantly from the character and visual amenity of the locality; and</u> • <u>The car parking provision for the proposed development is insufficient and is likely to result in injudicious parking on the adjacent public highway, potentially causing danger and inconvenience to other highway users and interfering with the free flow of traffic</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>The site has not been formally promoted for housing development.</u> <u>The site benefits from planning permission for the erection of a replacement dwelling.</u> <u>A number of planning applications have been submitted for the redevelopment of the site.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is not known to be any specific developer involvement in the site at this point.</u> <u>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be 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 viability testing suggests that development would be viable.</u> <u>The residential market in the area is considered to be sufficient to support the type</u>

and scale of development envisaged.

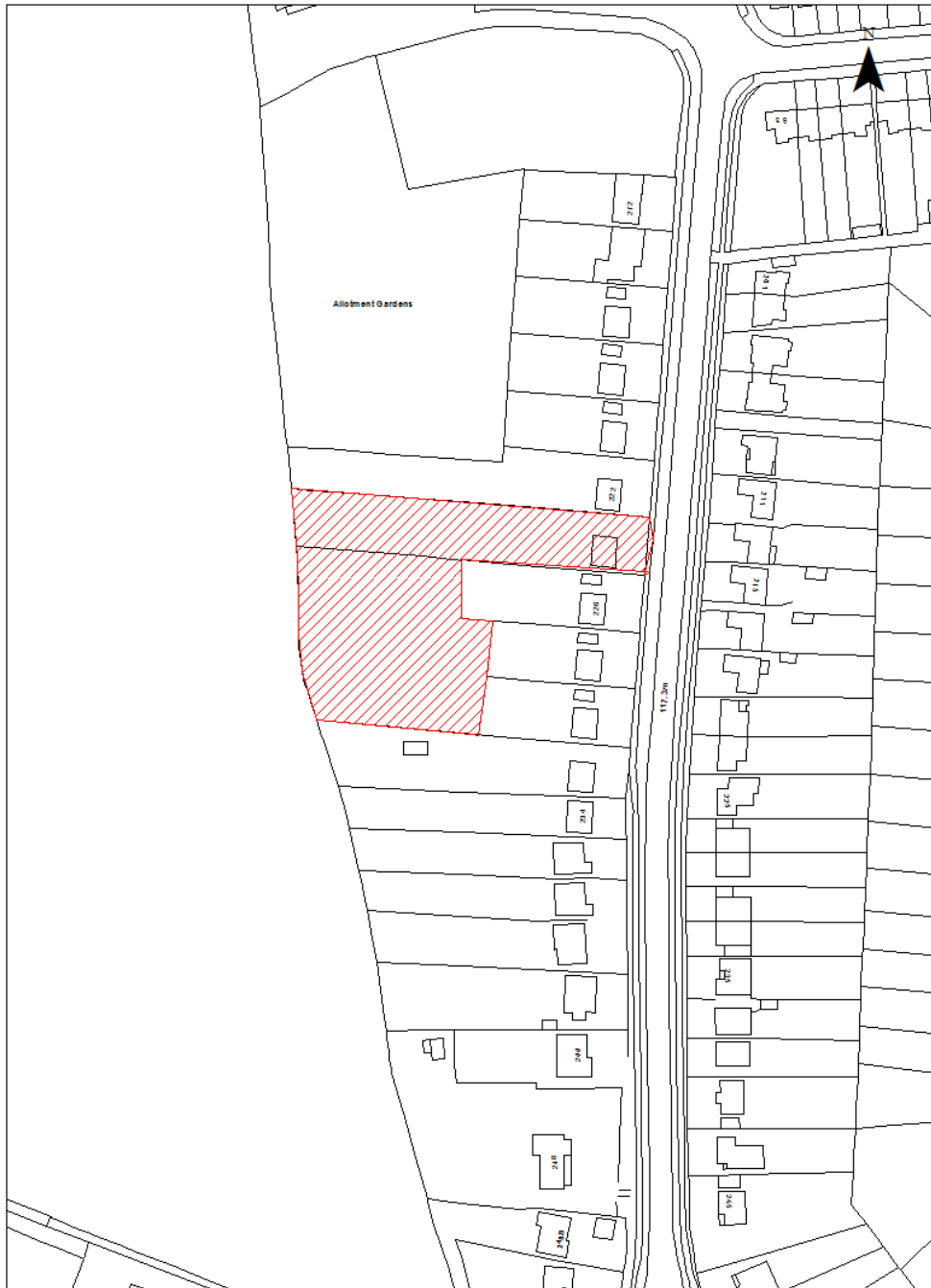
There is a reasonable prospect that development of the site will be achievable.

Summary

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

The site is therefore considered to be deliverable.

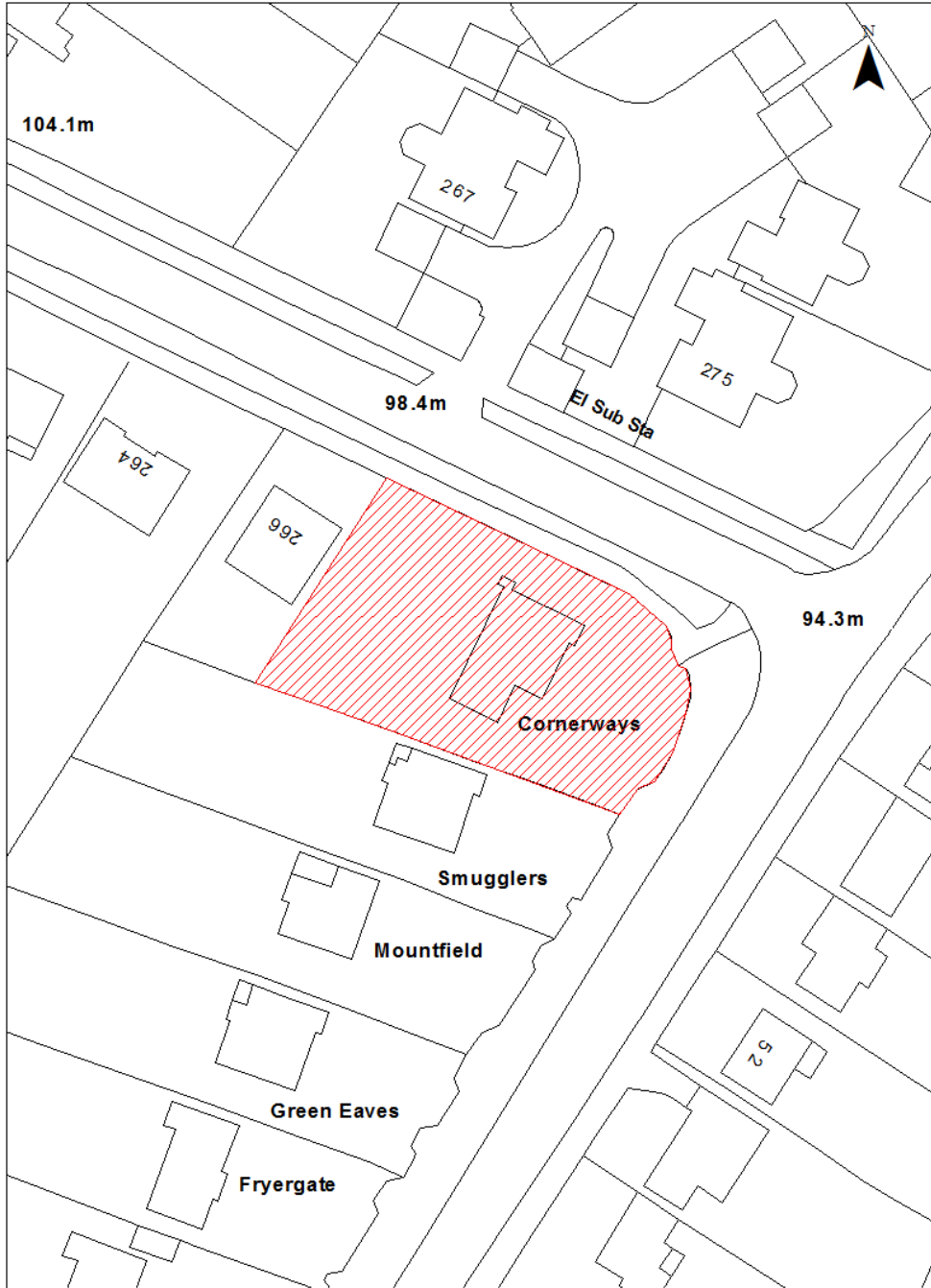
**CHW21 – 224 & Land R/O 226, 228 & 230 Chipstead Way,
Woodmansterne**



Site details	
HELAA Reference	<u>CHW21</u>
Source of site	<u>Previously refused planning permission</u>
Site name	<u>224 and Land R/O 226-230 Chipstead Way, Woodmansterne</u>
Existing use	<u>Residential and gardens</u>
Housing Potential	
Density	<u>Proposed: 16.7dph</u>
Capacity	<u>Proposed: 6 (gross) 5 (net)</u>
Total site area (ha)	<u>0.36</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. Planning application has recently been refused due to design reasons and the unacceptable loss of established trees. Accessibility to local services and facilities is good. Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site is proposed to deliver 6 dwellings.</u>
Physical Limitations	<u>The site contains two TPO and there is a neighbouring TPO.</u>
Potential Impacts	<u>The previous planning application was refused as:</u> <ul style="list-style-type: none"> • <u>The proposal would result in backland development uncharacteristic of the well established frontage pattern of development of this part of Chipstead Way;</u> • <u>By virtue of their elevated height, visibility within the streetscene, lack of spacing, small plot sizes and the scale and layout of the buildings, together with the associated activity and movements in this peaceful back-garden location, the proposal would represent an uncharacteristic, prominent and cramped overdevelopment of the site, that would appear incongruous and harmful to the character of the streetscene, locality and its tranquil nature;</u> • <u>The proposed development would result the unacceptable loss of established trees without acceptable migration planting along the western boundary which would be harmful to the character of the area. The development will result in the last remaining protected beech which is visually significant and prominent in the local landscape being at risk, due to its undue proximity to the proposed development creating an oppressive environment for future occupants' resulting in pressure from occupants to fell or unacceptably prune this tree.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by a number of landowners.</u> <u>The site would need to be assembled in order to enable delivery.</u> <u>The site has not been formally promoted for housing development, however, a number of planning applications have recently been made for development of the site.</u> <u>The recently refused planning applications were made by Silverleaf Group.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site would be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The recently refused planning applications were made by Silverleaf Group.</u> <u>A scheme of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme of this nature.</u>

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

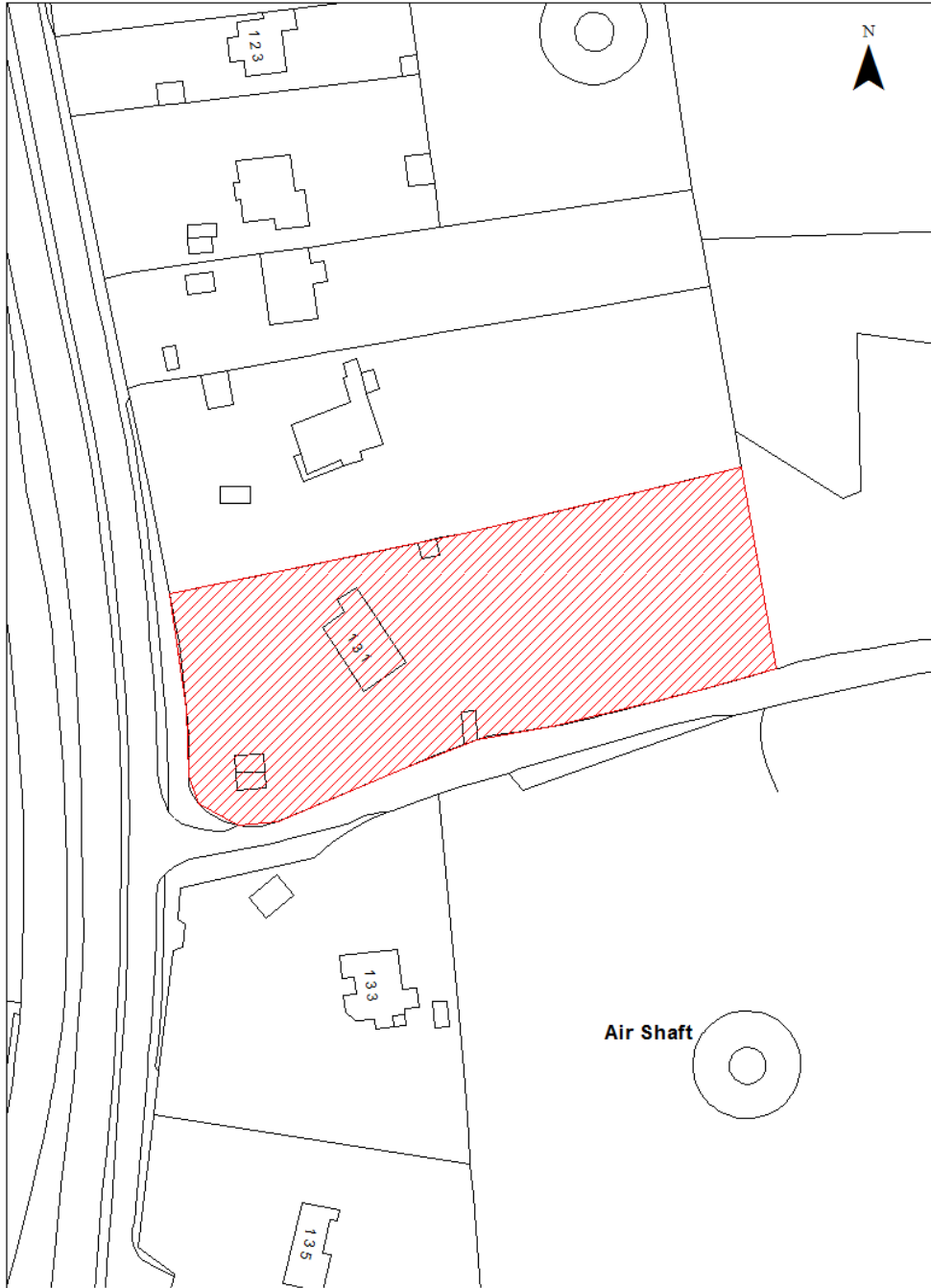
CHW22 – Cornerways, Outwood Lane, Chipstead



Site details	
HELAA Reference	<u>CHW22</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Cornerways, Outwood Lane, Chipstead</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 250dph</u>
Capacity	<u>Proposed: 25</u>
Total site area (ha)	<u>0.1ha</u>
Suitability	
Policy Considerations	<u>The site is within the urban area.</u> <u>A previous planning application was refused for design and amenity reasons.</u> <u>Proposed policy DES7 ...</u> <u>The site is considered to be in an appropriately accessible location for retirement accommodation. Accessibility to local services, facilities and public transport is good.</u>
Market Considerations	<u>The site is proposed to be developed to form 25 retirement living apartments.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The recent planning permission was refused as:</u> <ul style="list-style-type: none"> • <u>The proposed building would, by virtue of its bulk, massing, depth and forward projection, appear unduly prominent and out of context with the locality. Coupled with the extensive footprint of built form and hardstanding, general layout of the site and limited opportunity for adequate replacement soft landscaping, the proposal would represent an overdevelopment of the site which would be out of keeping with, and harmful to, the more spacious character of Outwood Lane and Chipstead Way;</u> • <u>The proposal, by virtue of the proximity of the narrow, inclined access road and parking court to the boundary with the neighbour at Green Eaves, would give rise to a level of noise and disturbance which would be harmful to the amenity and living conditions of the occupants of this property, including the enjoyment of their garden;</u> • <u>The proposal fails to make adequate provision for, or financial contributions towards, affordable housing.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>The landowner has not actively promoted the site for housing development, however, there has been a recent planning application.</u> <u>The recently refused planning application is at appeal.</u> <u>The recently refused planning application was made by McCarthy & Stone, an experienced provider of retirement accommodation.</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 development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The previous planning application was made by McCarthy & Stone, an experienced provider of retirement accommodation.</u> <u>They are considered to have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12-18 months.</u>

Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>During the course of the planning application, the applicant submitted evidence that full affordable housing contributions could not be sought. This was scrutinised and agreed by the Council.</u></p> <p><u>The demand for retirement accommodation is considered to be sufficient to support the type and scale of development envisaged.</u></p>
<p><u>There is a reasonable prospect that development of the site would be achievable.</u></p>	
<p>Summary</p>	
<p><u>The site is considered to be suitable for housing development.</u></p> <p><u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u></p> <p><u>The site is therefore considered to be deliverable.</u></p>	

CHW23 - 131 London Road North, Merstham



Site details	
HELAA Reference	<u>CHW23</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>131 London Road North, Merstham</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 15.8dph</u>
Capacity	<u>Proposed: 6 (gross) 5 (net)</u>
Total site area (ha)	<u>0.38ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Green Belt and therefore not a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site is previously developed and therefore there may be potential for redevelopment through paragraph 89 of the NPPF.</u></p> <p><u>The previous planning application was refused for being inappropriate development within the Green Belt.</u></p> <p><u>The site lies within an Area of Great Landscape Value.</u></p> <p><u>The site lies within an Area of Outstanding Natural Beauty.</u></p> <p><u>There is a locally listed structure adjacent to the site.</u></p> <p><u>Accessibility to local services and facilities is limited.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site is proposed to deliver 6 flats.</u>
Physical Limitations	<u>Parts of the site have been identified as being at risk of surface water flooding.</u>
Potential Impacts	<u>The previous planning application was refused as it was felt that the proposal is an inappropriate form of development in the Metropolitan Green Belt and would fail to preserve its openness, by virtue of the disproportionate addition to the building, encroachment into the countryside and materially intensified residential use inclusive of greater traffic movements and domestic activities/ use of paraphernalia going on within the residential curtilage intimately connected with the dwellings. The Council considered that no very special circumstances have been advanced that would outweigh the harm resulting from the development.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is under one landownership.</u></p> <p><u>Whilst the site has not been formerly promoted for housing development, there is a reasonable prospect that the site will be made available for development as there has recently been a planning application made.</u></p> <p><u>The recently made planning application was refused and is currently at appeal.</u></p> <p><u>No level constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A site of these characteristics would likely attract interest from a local developer who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this nature would likely be completed in a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be expected on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>No viability concerns were raised in the course of the previous application.</u></p> <p><u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u></p>

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

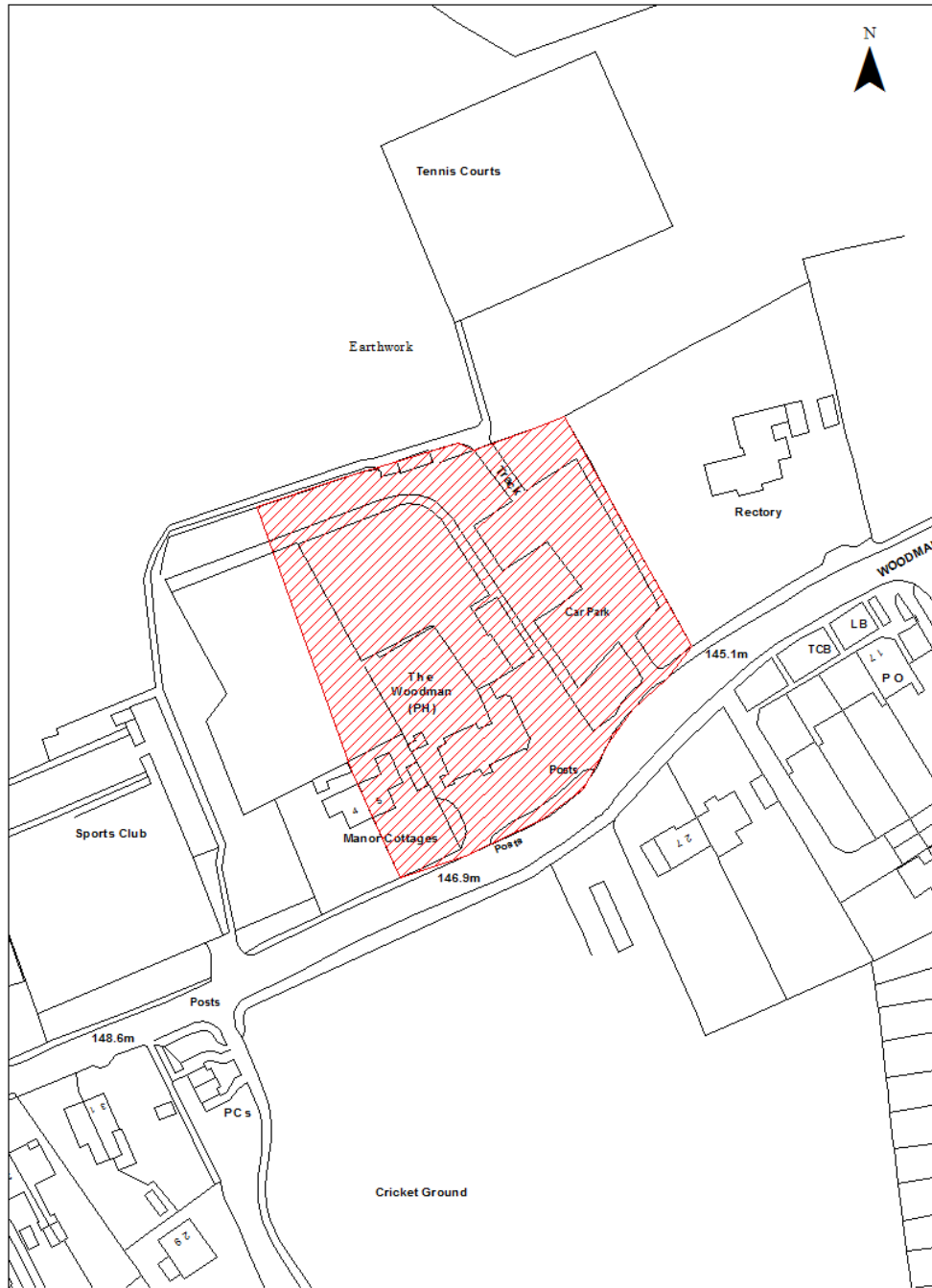
Summary

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

The site is not currently considered to be developable.

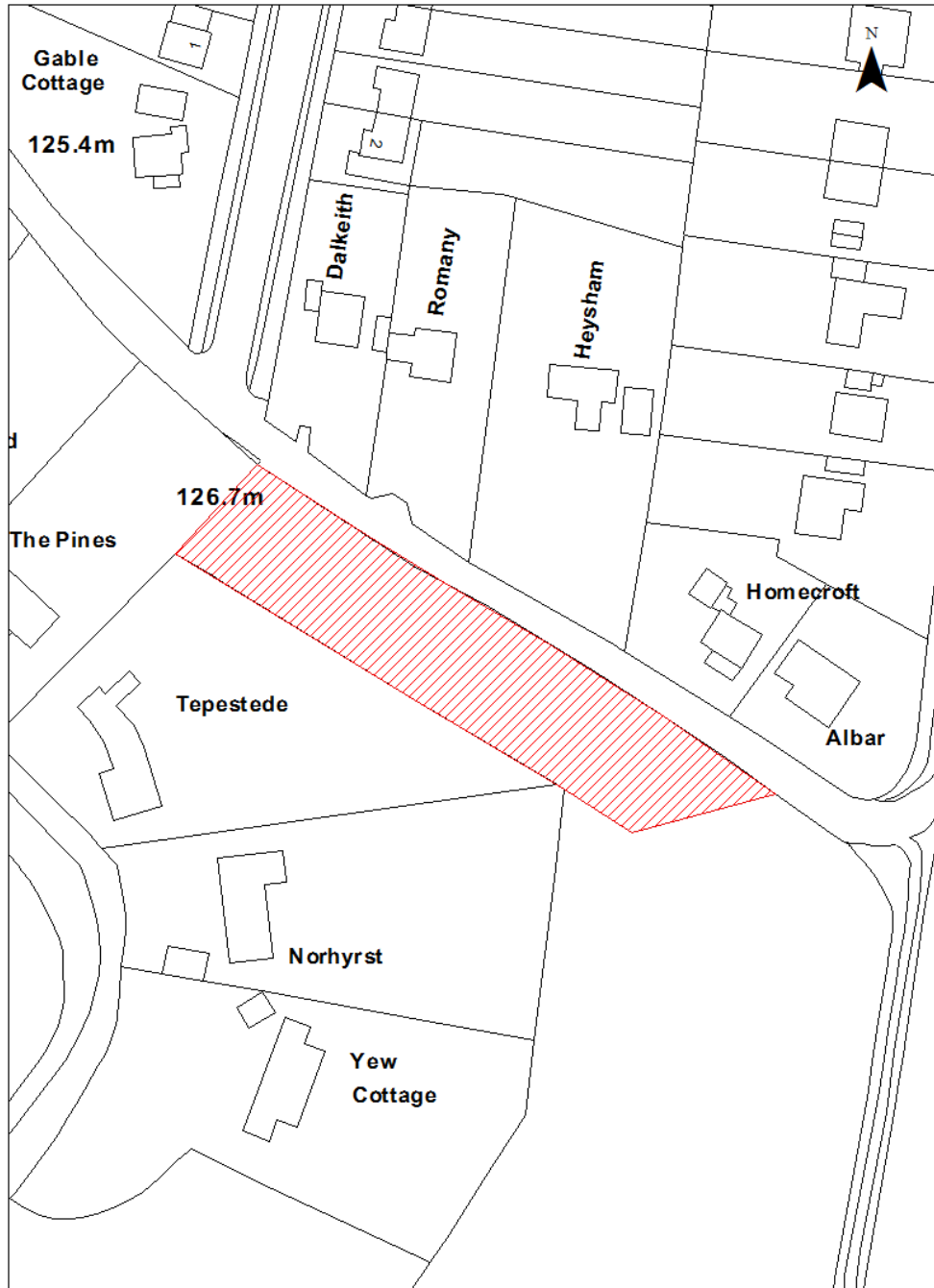
Overcoming constraints: Strategic policy change

CHW24 – Land north of Woodmansterne Street, Woodmansterne



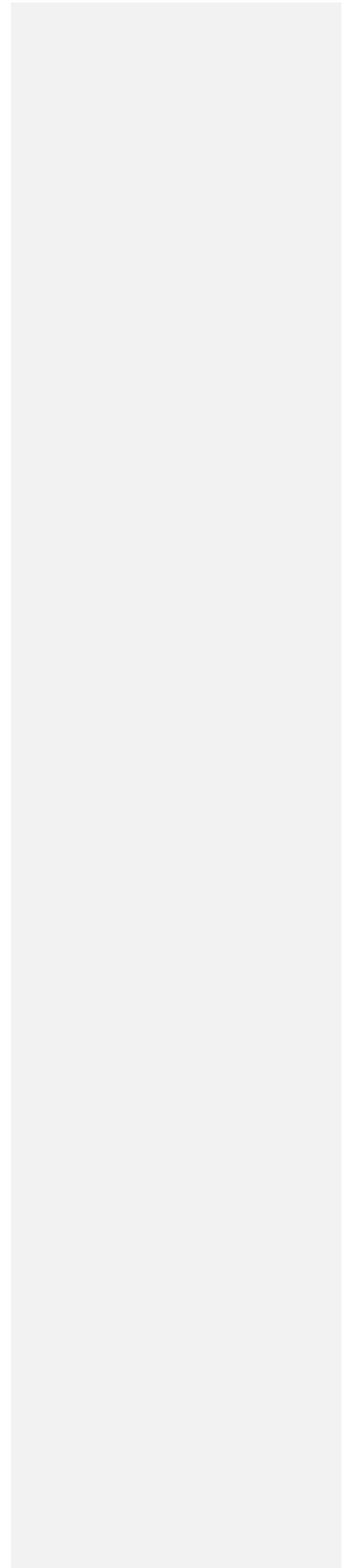
Site details	
HELAA Reference	<u>CHW24</u>
Source of site	<u>Regulation 19 Development Management Plan Consultation</u>
Site name	<u>Land north of Woodmansterne Street, Woodmansterne</u>
Existing use	<u>Public House and Recreation Ground</u>
Housing Potential	
Density	<u>24dph</u>
Capacity	<u>8</u>
Total site area (ha)	<u>0.34</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Metropolitan Green Belt.</u></p> <p><u>The site does not lie within a broad location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>Part of the site is previously developed and therefore they may be potential for partial redevelopment via paragraph 89 of the NPPF.</u></p> <p><u>The site has not been identified for housing development in the Regulation 19 Development Management Plan.</u></p> <p><u>The site is partly used as a recreation ground – loss of recreational uses would run contrary to policy.</u></p> <p><u>Accessibility to local services and facilities is excellent.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site would be most suited to delivering family homes.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>Development would lead to the loss of the recreational facility.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is under two landownerships.</u></p> <p><u>One of the landowners has promoted the site through the Regulation 19 Development Management Plan consultation.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>Availability of the site for housing development is uncertain.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is no known specific developer involvement in the site at this point.</u></p> <p><u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this scale/ type would achieve delivery rates of 20-30 units per annum.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</u></p> <p><u>Generic assessment of greenfield redevelopment suggests that development would be achievable.</u></p> <p><u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u></p>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<p><u>The site is not considered to be suitable for housing development and availability is uncertain.</u></p> <p><u>The site is therefore not currently developable.</u></p> <p><u>Overcoming constraints: availability; strategic policy change</u></p>	

CHW25 – Land at Church Lane, Hooley



Site details	
HELAA Reference	<u>CHW25</u>
Source of site	<u>Regulation 19 Consultation</u>
Site name	<u>Land at Church Lane, Hooley</u>
Existing use	<u>Private land</u>
Housing Potential	
Density	<u>Proposed: 7dph</u>
Capacity	<u>Proposed: 1</u>
Total site area (ha)	<u>0.14</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Metropolitan Green Belt.</u></p> <p><u>The site does not lie within a broad location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u></p> <p><u>The site lies within an Area of Great Landscape Value.</u></p> <p><u>The site lies within an Area of Outstanding Natural Beauty.</u></p> <p><u>Accessibility to local services and facilities</u></p> <p><u>Accessibility to public transport</u></p>
Market Considerations	<u>The site would be most suited to delivering a family sized house.</u>
Physical Limitations	<u>No physical impacts have been identified.</u>
Potential Impacts	<u>Development could potentially impact upon the setting of the Area of Great Landscape Value and/or Area of Outstanding Natural Beauty.</u>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is in one land ownership.</u></p> <p><u>The site has been actively promoted for housing development through the Regulation 19 Development Management Plan.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A scheme of this type would likely attract interest from local developers.</u></p> <p><u>A scheme of this nature would be delivered in a single phase and would most likely be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic greenfield viability testing suggests that development would be viable.</u></p> <p><u>The residential market in the area is good and would most likely be capable of supporting the type and scale of development envisaged.</u></p>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<p><u>Whilst there is a reasonable prospect that the site will be made available for housing development and that development will be achievable, the site is not considered to be suitable for housing development.</u></p> <p><u>The site is therefore not currently developable.</u></p> <p><u>Overcoming constraints:</u> <u>strategic policy change; Area of Outstanding Natural Beauty; Area of Great Landscape Value</u></p>	

KBH01 – Margery Hall Nursery, Margery Lane, Lower Kingswood



Site details	
HELAA Reference	KBH01
Source of site	RBBC – Environmental Health
Site name	Margery Hall Nursery, Margery Lane, Lower Kingswood
Existing use	Agricultural land and farm buildings
Housing Potential	
Density	Assumed: 20dph
Capacity	45 units
Total site area (ha)	2.16ha
Suitability	
Policy Considerations	<p>The site lies within the Green Belt.</p> <p>The site also lies within the Area of Outstanding Natural Beauty.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport services is poor.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	<p>Access to the site from Margery Lane is very constrained via a narrow private track which is unsuited to large scale residential development.</p> <p>There is a group of protected trees adjacent to the northern boundary of the site.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the Area of Outstanding Natural Beauty.</p> <p>Proximity to the M25 would give rise to significant residential amenity concerns.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>It has not been possible to ascertain 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 uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from established national/ regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs of providing new road access/ infrastructure could impact upon financial viability.</p> <p>Residential market demand in this area, especially for larger family homes, is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	

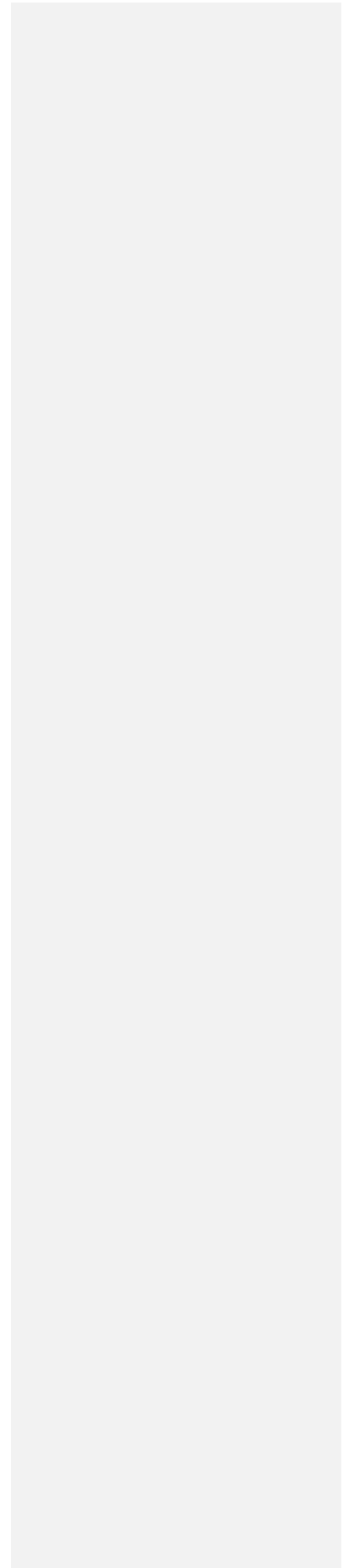
Summary

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

The site is therefore not currently developable.

Overcoming constraints: Access; availability; strategic policy change

KBH03 – Rookery Farm, Mogador Road, Lower Kingswood



Site details	
HELAA Reference	KBH03
Source of site	RBBC Property
Site name	Rockery Farm, Mogador Road, Lower Kingswood
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	660
Total site area (ha)	Approximately 33ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited.</p> <p>Accessibility to public transport is limited.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Access to the site via Mogador Road is relatively constrained and would be unlikely to support large scale residential development in its current form.</p> <p>There are several localised areas in the site which are identified as being at risk from surface water flooding.</p> <p>The site is identified as being potentially contaminated due to previous landfill activity.</p> <p>High Pressure and Very High Pressure gas mains traverse the site.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.</p> <p>Development could potentially impact upon the adjoining Site of Nature Conservation Importance.</p> <p>There are two large areas of high archaeological potential in the site which could be affected by development.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site has previously been promoted for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/ regional 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 50-60 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p>

	<p>Costs of remediation associated with any land contamination could impact upon financial viability.</p> <p>Costs of providing new road access/ infrastructure and possible relocation of gas mains could impact upon financial viability.</p> <p>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

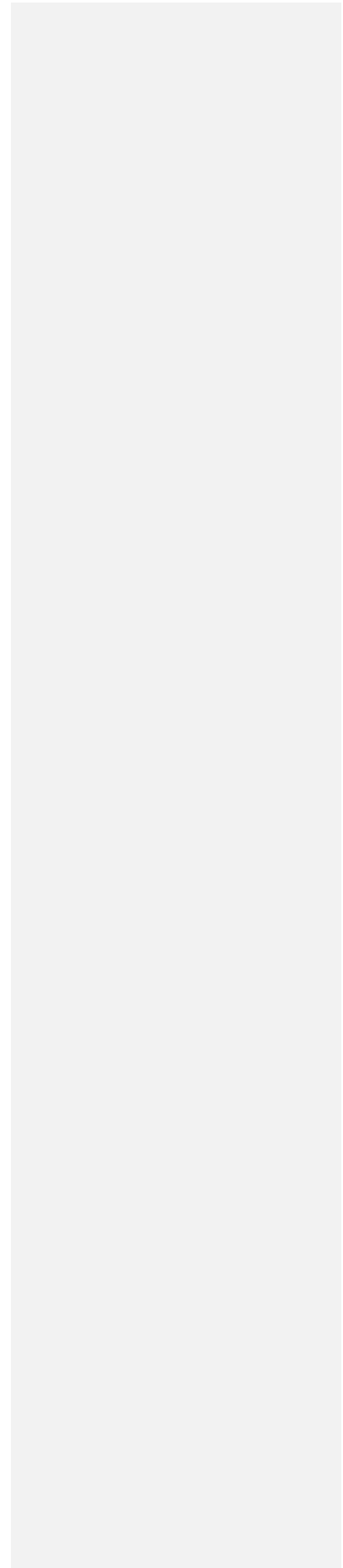
Summary

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

The site is therefore not currently considered to be developable.

Overcoming constraints: Access; availability; contamination; strategic policy change; landscape (AGLV) impact

KBH04 – Land at Holly Lane, Banstead



Site details	
HELAA Reference	KBH04
Source of site	RBBC Property
Site name	Land at Holly Lane, Banstead
Existing use	Agricultural
Housing Potential	
Density	Assumed: 20dph
Capacity	450 units
Total site area (ha)	27 (gross) / 22 (developable) ha
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site lies within an Area of Great Landscape Value. The site does not lie within 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 limited. Accessibility to public transport is poor.
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	Land levels in the northern part of the site rise very steeply from north to south which would impinge upon the developability of this part of the site. There is a band of land which is at risk from surface water flooding in the northern part of the site.
Potential Impacts	Development could potentially have an adverse visual impact upon the Area of Great Landscape Value. The site lies between a Site of Nature Conservation Importance and a Site of Specific Scientific Interest – development could potentially impact adversely upon these sites and any wildlife linkages between them. Development could adversely impact upon the significant areas of Ancient Woodland surrounding the site.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The landowner has promoted the site for housing development. No legal constraints to housing development have been identified.	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	The landowner has indicated that they wish to develop the site themselves. 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 national/ regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support

development of this scale.

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

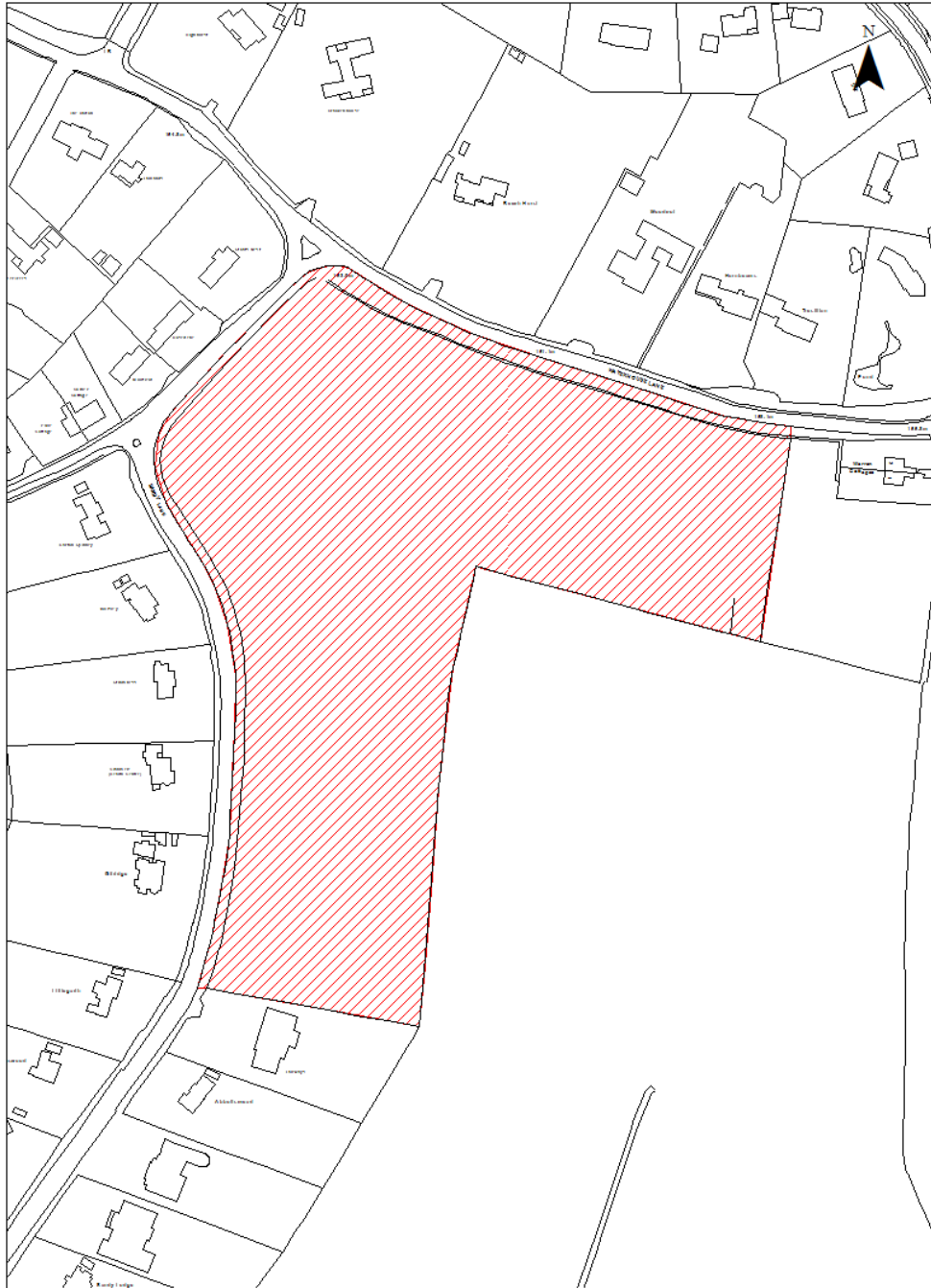
Summary

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

The site is therefore not currently developable.

Overcoming constraints: Nature conservation/ ecological assessment; strategic policy change; landscape (AGLV) impact

KBH09 – Land at Sandy Lane, Kingswood



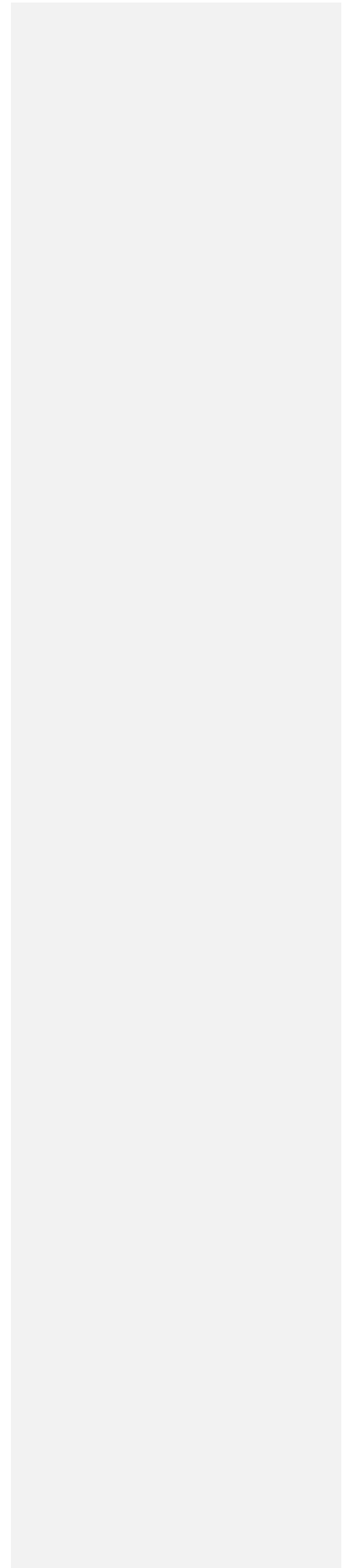
Site details	
HELAA Reference	KBH09
Source of site	Call for Sites
Site name	Land at Sandy Lane, Kingswood
Existing use	Grazing land
Housing Potential	
Density	Assumed: 20dph
Capacity	80 units
Total site area (ha)	3.9ha
Suitability	
Policy Considerations	The site lies within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been allocated for housing development within the Regulation 19 Development Management Plan. The site lies within an Area of Great Landscape Value. Accessibility to local services and facilities is average. Accessibility to public transport is limited.
Market Considerations	The site would be capable of delivering a mix of housing in terms of types and tenures given its size, thus potentially meeting a range of market requirements. The site has been actively promoted for retirement accommodation.
Physical Limitations	A small part of the site is identified as being affected by surface water flooding risk. There is a group of protected trees on the site stretching along its frontage with Sandy Lane.
Potential Impacts	Development could potentially have a visual impact upon the Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a single family. The site has been actively promoted for a retirement village through the Regulation 19 consultation . No legal constraints to development have been identified.	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	The landowner has previously indicated that they wish to develop the site themselves (possibly as a joint venture with operator partner). It is understood that there is interest from a specialist developer in progressing a retirement/care housing scheme on the site. A scheme of this size would likely be delivered in a single phase. For conventional housing, delivery rates of 20-30 units per annum could be achieved on a site such as this. For specialist housing, greater delivery rates could be expected.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield sites suggests that development would be economically viable. Demand for retirement housing in the area is considered to be strong and sufficient to support a development of this scale.
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 would be achievable, the site is not considered to be suitable for development.

The site is therefore not currently developable.

Overcoming constraints: Strategic policy change

KBH10 – The Knoll, Brighton Road, Lower Kingswood



Site details	
HELAA Reference	KBH10
Source of site	Call for Sites
Site name	The Knoll, Brighton Road, Lower Kingswood
Existing use	Mixed – residential/ light industrial and semi-natural open space
Housing Potential	
Density	Assumed: 20dph
Capacity	25 units
Total site area (ha)	1.22ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt but given the site is brownfield and there are existing buildings on site, there may be limited potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>The site lies within the Area of Outstanding Natural Beauty.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport services is limited.</p>
Market Considerations	The site would likely be most suited to delivering larger family houses.
Physical Limitations	<p>There are a number of groups of protected trees within the site.</p> <p>Access to the site is via a narrow private track unsuited to larger scale residential development. Any access from the A217 would need to be carefully considered.</p> <p>There is some identified localised risk of surface water flooding within the site.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the Area of Outstanding Natural Beauty.</p> <p>Development could impact upon the integrity and setting of the listed building currently on the site.</p>
The site is not suitable for residential development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>A local housebuilder has previously expressed an interest in developing the site; it is considered that they would likely have the capacity to deliver.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per annum could be delivered on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be strong enough to support</p>

development of this scale.

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

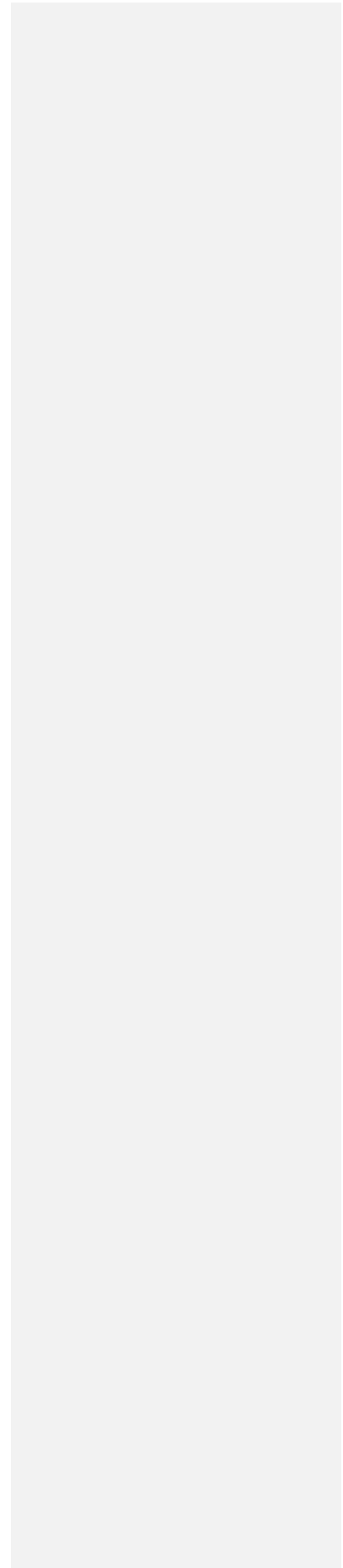
Summary

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

KBH11 – Shrimps Field, Chipstead Lane, Kingswood



Site details	
HELAA Reference	KBH11
Source of site	Call for Sites
Site name	Shrimps Field, Chipstead Lane, Kingswood
Existing use	Semi-natural open space
Housing Potential	
Density	Assumed: 20dph
Capacity	100 units
Total site area (ha)	5.0 (gross) ha
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is poor. Accessibility to public transport is limited.
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size (although likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	Land within the site falls away sharply from north to south – the topography is such that it would likely affect development potential/ capacity. Access to the site from Chipstead Lane is currently via a narrow lane which would be unsuitable to support residential development. There is a dense area of woodland (much of which is either protected or ancient woodland) directly adjoining the site to the north. Land in the south of the site adjoining Chipstead Lane is identified as being at risk from surface water flooding.
Potential Impacts	Development could potentially have an adverse visual impact upon the adjacent Area of Great Landscape Value, particularly given its prominence and topography. Development could potentially impact upon the adjoining Ancient Woodland.
The site is not considered to be suitable for residential development.	
Availability	
The site is owned by a single landowner. The landowner has previously actively promoted the site for housing development through the Regulation 19 Development Management Plan. No legal constraints to housing development have been identified.	
The site is therefore considered to be available for 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/ characteristic would likely be delivered by a single house builder and would likely attract interest from established national/ regional house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.

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 therefore not currently developable.

Overcoming constraints: Strategic policy change; landscape (AGLV) impact

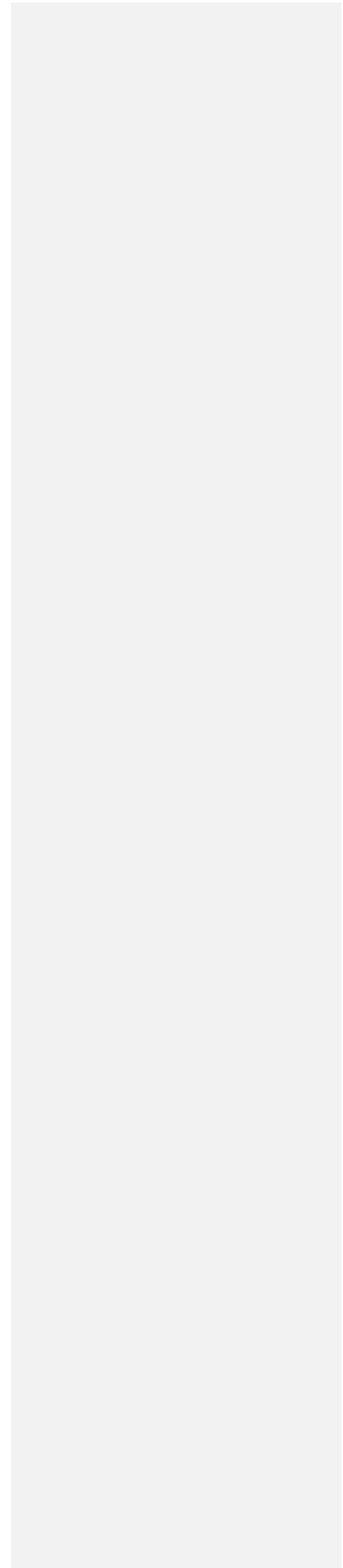
KBH12 – Land at Kingswood Station, Waterhouse Lane, Kingswood

Site details	
HELAA Reference	KBH12
Source of site	Extant Planning Permission
Site name	Land at Kingswood Station, Waterhouse Lane, Kingswood
Existing use	Mixed commercial and light industrial uses with builders yard
Housing Potential	
Density	45dph
Capacity	18
Total site area (ha)	0.78ha
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to services and facilities is good. Accessibility to public transport is good. The site benefits from planning permission for 18 units.
Market Considerations	The site would most likely deliver higher density housing (predominantly flats) given its size and location.
Physical Limitations	There is a group of protected trees along the north-western boundary of the site. Current access arrangements from Furze Hill could give rise to highway safety issues if the site was developed for residential use.
Potential Impacts	Proximity to the railway line may give rise to residential amenity issues. The site is directly adjacent to a conservation area and the listed Kingswood Station building. The planning permission granted has sought to overcome these issues. Development will enable improvements to station facilities.
This site is considered to be suitable for housing development.	
Availability	
The site is owned by Solumn Regeneration, a national developer. The site benefits from planning permission. <u>The landowner has confirmed that they fully intend to implement the planning permission.</u> A number of the pre-commencement conditions have been discharged. No legal constraints to housing development have been identified.	
The site is therefore considered to be available for development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Solumn Regeneration, a national developer which significant experience of rail station redevelopment. It is considered that they have the capacity to deliver a scheme of this size. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per annum could be achieved on a site such as this. Hence, development could be completed within 2-3 years.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site has planning permission for development. Residential market demand in this area is considered to be sufficient to support a development of this scale.
There is a reasonable prospect that development would be achievable.	
Summary	
The site is considered to be suitable for development, it is available for development and there is a reasonable prospect that development would be achievable.	

The site is therefore considered to be deliverable.

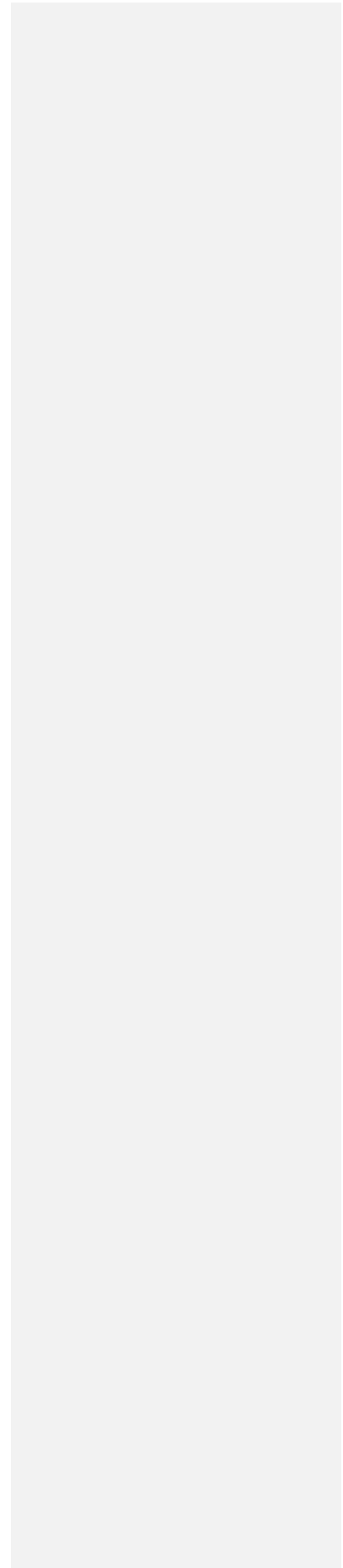
|

KBH18 – Land north of Bonsor Drive, Kingswood



Site details	
HELAA Reference	KBH18
Source of site	Call for Sites
Site name	Land north of Bonsor Drive, Kingswood
Existing use	Paddock (with associated buildings)
Housing Potential	
Density	Assumed: 20dph
Capacity	100 units
Total site area (ha)	4.86 (gross) ha
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site would most likely be capable of delivering a mix of housing given its size (although most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	Existing access onto Bonsor Drive would need to be carefully considered given the additional movements which would be created.
Potential Impacts	Given the location of the site there would be a need to achieve an appropriate transition to the adjoining open countryside.
The site is not suitable for housing development.	
Availability	
The site is owned by a number of private individuals. The landowners have previously promoted the site for housing development. It has not been possible to confirm availability. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely attract interest from regional or national house builders, both of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase by a single developer. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this; hence, the site could be built out within 3-5 years.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the unsuitability of the site and uncertainty in availability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
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 not currently developable. Overcoming constraints: Strategic policy change; availability	

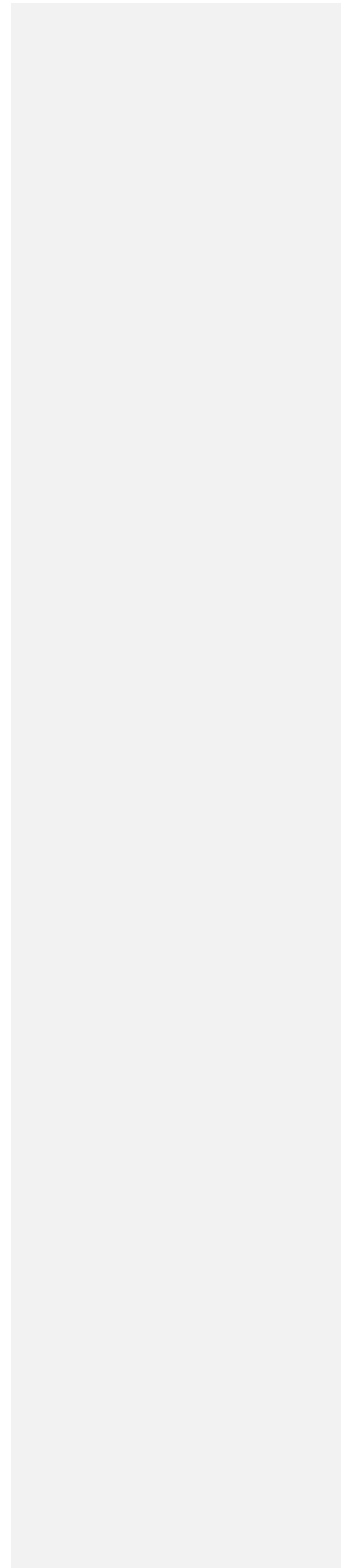
KBH19 – Land east of Smithy Lane, Lower Kingswood



Site details	
HELAA Reference	KBH19
Source of site	Call for Sites
Site name	Land east of Smithy Lane, Lower Kingswood
Existing use	Agricultural
Housing Potential	
Density	Assumed: 20dph
Capacity	350 units
Total site area (ha)	20.6 (gross) / 17 (developable) ha
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site lies on the edge of the Lower Kingswood built up area.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Although reasonably proximate to the Lower Kingswood local centre, the range of services is relatively small and accessibility to services elsewhere is also relatively limited.</p> <p>The site has reasonable access to public transport (bus) services along the A217.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of types, sizes and tenure given its size, thus meeting a range of housing needs.
Physical Limitations	<p>The site has quite undulating topography and slopes quite sharply downwards from the eastern boundary towards the centre of the site which could affect development capacity.</p> <p>Current access to the site via Green Lane is unlikely to be suitable or sufficient to support development of the scale envisaged.</p>
Potential Impacts	<p>Development could visually impact upon the Area of Great Landscape Value.</p> <p>There are numerous areas of Ancient Woodland adjoining the site which could be adversely impacted by development in such close proximity.</p> <p>Development of this scale would likely have significant impacts on the Smithy Lane/ A217 junction and may necessitate significant improvements.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners, including a private trust, and would need to be assembled. The site has been actively promoted to the Council on behalf of the landowners by a Devine Homes, a regional house builder who it is assumed have an option agreement on the site.</p> <p><u>The site is owned by three landowners.</u></p> <p><u>One of the landowners is Gracillis Ltd, which is an associated company of Devine Homes Plc. Gracillis Ltd. owns approximately 44% of the site and through its associated company Devine Homes, is promoting the land on behalf of the owners.</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 development.	
Achievability	
Delivery & Timing Considerations	<p>The site is promoted by an <u>experienced</u> regional house builder, Devine Homes. A scheme of this size would be larger than any they have completed.</p> <p>A scheme of this size would most likely be delivered by a consortium of two or more developers and would likely be delivered in a number of phases.</p> <p>Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this; hence the site could be built out within 4 to 6 years.</p>

Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
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.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: Strategic policy change; land assembly; landscape (AGLV) impact</p>	

KBH20 – Land at Kingswood House, Kingswood



Site details	
HELAA Reference	KBH20
Source of site	Call for Sites
Site name	Land at Kingswood House, Kingswood
Existing use	Agricultural field
Housing Potential	
Density	Assumed: 20dph
Capacity	90 units
Total site area (ha)	5.5 (gross) / 4.5 (developable) ha
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services is quite poor.</p> <p>Accessibility to public transport is relatively good.</p>
Market Considerations	The site would likely be most suitable for delivering larger family homes.
Physical Limitations	<p>Land slopes quite markedly across the site (north to south) which is likely to impinge upon development potential.</p> <p>There is a belt of protected trees to the west of the site.</p> <p>Road access to the site is highly constrained and only via a private, narrow residential lane.</p>
Potential Impacts	<p>The site forms part of the open landscape gap between banstead and Burgh Heath/ Kingswood – settlement separation would be impacted by development.</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 Whitecote Ltd.</p> <p>The landowners have previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would attract interest from established national/ regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Demand for family homes in the area is considered to be strong enough to support development of this scale.</p>

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

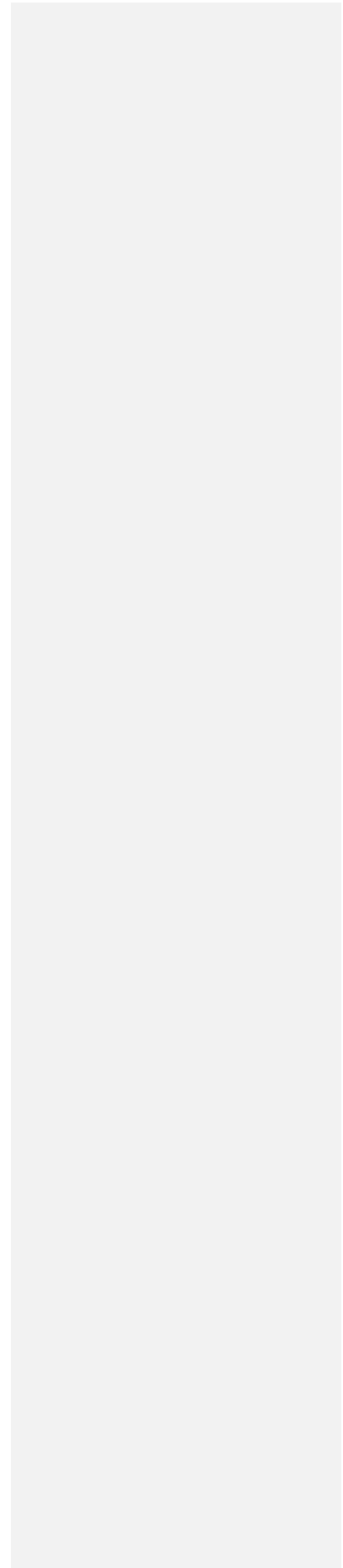
Summary

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

The site is therefore not currently developable.

Overcoming constraints: Availability; strategic policy change; landscape (AGLV) impact

KBH21 – Land north of Copt Hill Lane, Kingswood



Site details	
HELAA Reference	KBH21
Source of site	Call for Sites
Site name	Land north of Copt Hill Lane, Kingswood
Existing use	Agricultural field
Housing Potential	
Density	Assumed: 20dph
Capacity	400 units
Total site area (ha)	19.9 (gross) ha
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport services 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>There is a belt of protected trees to the west of the site.</p> <p>Road access to the site is quite constrained and only via two narrow Copt Hill Lane or Canons Lane which would be unlikely to support significant development.</p>
Potential Impacts	The site forms part of the open landscape gap between Banstead/ Burgh Heath and Kingswood – settlement separation would be impacted by development.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Whitecote Ltd.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability of the site.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site 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 scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/ regional 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 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs of providing new road access/ infrastructure could impact upon financial viability.</p> <p>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

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

The site is therefore not currently developable.

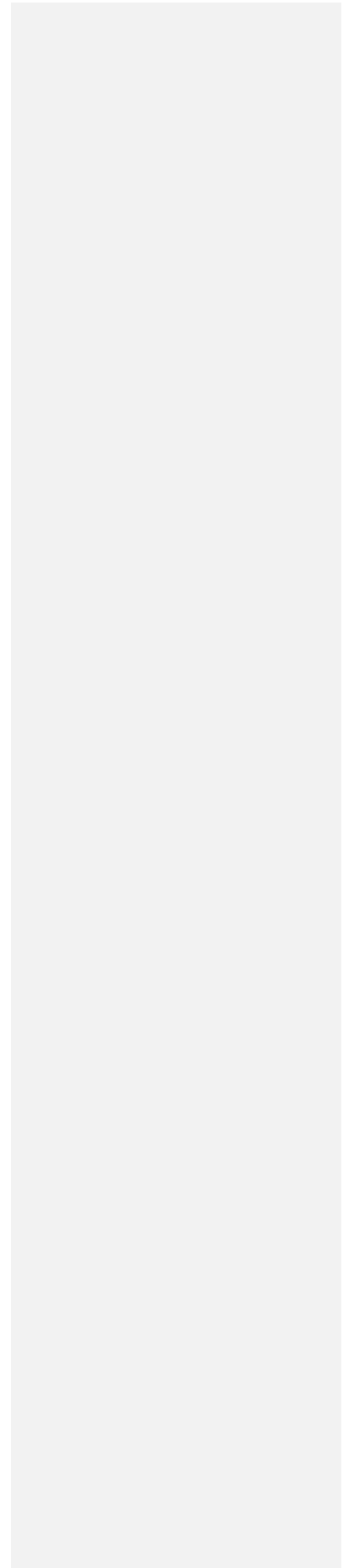
Overcoming constraints: Availability; strategic policy change; landscape (AGLV) impact

KBH23 – Land south of Margery Lane (Kingswood Hall Estate), Lower Kingswood

Site details	
HELAA Reference	KBH23
Source of site	Call for Sites
Site name	Kingswood Hall Estate, Land south of Margery Lane
Existing use	Residential, agricultural buildings and agricultural land
Housing Potential	
Density	15dph
Capacity	135 units
Total site area (ha)	10.8 (gross) / 9.0 (developable) ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Outstanding Natural Beauty.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is relatively poor.</p> <p>Accessibility to public transport is limited.</p> <p>Parts of the site are brownfield with existing agricultural buildings/ structures which may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.</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, most likely geared towards larger family houses.
Physical Limitations	Access to parts of the site are severely constrained by narrow tracks and public and private bridges over the M25 motorway.
Potential Impacts	<p>Potential impact of large scale development upon the adjoining Special Area of Conservation both directly and through increased visitor pressure.</p> <p>The site is prominently located at the top of Reigate Hill and large scale development could have landscape impact on long range views.</p> <p>There are some areas of Ancient Woodland within and directly adjoining the site which could be impacted by development.</p> <p>The site is dissected by the M25 motorway – this could give rise to adverse noise and air quality issues for future occupants.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has <u>previously</u> promoted the site for housing development.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>There are no known legal or ownership constraints which would prevent the site coming forward.</p>	
The site is available for residential development.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder/ developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in multiple phases.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability	<p>Specific viability work was not undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that</p>

Considerations	development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable; the site is not considered to be suitable for housing development. The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: Landscape and ecological (SAC) impact; strategic policy change; <u>availability</u>	

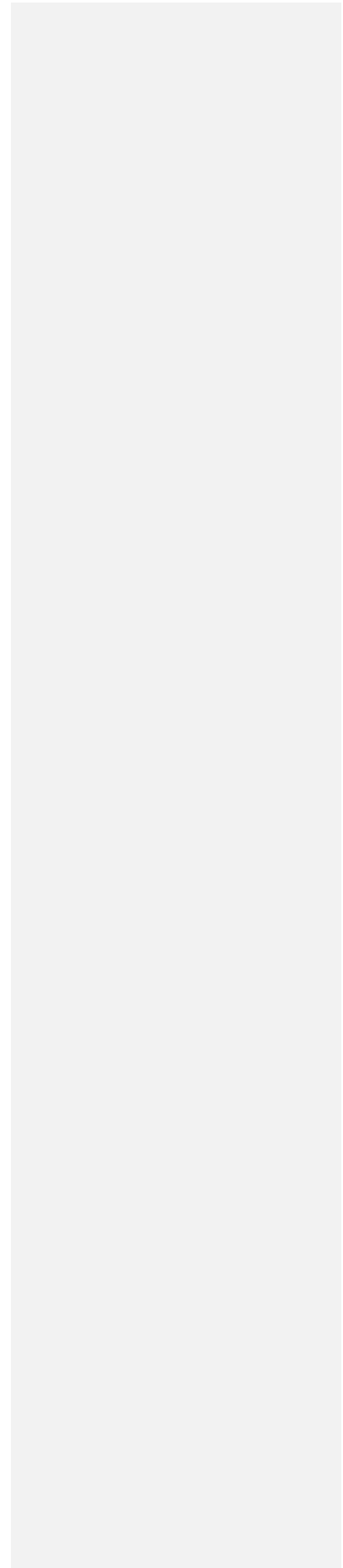
KBH24 – Kingswood Hall Estate (Land south of M25)



Site details	
HELAA Reference	KBH24
Source of site	Call for Sites
Site name	Kingswood Hall Estate (Land south of M25)
Existing use	Residential, agricultural buildings and agricultural land
Housing Potential	
Density	Assumed: 15dph
Capacity	250 (landowner suggestion)
Total site area (ha)	26.1 (gross)/ 24 (developable) ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Outstanding Natural Beauty.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Parts of the site are brownfield with existing agricultural buildings/ structures which may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>Accessibility to local services and facilities is relatively poor.</p> <p>Accessibility to public transport services is limited.</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, most likely granted towards larger family houses.
Physical Limitations	Access to parts of the site are severely constrained by narrow tracks and public and private bridges over the M25 motorway.
Potential Impacts	<p>Potential impact of large scale development upon the adjoining Special Area of Conservation both directly and through increased visitor pressure.</p> <p>The site is prominently located at the top of Reigate Hill and large scale development could have landscape impact on long range views.</p> <p>There are some areas of Ancient Woodland within and directly adjoining the site which could be impacted by development.</p> <p>The site is dissected by the M25 motorway – this could give rise to adverse noise and air quality issues for future occupants.</p>
The site is not suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has <u>previously</u> promoted the site for housing development.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>There are no known legal or ownership constraints which would prevent the site coming forward.</p>	
The site is available for development.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder/ developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in multiple phases.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of greenfield development in the borough indicates that</p>

Considerations	development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development. The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: Access; landscape (AONB) and ecological (SAC) impact; strategic policy change; <u>availability</u>	

KBH25 – Land north of Chipstead Lane, Kingswood

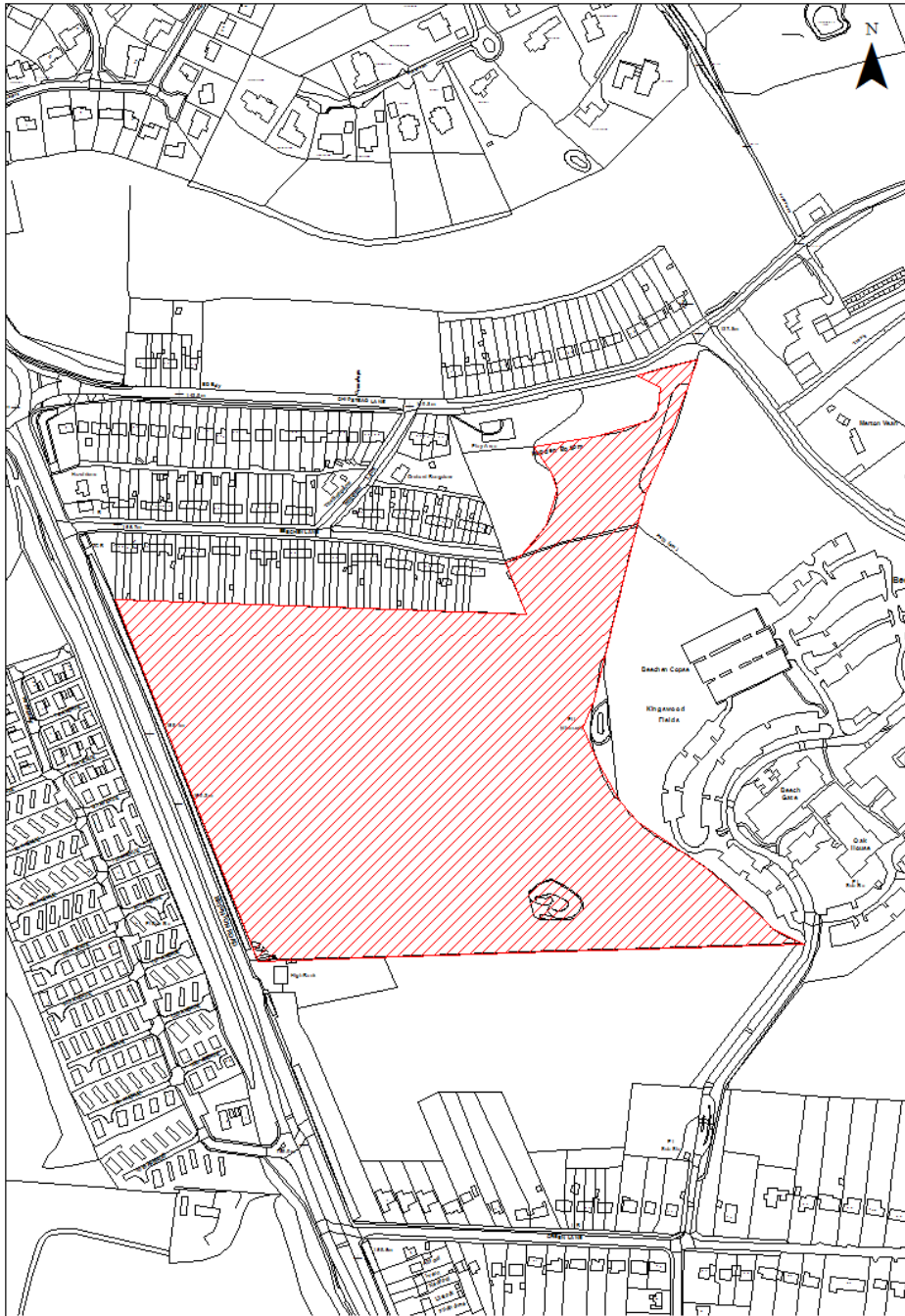


Site details	
HELAA Reference	KBH25
Source of site	Call for Sites
Site name	Land north of Chipstead Lane, Kingswood
Existing use	Amenity land/ grazing land
Housing Potential	
Density	Assumed: 20dph
Capacity	25 units
Total site area (ha)	1.1ha
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is poor. Accessibility to public transport is limited.
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	Land levels adjoining the site rise very steeply from south to north; however, the site itself is reasonably flat. Some historic earthworks/ hardstanding remains on the site. Due to its positioning, the site is identified as being affected by surface water flood risk, particularly in the western parts.
Potential Impacts	Development at this location would intensify existing built form which already affects the settlement gap between Kingswood and Lower Kingswood.
The site is not suitable for housing development.	
Availability	
The site is owned by a private individual. The landowner has previously promoted the site for housing development. It has not been possible to confirm landowner intentions. It is understood that Asprey Homes have an option agreement on the site. No legal constraints to housing development have been identified.	
Availability of the site is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	Asprey Homes, a national housebuilder, is understood to have an option agreement to purchase the site. They would likely have the capacity to deliver a scheme of this size/ nature. A scheme of this size/ nature 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; hence, development could be completed within 12-18 months.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in this area is very strong and demand would likely be more than sufficient to support development of this scale.
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.

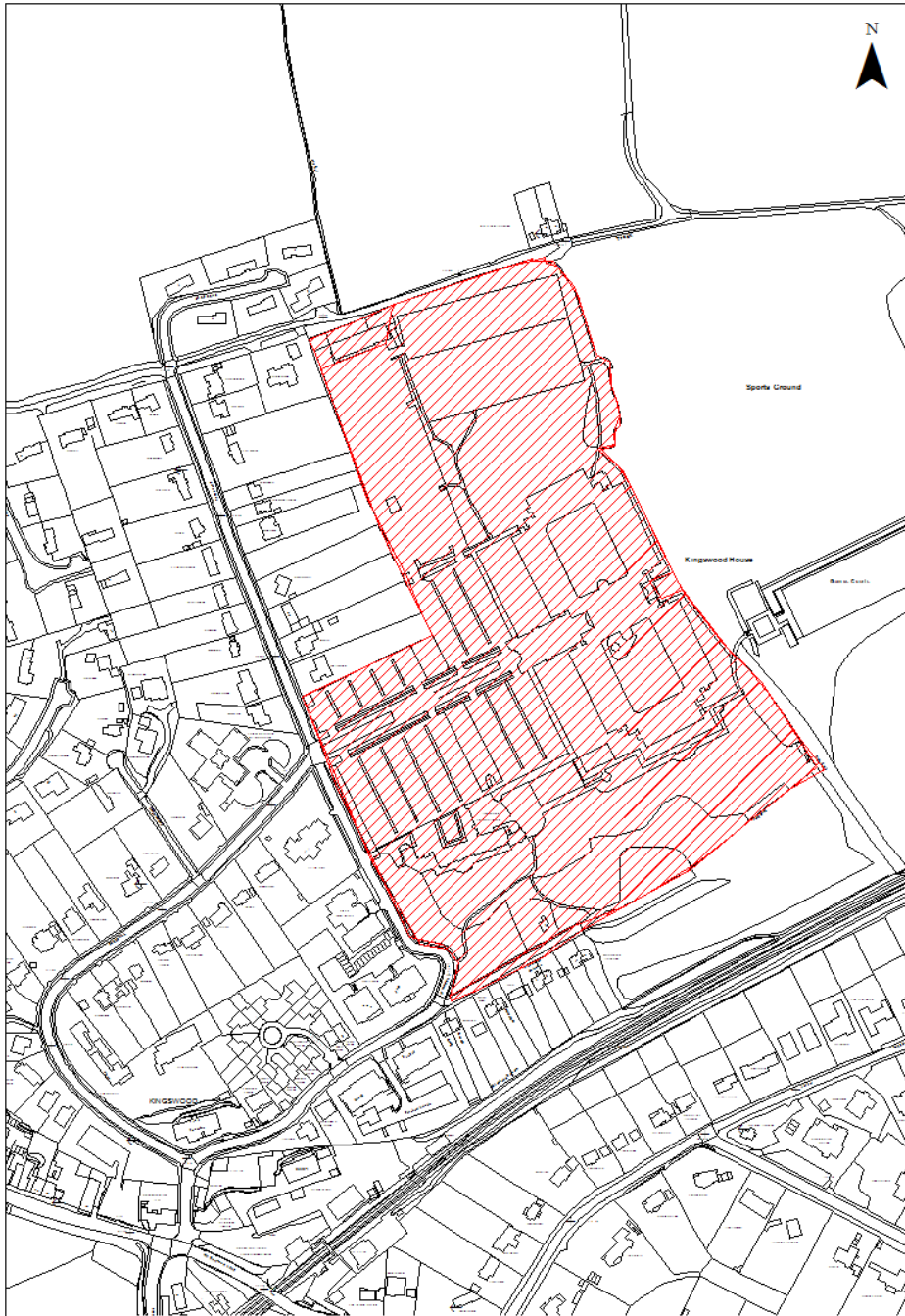
Overcoming constraints: Availability; strategic policy change

KBH26 – Land at Beechen Lane



Site details	
HELAA Reference	KBH26
Source of site	Call for Sites
Site name	Land at Beechen Lane
Existing use	Paddock
Housing Potential	
Density	33dph
Capacity	200
Total site area (ha)	6.0
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site is not located in a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is ok.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	Given the scale of the site, it would be most suitable to deliver a range of types (tenures and mix).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could impact the adjoining Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Diocese of Southwark.</p> <p>The landowner has promoted the site for housing development.</p> <p>There are no known legal or ownership constraints which would prevent the site coming forward.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract interest from regional and national developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of around 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 4-5 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	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: availability; landscape (AGLV) impact; strategic policy change</p>	

KBH28 – Land Parcel 1, Legal & General, Kingswood



Site details	
HELAA Reference	KBH28
Source of site	Call for Sites
Site name	Land Parcel 1, Legal & General, Kingswood
Existing use	Office blocks with car parking
Housing Potential	
Density	20dph
Capacity	198
Total site area (ha)	9.9
Suitability	
Policy Considerations	<p>The site is located within the Green Belt.</p> <p>Part of the site is considered to be brownfield: there are existing buildings on the site and there therefore may be potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>The office buildings are Grade II* statutory listed.</u></p> <p>Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. There may however be potential for the conversion of the office blocks to residential accommodation through prior approval. <u>The site has recently been listed, there is therefore no longer potential for office to residential conversion via prior approval.</u></p> <p>Accessibility to local services, facilities and public transport is ok.</p>
Market Considerations	<p>Given the scale of the site, it would be most suitable to delivering a range of types of housing and tenures.</p> <p>Conversion of the office blocks would be most suited to delivering higher density units (flats).</p>
Physical Limitations	There are two groups of protected trees and a number of lone protected trees.
Potential Impacts	Development may impact upon the locally listed building on the site.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Legal & General.</p> <p>The site has previously been promoted for housing development; however, it has not been possible to confirm landowner intentions.</p> <p>It is understood that Legal & General are in the process of relocating away from the Kingswood site.</p> <p><u>Legal & General closed operations in December 2017.</u></p> <p><u>The site has been actively promoted for housing development through the Regulation 19 Development Management Plan process.</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 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 attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A development of this nature would attract regional or national developers who would likely have the capacity to deliver.</p> <p>A scheme such as this would be delivered in a number of discrete phases.</p>
Market & Economic	No specific viability work has been undertaken as the site is not considered to be

Viability Considerations	<p>suitable for housing development and availability is uncertain.</p> <p>Generic assessment of housing development within Banstead indicates that development would be economically viable.</p> <p>The residential market in the area is strong and would most likely support the scale and type of development envisaged.</p>
--------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

Summary

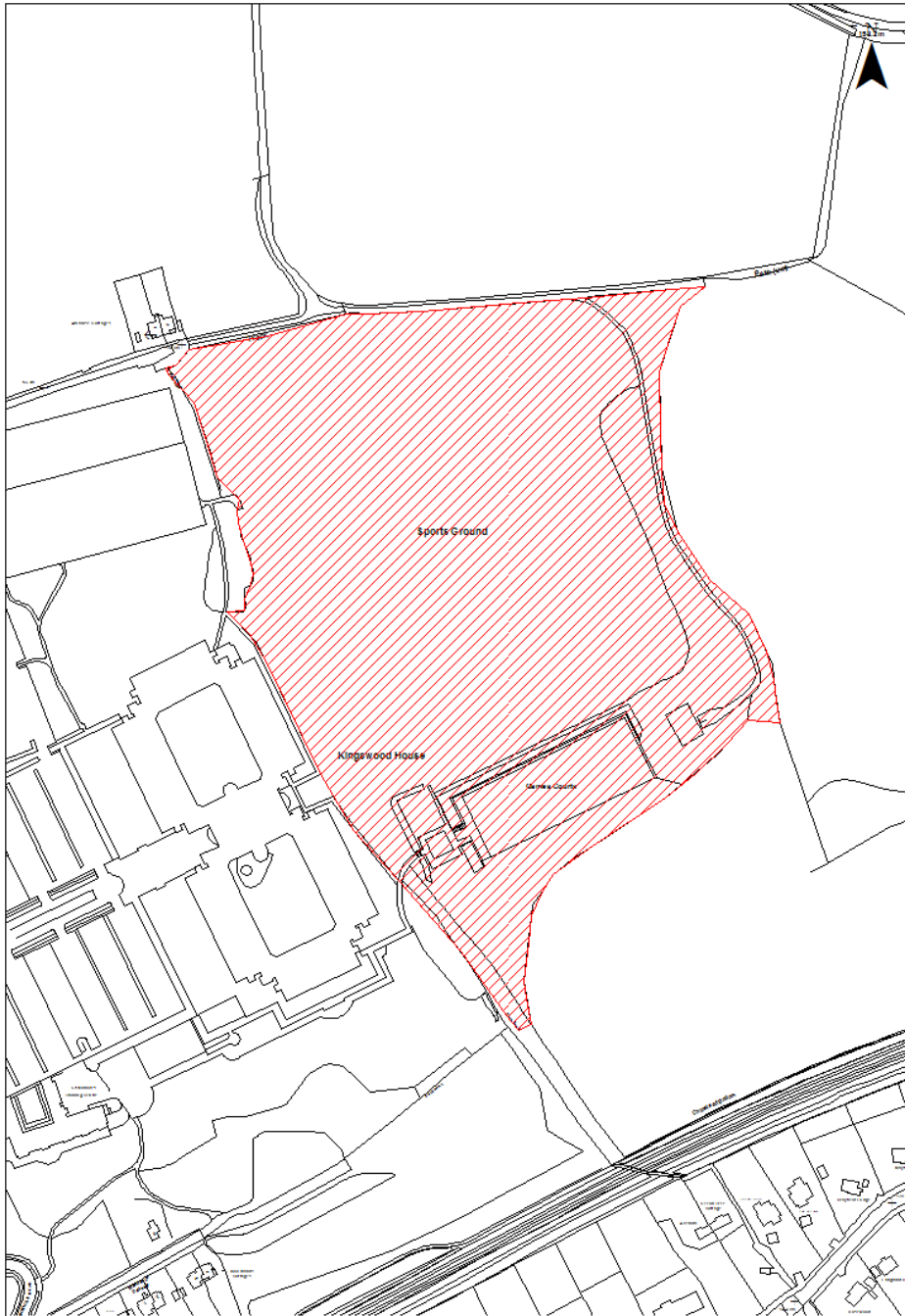
~~The site is not considered to be suitable for housing development and availability is uncertain.~~

The site is 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 therefore not considered to be currently developable.

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

KBH29 – Land Parcel 2, Legal & General, Kingswood



Site details	
HELAA Reference	KBH29
Source of site	Call for Sites
Site name	Land Parcel 2, Legal & General, Kingswood
Existing use	Recreation
Housing Potential	
Density	20dph
Capacity	144
Total site area (ha)	7.2
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p><u>The neighbouring Legal & General Kingswood House is Grade II Star listed buildings.</u></p> <p>Accessibility to local services, facilities and public transport is limited.</p> <p>The site is currently used as a sports field. The Council's Open Space, Sport & Recreation Assessment recommends the retention of existing facilities.</p>
Market Considerations	Given the scale of the site, it would be most suitable to delivering a range of types of housing and tenures.
Physical Limitations	Access to the site is constrained and would need to be improved.
Potential Impacts	Development could potentially impact upon the Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Legal & General.</p> <p>The site has previously been promoted for housing development; however, it has not been possible to confirm landowner intentions.</p> <p>It is understood that Legal & General are in the process of relocating away from the Kingswood site. Legal & General moved away from the site in December 2017.</p> <p><u>The landowners have actively promoted the site for redevelopment through the Regulation 19 Development Management Plan consultation.</u></p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
<u>The site is considered to be available for housing development.</u>	
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 attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of 30-40 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would most likely support the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	

Summary

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

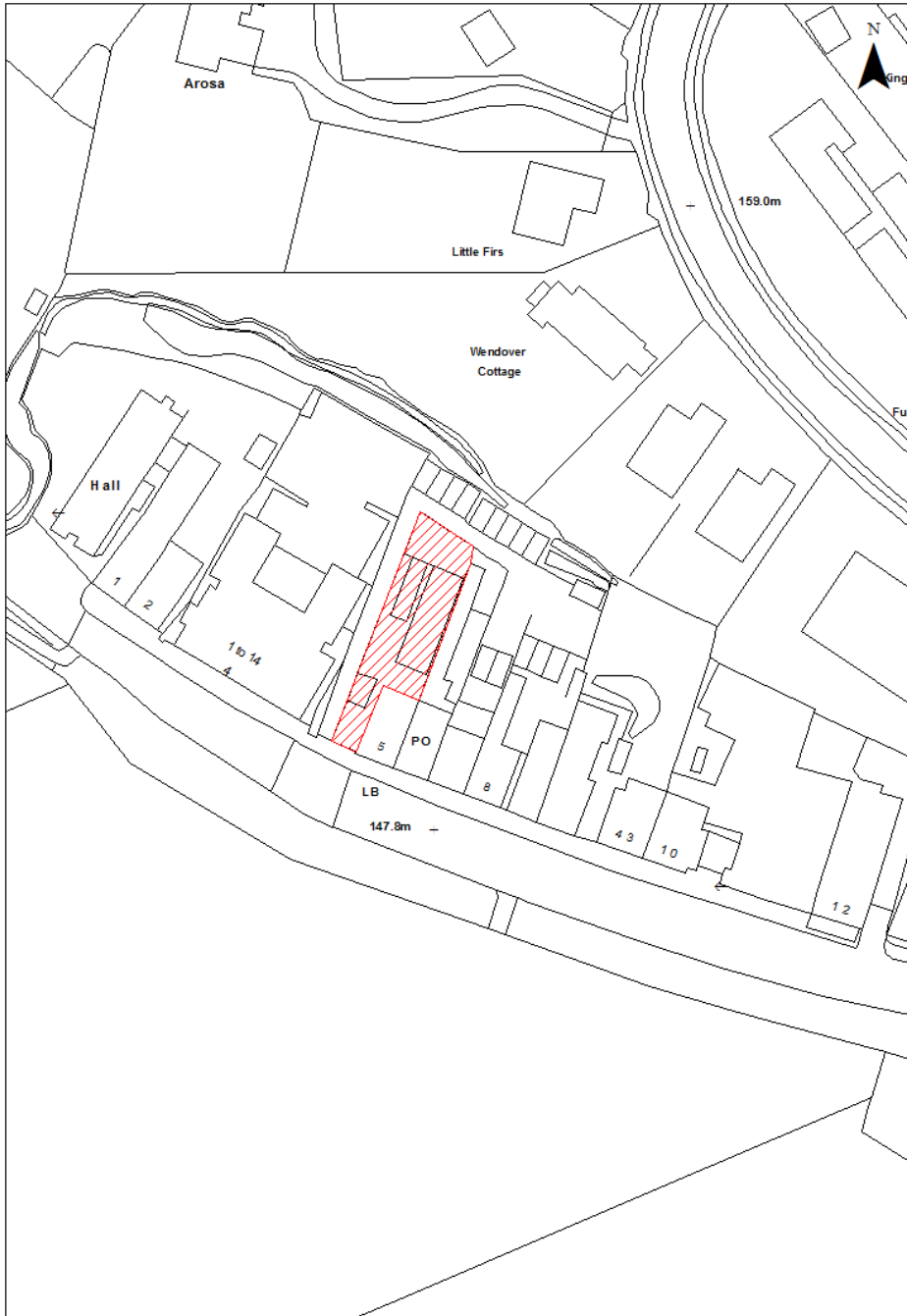
The site is therefore not currently considered to be suitable for housing development.

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 therefore not currently developable.

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

KBH31 – Stores and Workshop R/O 5 Waterhouse Lane



Site details	
HELAA Reference	KBH31
Source of site	Vacant property/ Recently refused planning permission
Site name	Stores and workshop R/O 5 Waterhouse Lane
Existing use	Store and workshop facilities
Housing Potential	
Density	150dph
Capacity	6
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p> <p>Whilst the site is not in a designated employment location, loss of employment uses would run contrary to policy. <u>However, during the course of the recently refused planning permission it was considered that the loss of employment use would be acceptable in principle.</u></p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	<p>Access to the site is quite constrained.</p> <p>Given the existing and previous use of the site, the site may be contaminated.</p>
Potential Impacts	<p>No potential impacts have been identified.</p> <p><u>The previous planning permission was refused as it was felt that:</u></p> <ul style="list-style-type: none"> <u>The proposed development would, by virtue of the layout, siting of the proposed building in tight proximity to existing buildings, and the bulk, scale and massing of the proposed building, result in a cramped and overdeveloped appearance which would be out of keeping with and harmful to the character of the area.;</u> <u>The proposed development would, by virtue of the bulk, scale, massing and depth of the proposed building, and limited separation distances to neighbouring properties, result in overbearing, domination, overlooking and loss of light to the residential properties at 5 Waterhouse Lane, and the residential flats on the western side of 4 Waterhouse Lane. The proposal would result in overbearing and domination to 6A Waterhouse Lane.;</u> <u>Insufficient information has been provided to enable the County Highway Authority to fully assess the transportation implications of the proposed development, particularly in terms of the parking and turning arrangements.</u>
<p>The site is not considered to be suitable for housing development.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>A planning application has recently been refused for redevelopment including new garages and 6 flats.</p> <p>The site is owned by a local developer.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>There are no known legal or ownership constraints which would prevent development from coming forward.</p>	
<p>There is a reasonable prospect that the site would be made available for housing development within the plan period.</p>	
Achievability	

Delivery & Timing Considerations	<p>The site is owned by a local 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. Delivery rates of 20-30 units could be achieved. 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 housing development within Banstead suggests that development would be economically viable.</p> <p>Costs of land reclamation may impact upon viability.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>

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

Summary

~~Whilst there is a reasonable prospect that the site 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 considered to be developable.~~

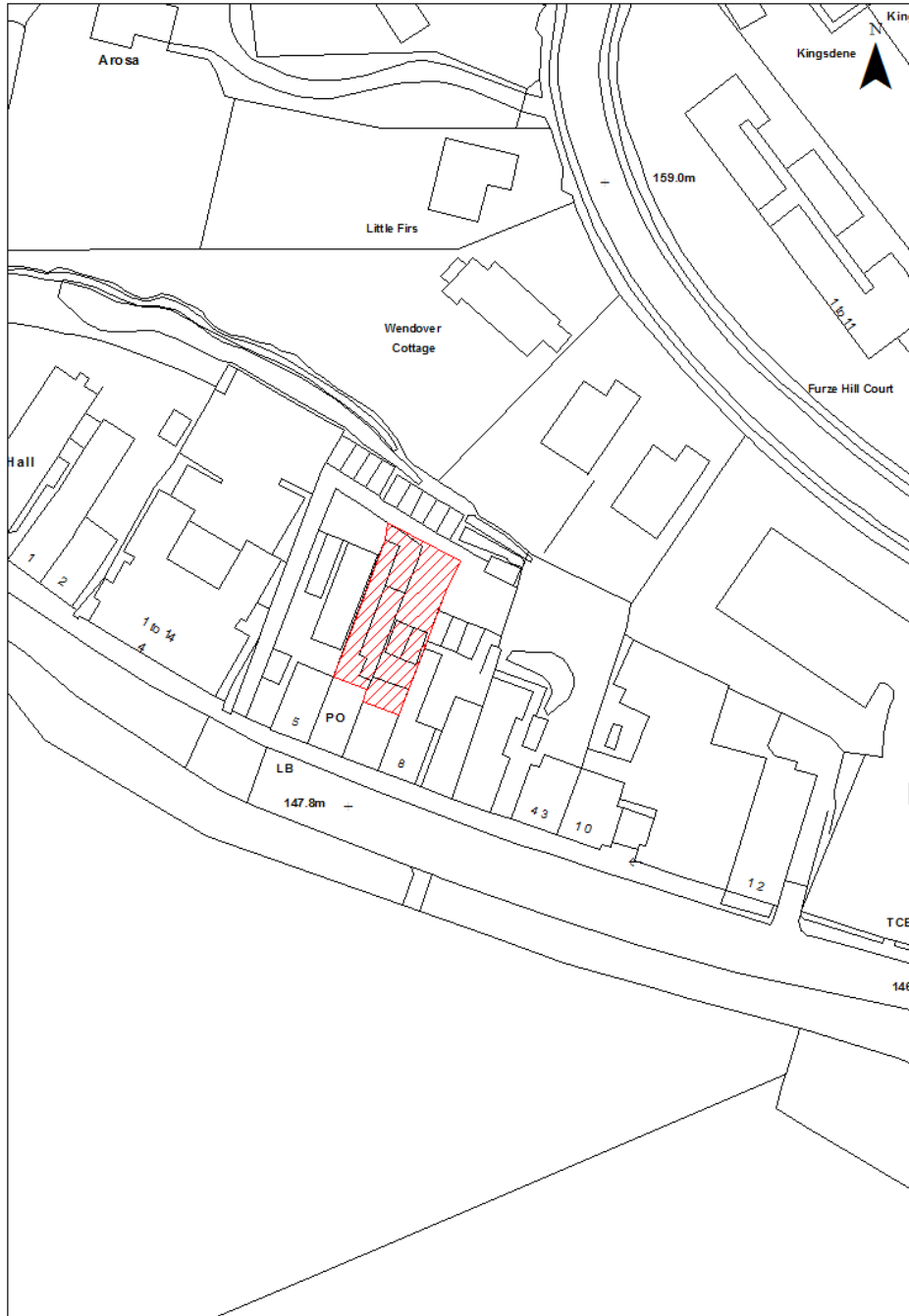
~~Overcoming constraints: access; land contamination; strategic policy change~~

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

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

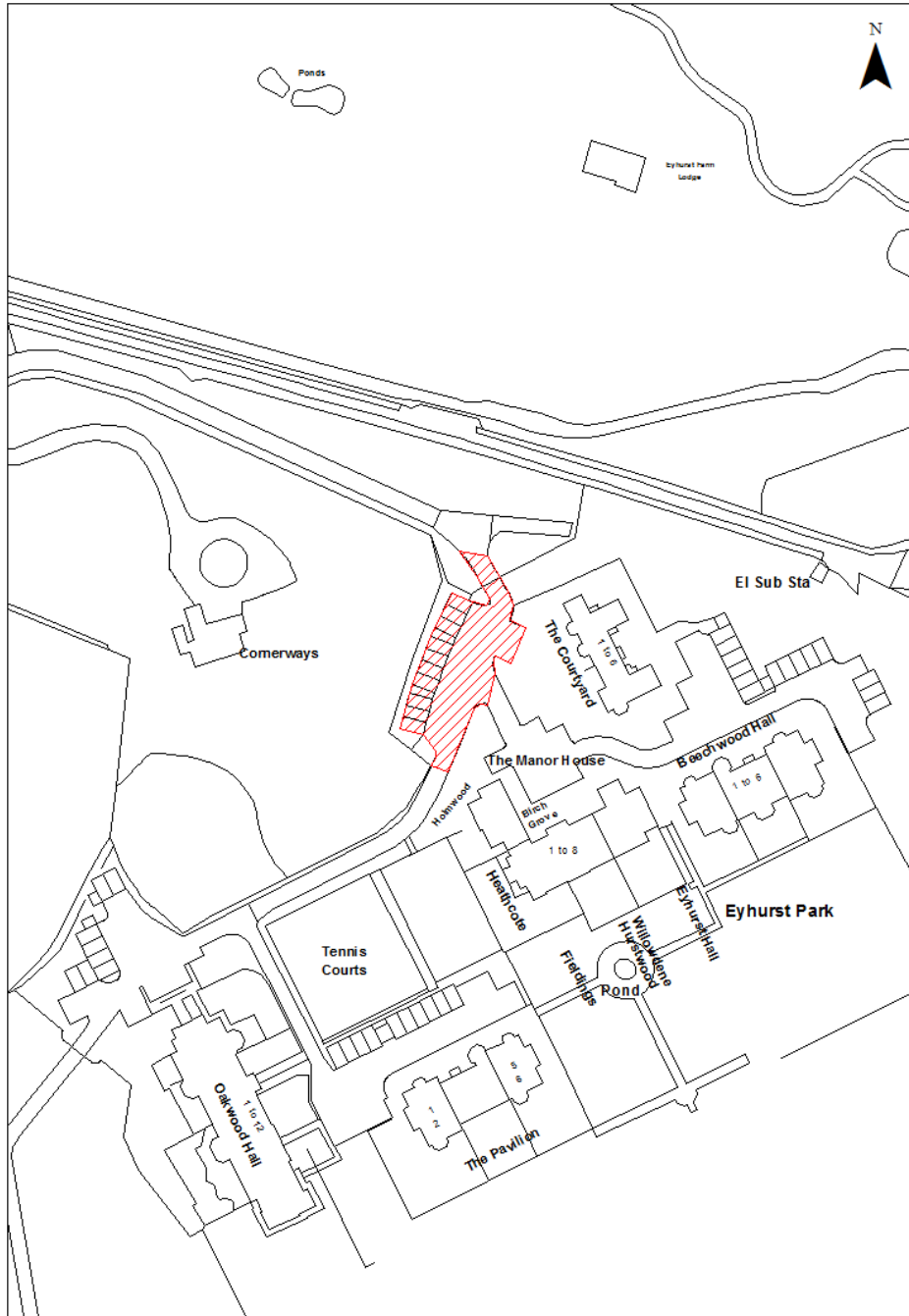
~~The site is therefore considered to be deliverable.~~

KBH32 – Store R/O 6-7 Waterhouse Lane, Kingswood



Site details	
HELAA Reference	KBH32
Source of site	Vacant property
Site name	Stores R/O 6-7 Waterhouse Lane, Kingswood
Existing use	Vacant store
Housing Potential	
Density	150dph
Capacity	6
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 and facilities is excellent. Accessibility to public transport is excellent. Whilst the site is not in a designated employment location, loss of employment uses would run contrary to policy.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	Access to the site is quite constrained. Given the existing and previous use of the site, the site may be contaminated.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently vacant. It has not been possible to ascertain landowner intentions. No legal or ownership constraints to development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	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 housing development within Banstead suggests that development would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently considered to be suitable for housing development. Overcoming constraints: availability; access; land contamination; strategic policy change	

KBH35 – Oakwood Hall Garages, Eyhurst Park, Oakwood Lane

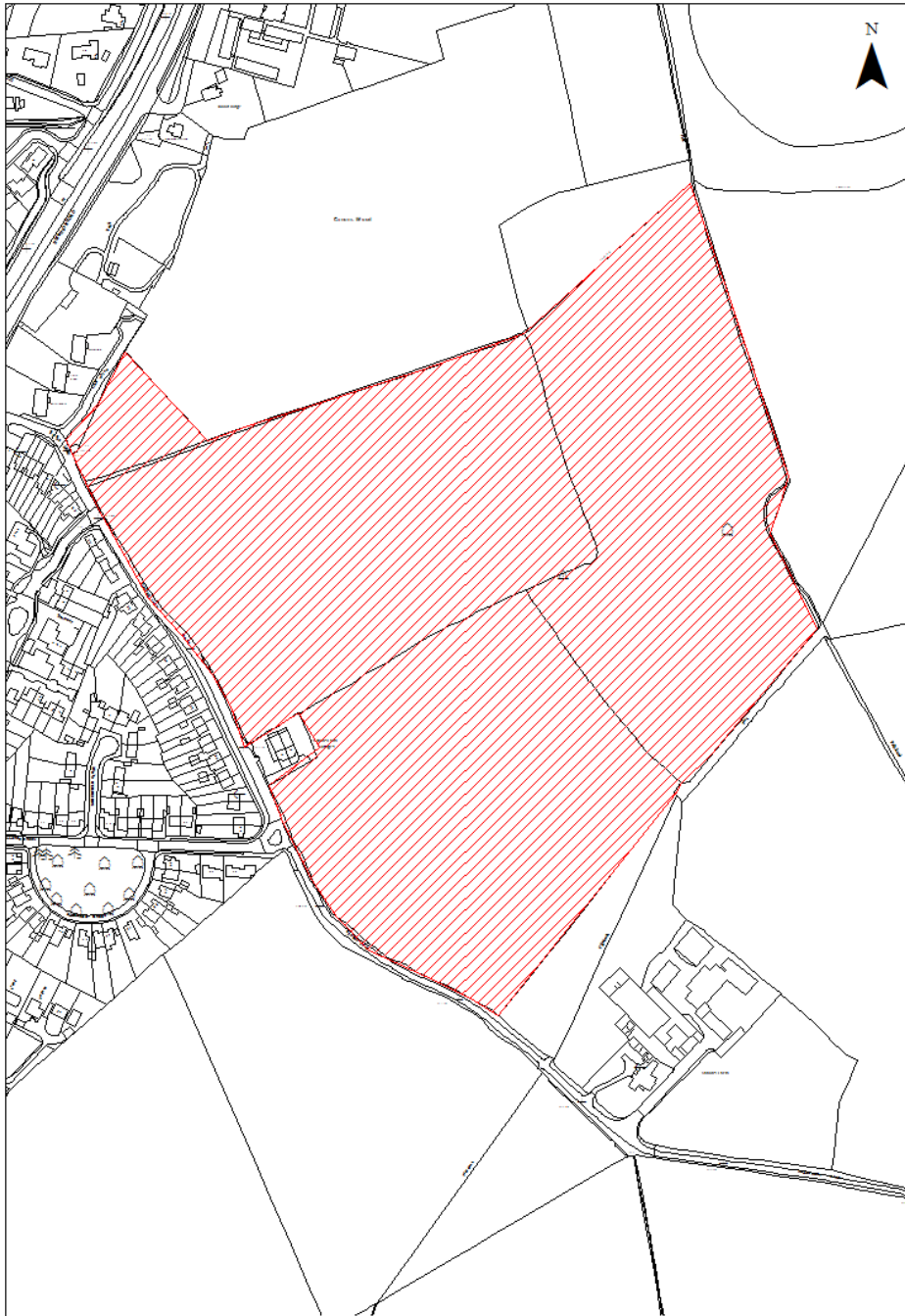


Site details	
HELAA Reference	KBH35
Source of site	Garages
Site name	Oakwood Hall Garages, Eyhurst Park, Outwood Lane
Existing use	Garages
Housing Potential	
Density	150dph
Capacity	6
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is however brownfield land: there are buildings on the site. There may therefore be some potential for infilling or development in accordance with paragraph 89 of the NPPF.</p> <p>Accessibility to local services, facilities and public transport is limited.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	The site is long and thin – this limits development potential.
Potential Impacts	Development may impact upon the Area of Great Landscape Value.
The site is considered to be potentially suitable for housing development.	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer involvement in the site at this point.</p> <p>A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to 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 could be achieved. Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of housing development within Banstead suggests that the site would be economically viable.</p> <p>The residential market in the area is considered to be strong and would likely be sufficient of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst the site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is not considered to be suitable for housing development and availability of the site is uncertain.</p>	

The site is therefore not considered to be currently developable.

Overcoming constraints: availability; site characteristics; landscape (AGLV) impact

KBH36 – Land off Cannons Lane, Banstead

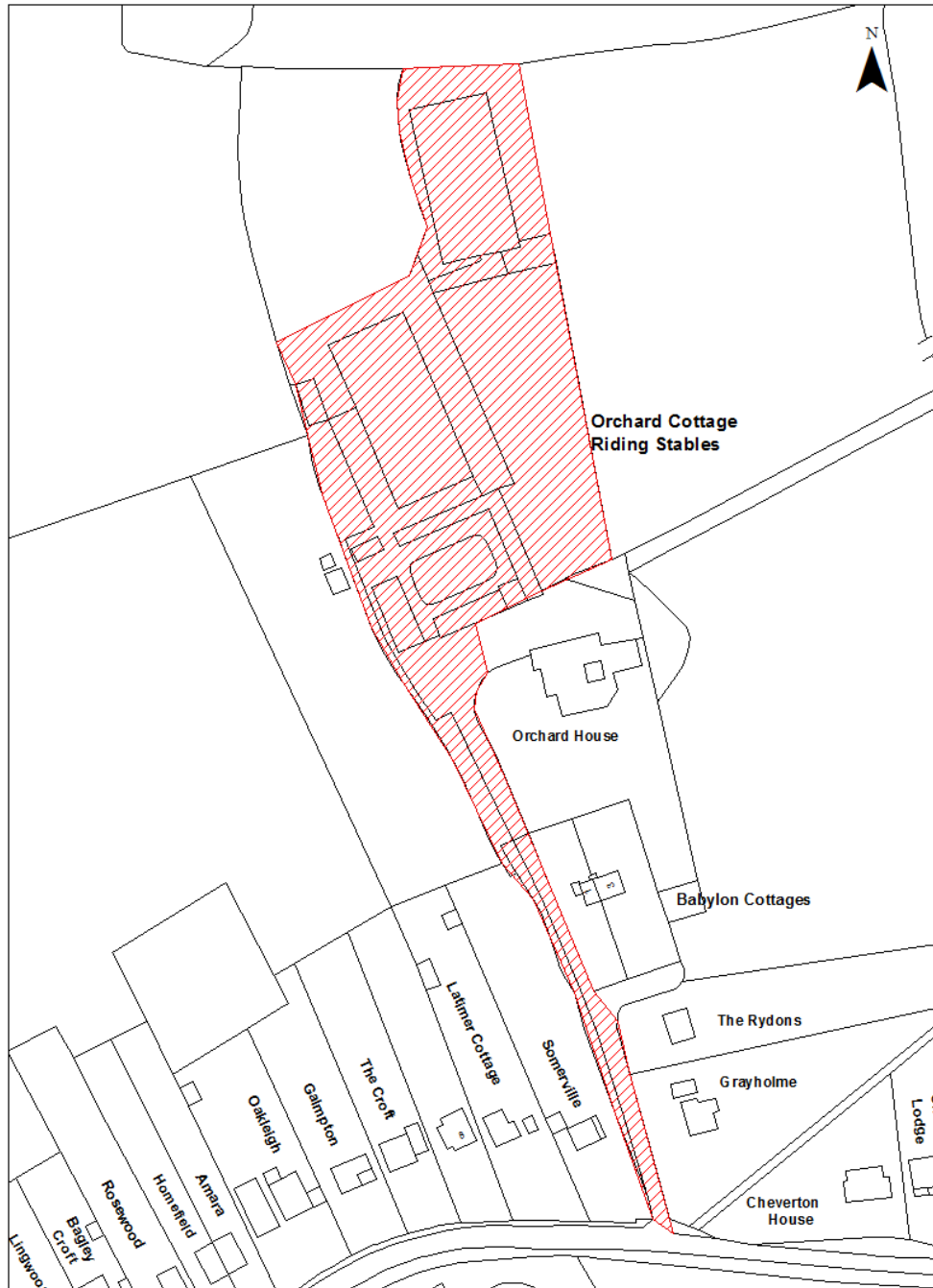


Site details	
HELAA Reference	KBH36
Source of site	Call for Sites
Site name	Land off Cannons Lane, Banstead
Existing use	Agriculture/ paddock
Housing Potential	
Density	20dph
Capacity	120
Total site area (ha)	6.0
Suitability	
Policy Considerations	The site lies within the Green Belt. The site lies within an Area of Great Landscape Value. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is very good. Accessibility to public transport is good.
Market Considerations	Given the size of the site, a range of housing types and tenures could be delivered.
Physical Limitations	Access to the site would possibly need to be improved. There are a number of group TPOs on the site.
Potential Impacts	Development could potentially impact upon the Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Elmswell Limited. The landowner has <u>previously</u> promoted the site for housing development. <u>It has not been possible to confirm landowner intentions.</u> No legal or ownership constraints have been identified which would prevent development from coming forward.	
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 scale/ type would likely attract interest from a regional or national developer who would have the capacity to deliver a scheme such as this. A scheme of this nature may be delivered in a small number of phases. Delivery rates of 30-40 units per annum per developer could be achieved.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area is 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	
There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. The site is however not considered to be suitable for housing development. The site is 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; landscape (AGLV) impact; access; availability

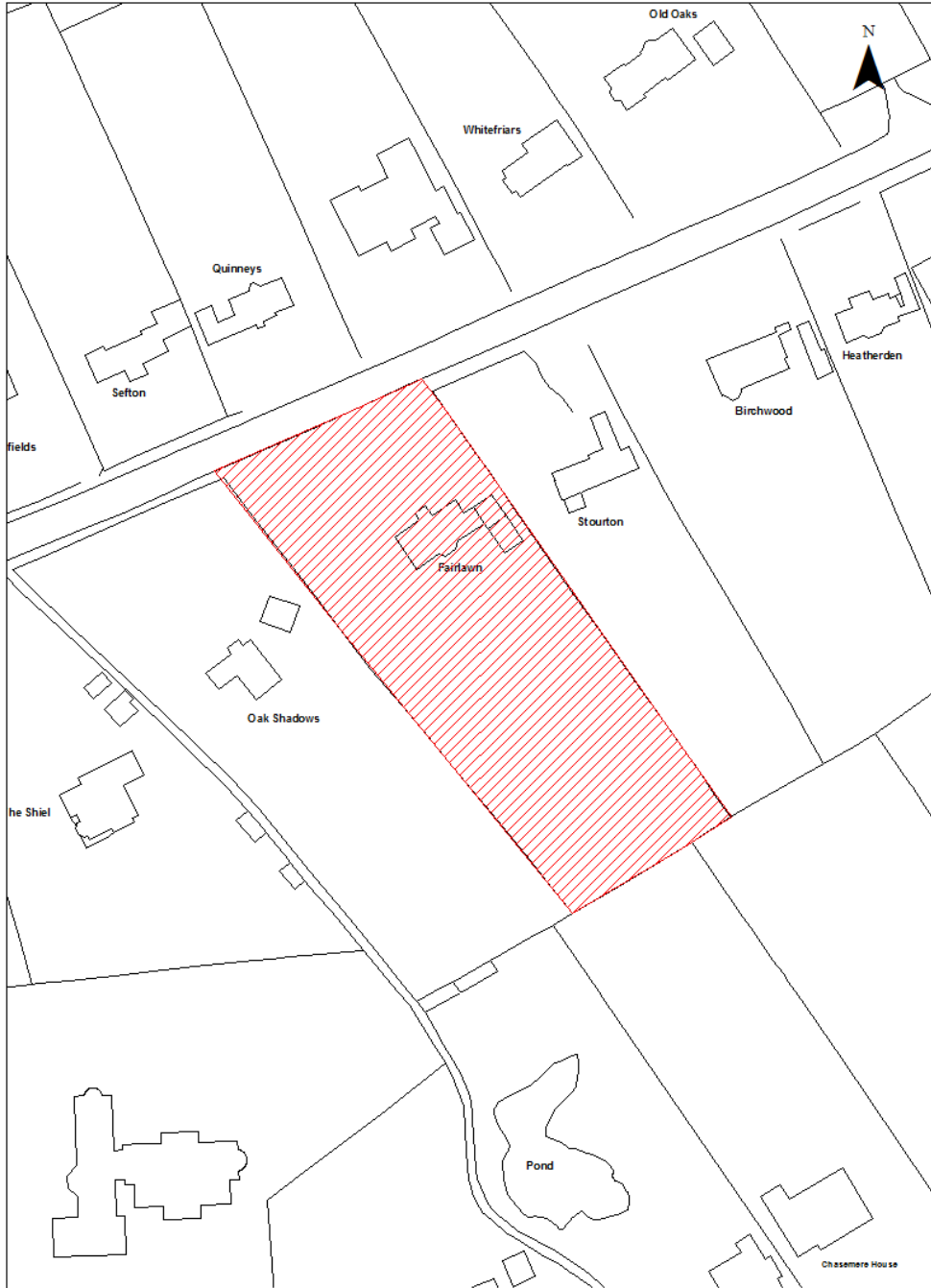
KBH38 – Orchard Cottage Riding Stables, Babylon Lane, Lower Kingswood



Site details	
HELAA Reference	<u>KBH38</u>
Source of site	<u>Planning Permission Recently Refused</u>
Site name	<u>Orchard Cottage Riding Stables, Babylon Lane, Lower Kingswood</u>
Existing use	<u>Formerly riding stables, indoor ménage, office, storage barn and sheds</u>
Housing Potential	
Density	<u>Proposed: 11dph</u>
Capacity	<u>Proposed: 5</u>
Total site area (ha)	<u>0.45</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Metropolitan Green Belt. The site therefore does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</u></p> <p><u>Through the planning process, it was agreed that the site comprises previously developed land. There may therefore be potential for development under paragraph 89 of the NPPF.</u></p> <p><u>The site was formally used for recreation. Loss of recreation facilities would be contrary to policy.</u></p> <p><u>The site lies within an Area of Great Landscape Value.</u></p> <p><u>Accessibility to local services and facilities is limited.</u></p> <p><u>Accessibility to public transport is limited.</u></p>
Market Considerations	<u>The site would be most suited to delivering family accommodation.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<p><u>Development of the site could impact upon the AGLV – the site is situated within a very sensitive landscape setting. During the course of the planning application it was considered that given the existing layout, levels of hardstanding and built form, the proposal would not result in a harmful impact upon the landscape of tis part of the AGLV.</u></p> <p><u>The recent planning permission was refused as it was felt that the proposed residential development would result in the loss of the recreational use of the site. In the absence of evidence of reasonable attempts to dispose of the land and buildings for an alternative recreational use, it was felt that the proposal would be contrary to policy RE1 of the RBBC Local Plan 2005 and the NPPF.</u></p>
<u>The site is not considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is under one landownership.</u></p> <p><u>The planning application was made by Millwood Designer Homes, an established developer.</u></p> <p><u>The site has not been formally promoted for housing development, however, planning permission has been recently refused for redevelopment.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site could be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>The planning application was made by Millwood Designer Homes, an established developer.</u></p> <p><u>A scheme of this type/ scale 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 be delivered in a single phase.</u></p> <p><u>Delivery rates of 15-20 units per annum could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>

Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</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 would be achievable.	
Summary	
<u>Whilst there is a reasonable prospect that the site could be made available for housing development and that development of the site would be achievable, the site is not considered to be suitable for housing development.</u> The site is therefore not currently developable. Overcoming constraints: strategic policy change; loss of recreation facilities	

KBH39 – Fairlawn, The Glade, Kingswood

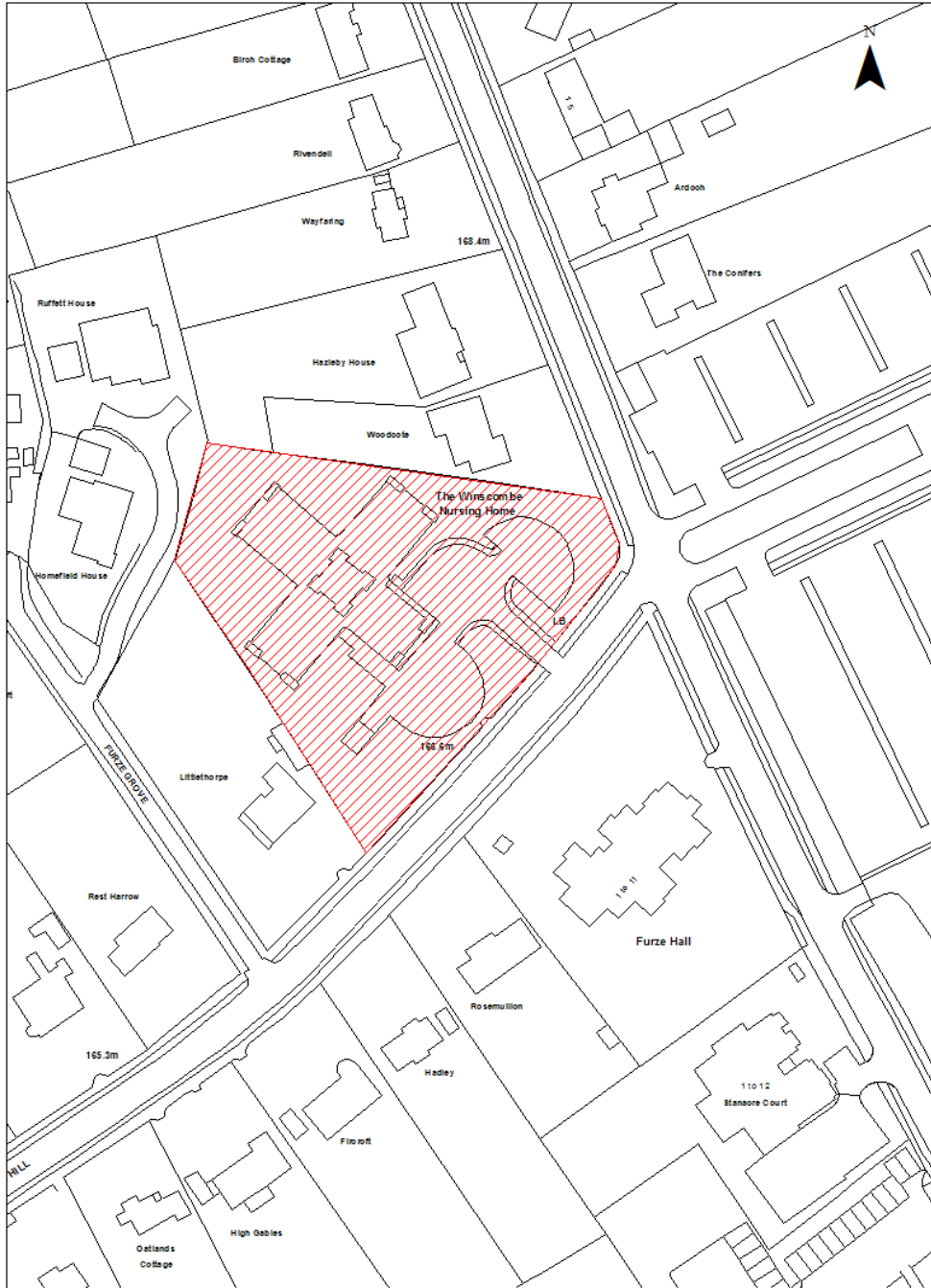


Site details	
HELAA Reference	<u>KBH39</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Fairlawn, The Glade, Kingswood</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 1.4dph</u>
Capacity	<u>Proposed: 7 (gross) 6 (net)</u>
Total site area (ha)	<u>5.1ha</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 lies within The Warren and The Glade Residential Area of Special Character.</u> <u>The site is within close proximity to the Kingswood Conservation Area.</u> <u>Accessibility to local services and facilities is good.</u> <u>Accessibility to public transport is good.</u>
Market Considerations	<u>The site is proposed to deliver 7 flats.</u>
Physical Limitations	<u>There is a TPO at the front of the site.</u>
Potential Impacts	<u>Development could impact upon the setting of the Residential Area of Special Character and nearby conservation area.</u> <u>Development could lead to the loss of the TPO.</u> <u>The previous planning application was refused as it was felt that the proposed development would, by reason of the significant increase in bulk in relation to those in the locality and the prominence of the undercroft entrance, result in an overly dominant and uncharacteristic form of development that, notwithstanding the existing frontage screening, would detract from the spacious character of the Residential Area of Special Character.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is under one landownership.</u> <u>The site has not been formally promoted for housing development, however, a number of planning permissions have recently been refused.</u> <u>No legal constraints to development have been identified.</u>	
<u>There is a reasonable prospect that the site could be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>There is no known specific developer involvement in the site at this point.</u> <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> <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 urban development suggests that development would likely be viable.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site is considered to be suitable for housing development.</u>	

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 considered to be deliverable.

KBH40 – Winscombe Nursing Home, Furze Hill, Kingswood



Site details	
HELAA Reference	<u>KBH40</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Winscombe Nursing Home, Furze Hill, Kingswood</u>
Existing use	<u>Former nursing home</u>
Housing Potential	
Density	<u>Proposed: 30.4dph</u>
Capacity	<u>Proposed: 14</u>
Total site area (ha)	<u>0.46ha</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 neighbouring Legal & General site is locally listed.</u> <u>The site was formally used as a nursing home, proposed policy DES7 resists the loss of existing care homes unless adequate alternative provision is provided locally or evidence is provided – to the satisfaction of the Council – that there is no longer a need for the facilities. The facility was closed a number of years ago and no objection was raised to the loss of the facility in the previous planning application.</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 14 2-bed flats.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>Development could potentially impact upon the setting of the listed building – during the course of the previous planning application, the proposal was considered to be sufficiently distant so as not to affect its setting.</u> <u>The previous planning permission was refused as it was felt that the proposed development would, by reason of the depth, scale and massing of Building 1 and its proximity to the boundary with the neighbouring property “Littlethorpe”, give rise to an overbearing impact on this neighbour which would be harmful to the amenity and living conditions thereof.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is in one landownership.</u> <u>The site has not been formally promoted for housing development; however, planning permission has recently been refused. This application is currently at appeal.</u> <u>The recently refused planning application was made by Weldin Construction.</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 Weldin Construction.</u> <u>A site of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would most 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 urban development suggests that development would be viable.</u> <u>The residential market in the area is good and would likely support the type and scale of development envisaged.</u>

There is a reasonable prospect that delivery of the site will be achievable.

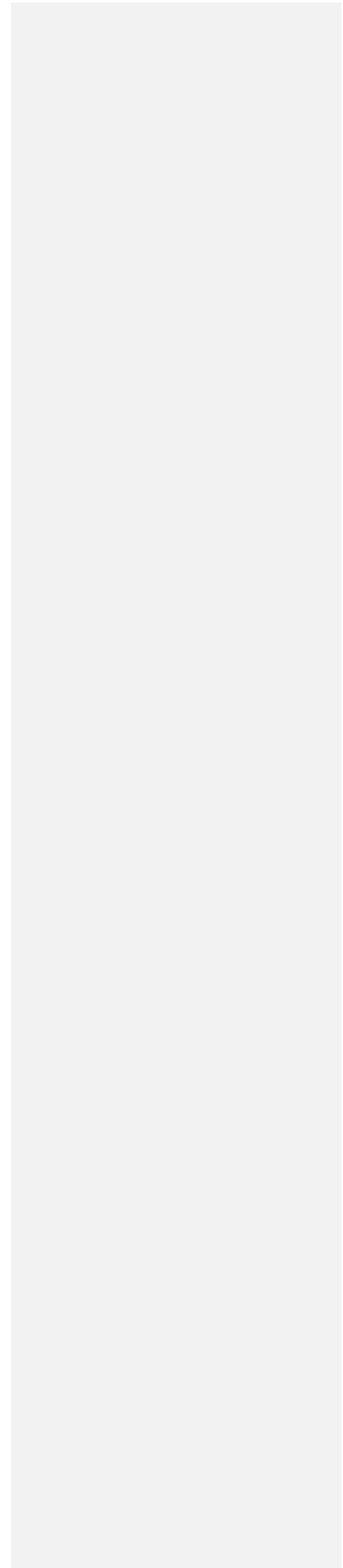
Summary

The site is considered to be suitable for housing development.

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

The site is therefore considered to be deliverable.

N01 – Land at Bridgefield Close, Nork



Site details	
HELAA Reference	N01
Source of site	RBBC Property
Site name	Land at Bridgefield Close, Nork
Existing use	Allotments
Housing Potential	
Density	30dph
Capacity	15
Total site area (ha)	0.49
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is used for allotments: the Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p> <p>The site is designated as <u>Urban Open Land in the 2005 Borough Local Plan. The Urban Open Space Review concluded that the site had high overall value and priority for protection. The site is therefore identified as Urban Open Space in the Regulation 19 Development Management Plan.</u></p> <p>Urban Open Land: the Urban Open Land assessment concluded that the site had high overall value and priority for protection and should therefore be retained.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	Given the type of site and location, the site would likely be suited to delivering family homes.
Physical Limitations	Access to the site is relatively constrained and would require upgrading to support residential development.
Potential Impacts	Development could potentially impact upon the protected trees surrounding the site. Development would result in the loss of publically accessible opportunities for food growing.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be not available for development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A scheme of this size/ characteristic would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of housing development within Banstead indicates that development would be economically viable.</p> <p>Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.</p>

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

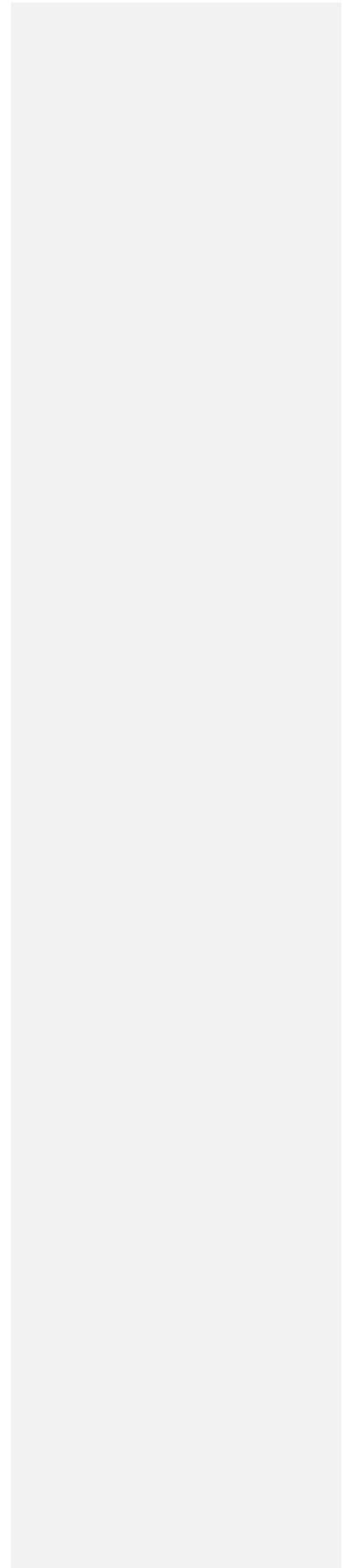
Summary

The site is not considered to be suitable or available for housing development.

The site is therefore not currently developable.

Overcoming constraints: Allotment needs/ alternative provision; strategic policy change

N02 – Land at Parsonsfield, Nork



Site details	
HELAA Reference	N02
Source of site	RBBC Property
Site name	Land at Parsonsfield Road, Nork
Existing use	Allotments
Housing Potential	
Density	Assumed: 30dph
Capacity	7 units
Total site area (ha)	0.28ha
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is designated as Urban Open Land: the Urban Open Land Assessment identified high overall value and priority for protection.</p> <p><u>The site is designated as Urban Open Land in the 2005 Borough Local Plan. The Urban Open Space Assessment concluded that the site had high overall value and priority for protection. The site is therefore identified in the Regulation 19 Development Management Plan as Urban Open Space.</u></p> <p>The site is used for allotments: the Open Space, Sport & Recreation Assessment recommended that the existing allotments should be protected from development, unless replaced with equally accessible, suitable or improved site.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	Given the type of site and location, the site would likely be suited to delivering family homes.
Physical Limitations	Access to the site is via a narrow driveway and therefore is highly constrained. Alternative access, potentially via a donor property, may be required.
Potential Impacts	Development could potentially impact upon the protected trees surrounding the site. Development would result in the loss of publicly accessible opportunities for food growing.
The site is not suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be not available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability.</p> <p>Generic assessment of housing development within Banstead suggests that development would be economically viable.</p> <p>The residential market in the area would most likely be sufficient to deliver the type and scale of development envisaged.</p>

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

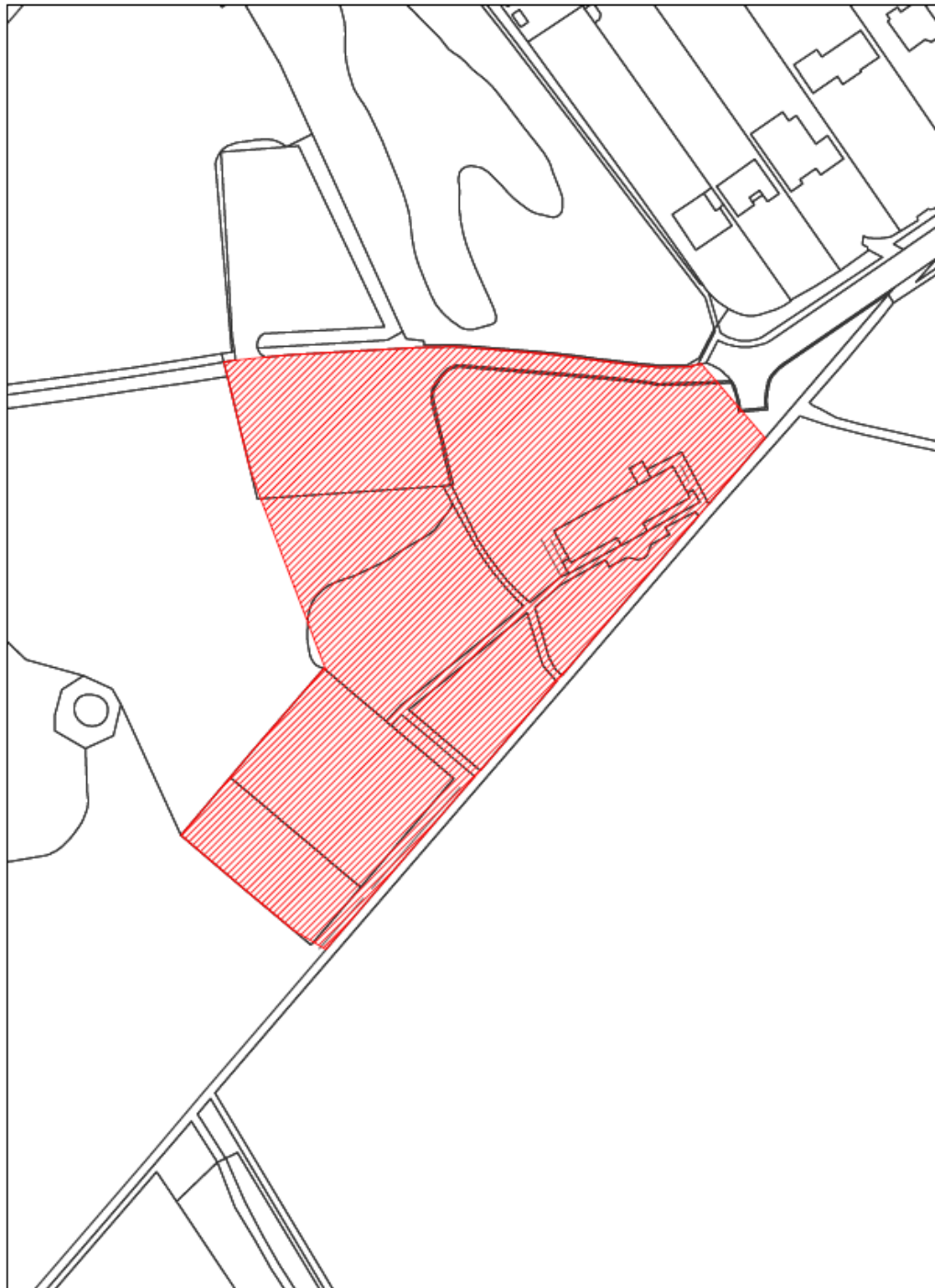
Summary

The site is not considered to be suitable nor available for housing development.

The site is therefore not currently developable.

Overcoming constraints: Access; allotment needs/ alternative provision; strategic policy change

N07 – Land at the Drive, Banstead



Site details	
HELAA Reference	N07
Source of site	RBBC Property
Site name	Land at The Drive, Banstead
Existing use	Public open space, pavilion and recreational equipment
Housing Potential	
Density	25dph
Capacity	20
Total site area (ha)	0.80
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site is within the boundary of a registered Historic Park.</p> <p>The site is within a Site of Nature Conservation Importance.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is designated as Urban Open Land: the Urban Open Land Assessment concluded that the site should be retained as Urban Open Space.</p> <p><u>The site is designated as Urban Open Land in the 2005 Borough Local Plan. The Urban Open Space Assessment concluded that the site should be retained. The site has therefore been identified as Urban Open Space in the Regulation 19 Development Management Plan.</u></p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	Given the type of site and location, the site would likely be suited to delivering family homes.
Physical Limitations	There are areas of relatively dense woodland within the site.
Potential Impacts	<p>Development could potentially impact upon the integrity of the Historic Park within which it sits.</p> <p>Development could potentially adversely impact upon the Site of Nature Conservation Importance and would bring about the loss of formal recreational facilities.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>Availability of the site would be subject to alternative provision being made available for existing recreation facilities on the site.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</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>

	Demand for family homes in the area is considered to be especially strong in this location and would support development of this scale.
--	-----------------------------------------------------------------------------------------------------------------------------------------

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

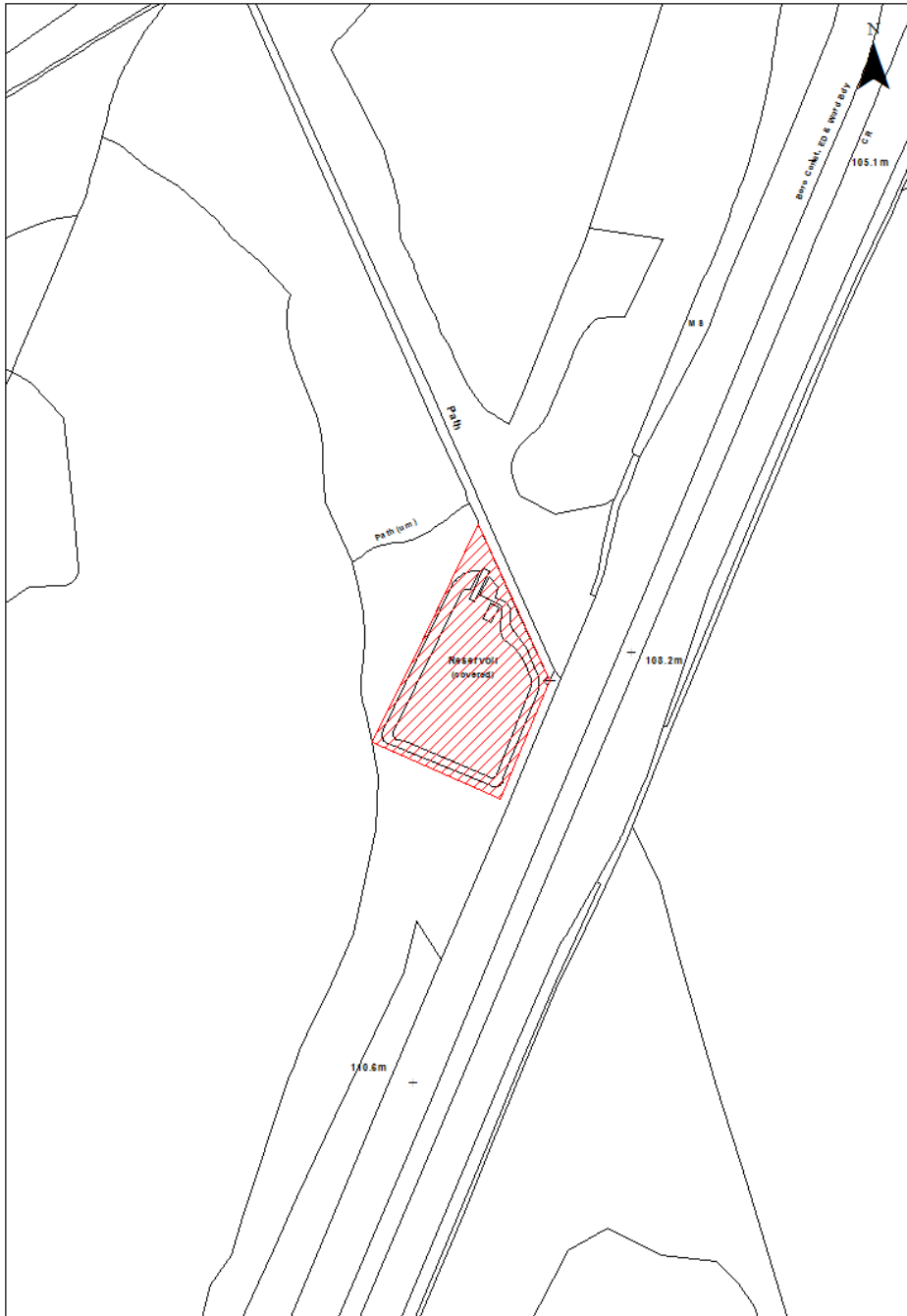
Summary

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

The site is therefore not currently developable.

Overcoming constraints: Strategic policy change; alternative recreation provision

N10 – Banstead Downs Reservoir, Brighton Road



Site details	
HELAA Reference	N10
Source of site	Call for Sites
Site name	Banstead Downs Reservoir, Brighton Road
Existing use	Former reservoir which has been filled.
Housing Potential	
Density	20dph
Capacity	12
Total site area (ha)	0.6
Suitability	
Policy Considerations	The site lies wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to public transport services is limited. Accessibility to local facilities and services is limited.
Market Considerations	The site would be most suitable to delivering a range of housing types and tenures.
Physical Limitations	Access to the site via the A217 would require improvement. Due to the previous use of the site and due to the nature of the infill, the site may be contaminated. Part of the site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Sutton and East Surrey Water. The landowner has <u>previously</u> promoted the site for housing development. The landowner has <u>previously</u> indicated that the site could be made available for development within the next 5 years. <u>It has not been possible to confirm landowner intentions.</u> There are no known legal or ownership constraints that would prevent development from coming forward.	
There is a reasonable prospect that the site would be made available for housing development within the plan period. 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 regional or national developers who would have the capacity to deliver a scheme such as this. A specialist developer may be required due to the previous use of the site. A site such as this 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 xx 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. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Costs of land reclamation may impact upon financial viability. 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.

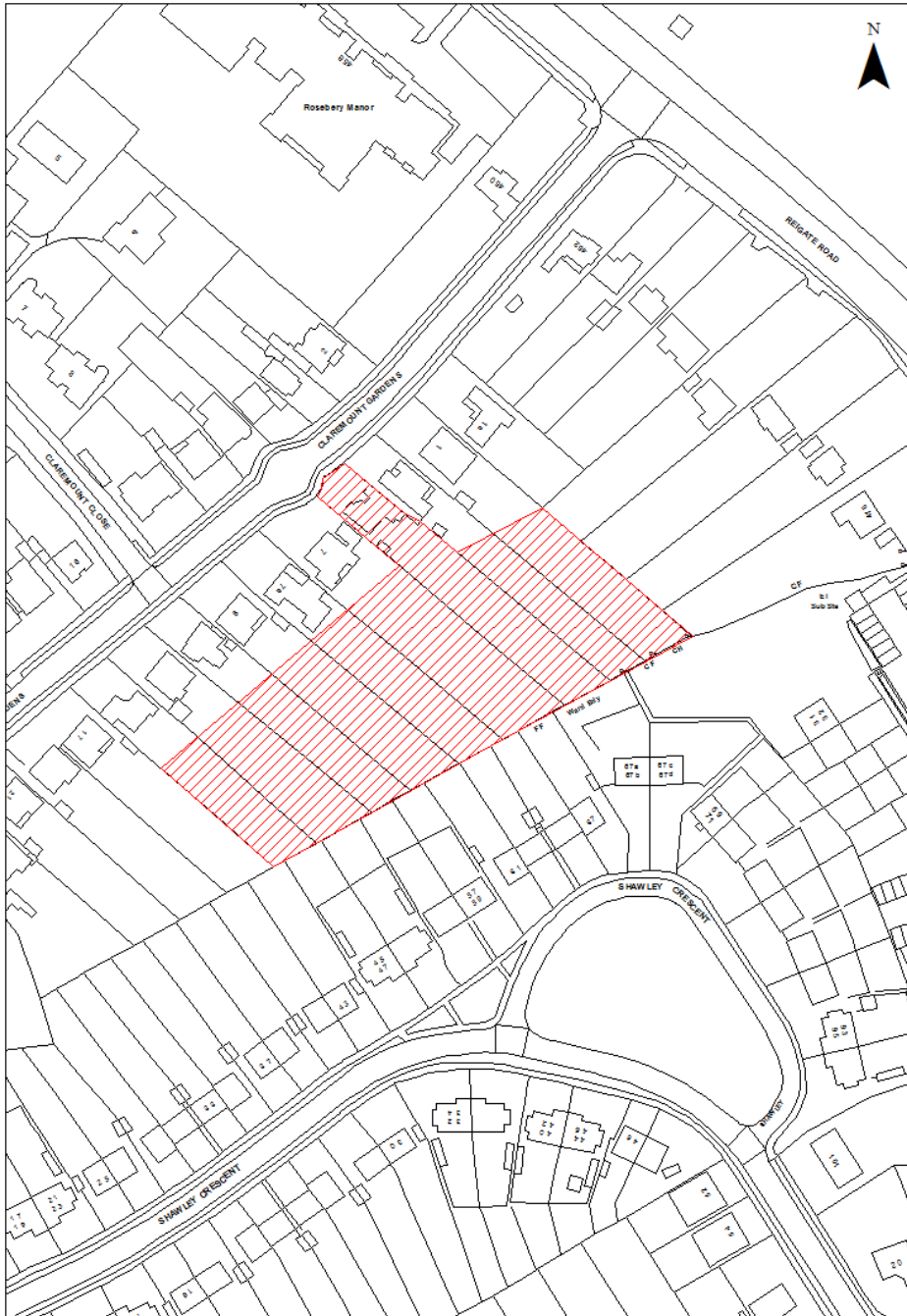
Summary

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

The site is therefore not currently considered to be developable.

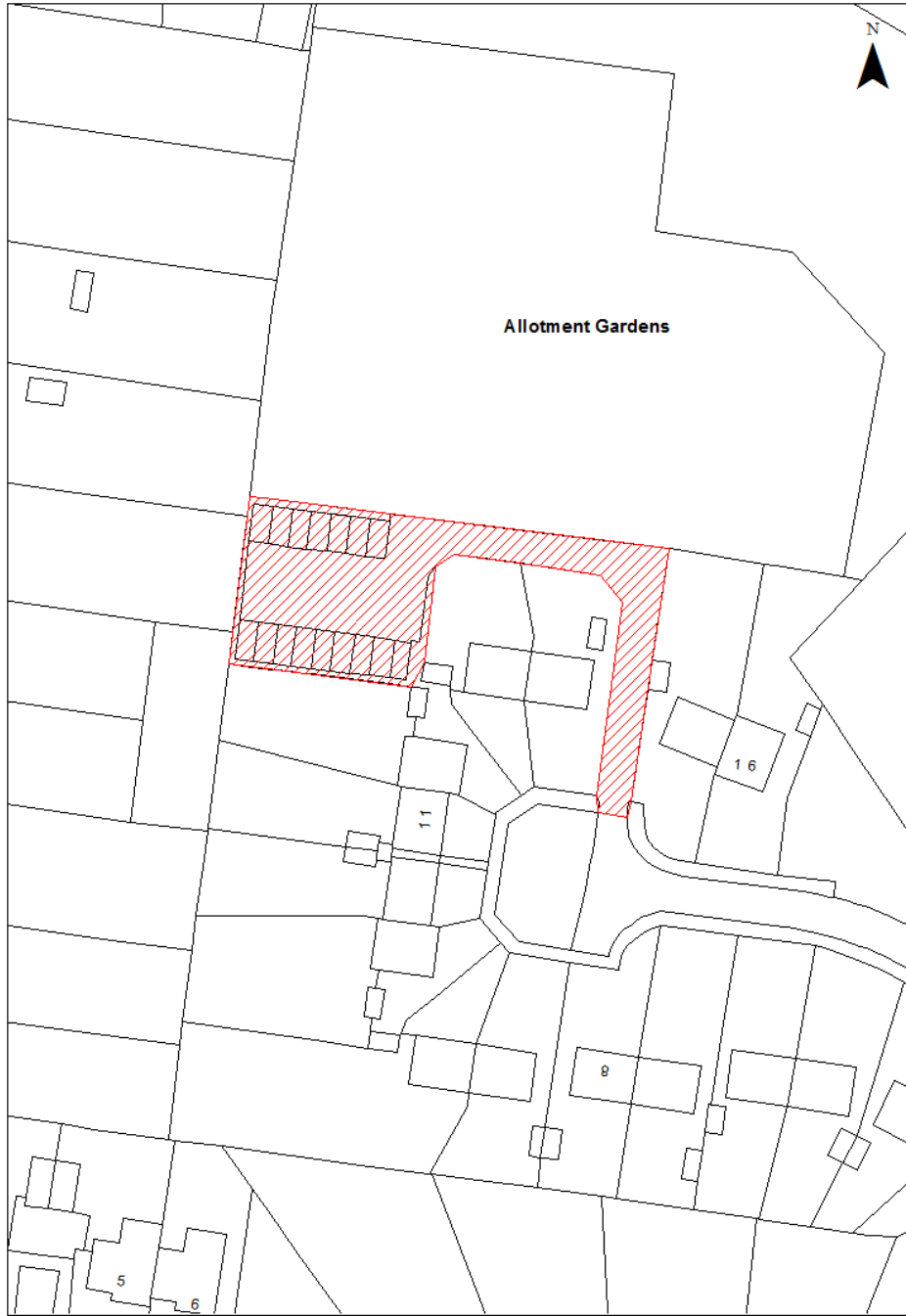
Overcoming constraints: strategic policy change; access; contamination; availability

N12—5 Claremont Gardens and R/O 1-15 Claremont Gardens, Epsom Downs



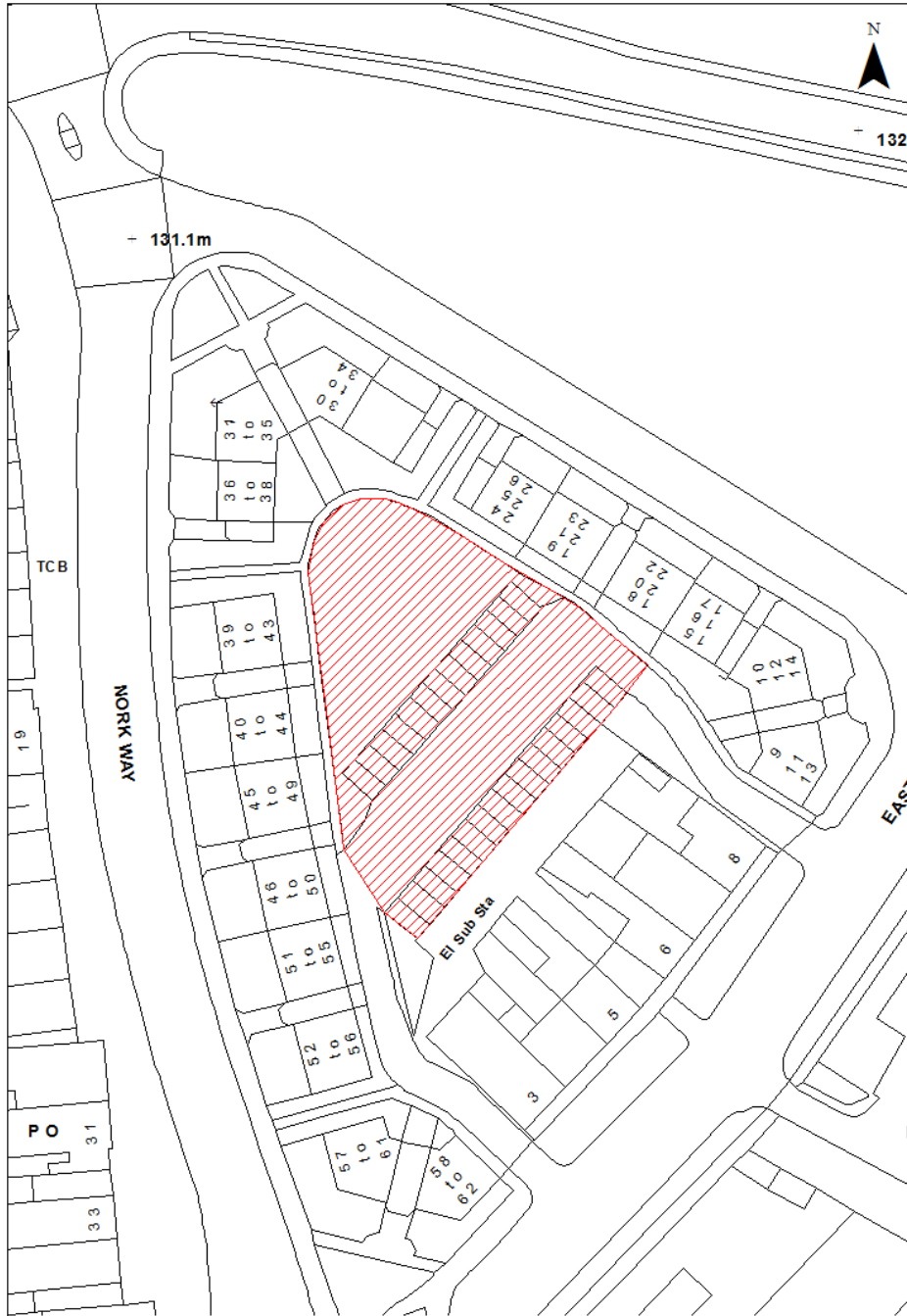
Site details	
HELAA Reference	N12
Source of site	Extant Planning Permission
Site name	5 Claremount Gardens and R/O 1-15 Claremount Gardens, Epsom Downs
Existing use	Dwelling and gardens
Housing Potential	
Density	19
Capacity	8
Total site area (ha)	0.48
Suitability	
Policy Considerations	The site lies 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. Accessibility to public transport is very good. The site benefits from planning permission for 8 residential units.
Market Considerations	The site is proposed to deliver 8 residential dwellings.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site benefits from planning permission for 8 residential units. A number of the pre-commencement conditions have been discharged. No legal constraints to housing development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Shanly Homes, an experienced 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 by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market demand in this area is considered to be sufficient to support a development of this scale.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. The site is therefore considered to be deliverable.	
Planning permission has been implemented.	

N14 – Garages Bridgefield Close, Banstead



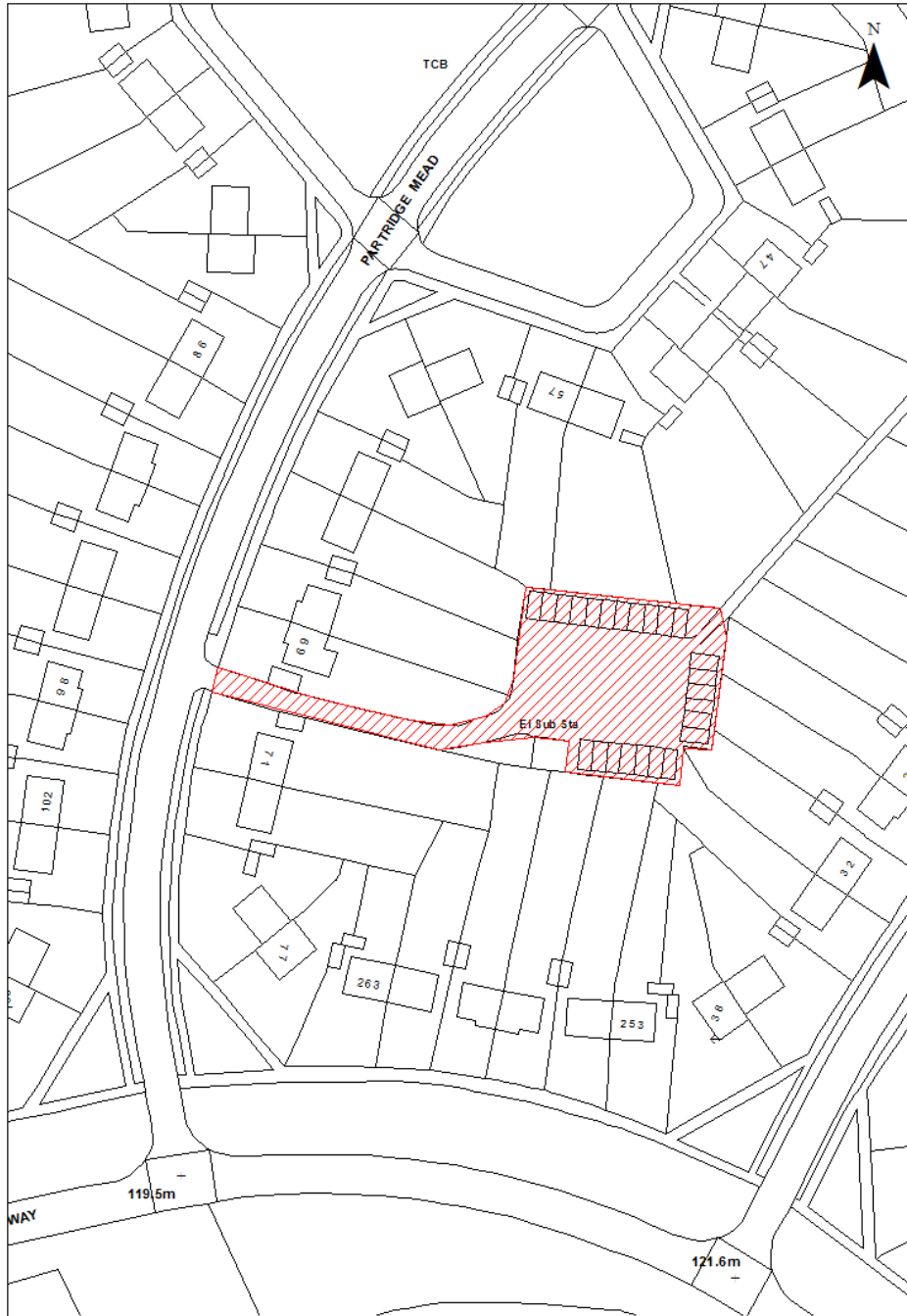
Site details	
HELAA Reference	N14
Source of site	Garages
Site name	Garages Bridgefield Close, Banstead
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated 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 very good.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site has been identified as potentially being at risk of surface water flooding. Access to the site is constrained – this limits development potential.
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 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 is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units 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 of the site is uncertain. Generic assessment of housing development within Banstead indicates that development would be economically viable. There is a reasonable prospect that the residential market in the area would be sufficient of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be available for housing development and availability is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; access; flood risk	

N15 – Garages Eastgate, Banstead



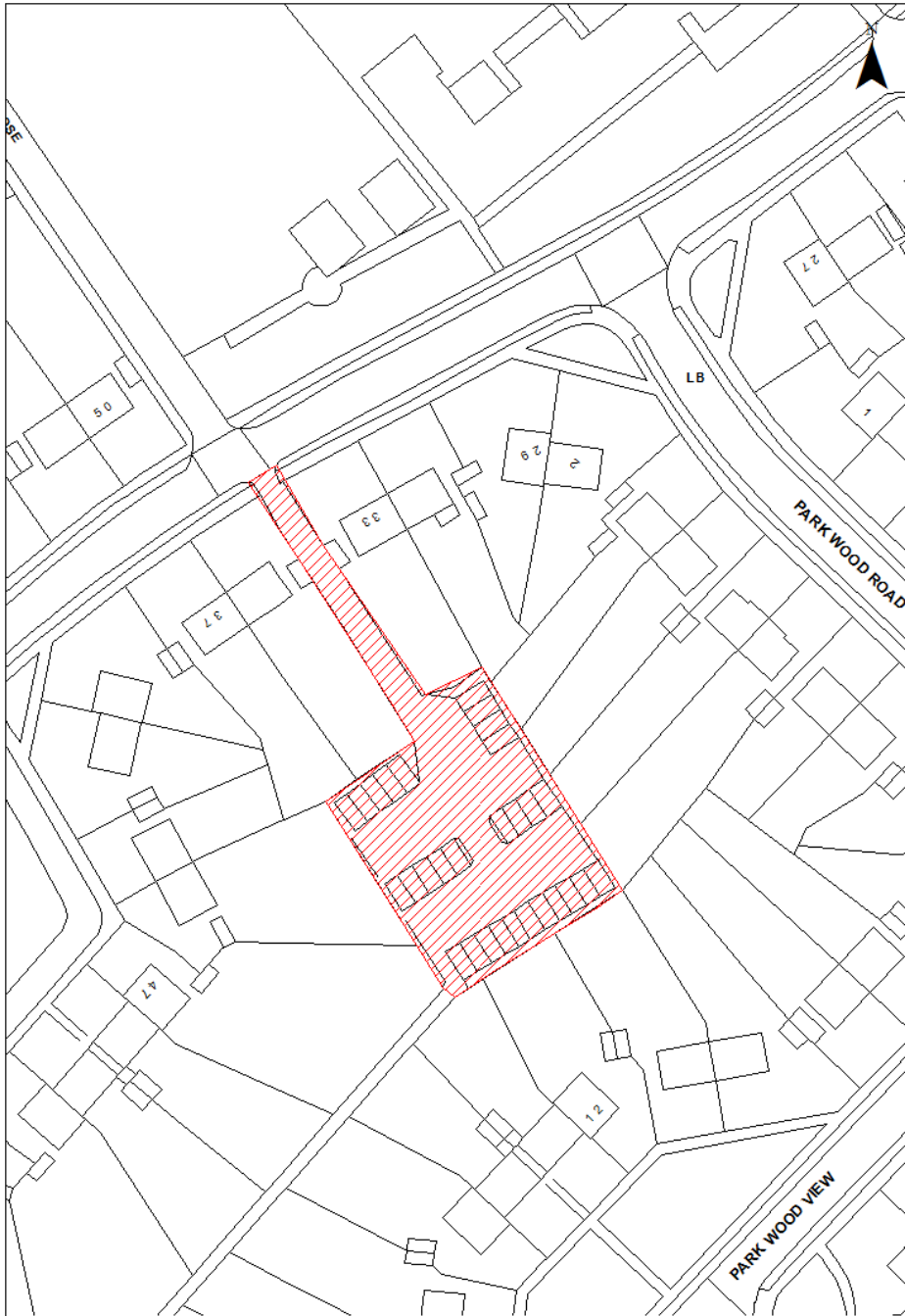
Site details	
HELAA Reference	N15
Source of site	Identified Garage
Site name	Garages Eastgate, Banstead
Existing use	Garage
Housing Potential	
Density	30dph
Capacity	6
Total site area (ha)	0.2
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated 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. Access to local services and facilities is excellent. Access to public transport is excellent.
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	No potential impacts have been identified.
Potential Impacts	Development may reduce residential amenity of surrounding flats.
The site is considered to be potentially suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development within Banstead indicates that development would be economically 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 considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not considered to be currently developable. Overcoming constraints: availability; residential amenity conflict	

N16 – Garages between 69 and 71 Partridge Mead, Banstead



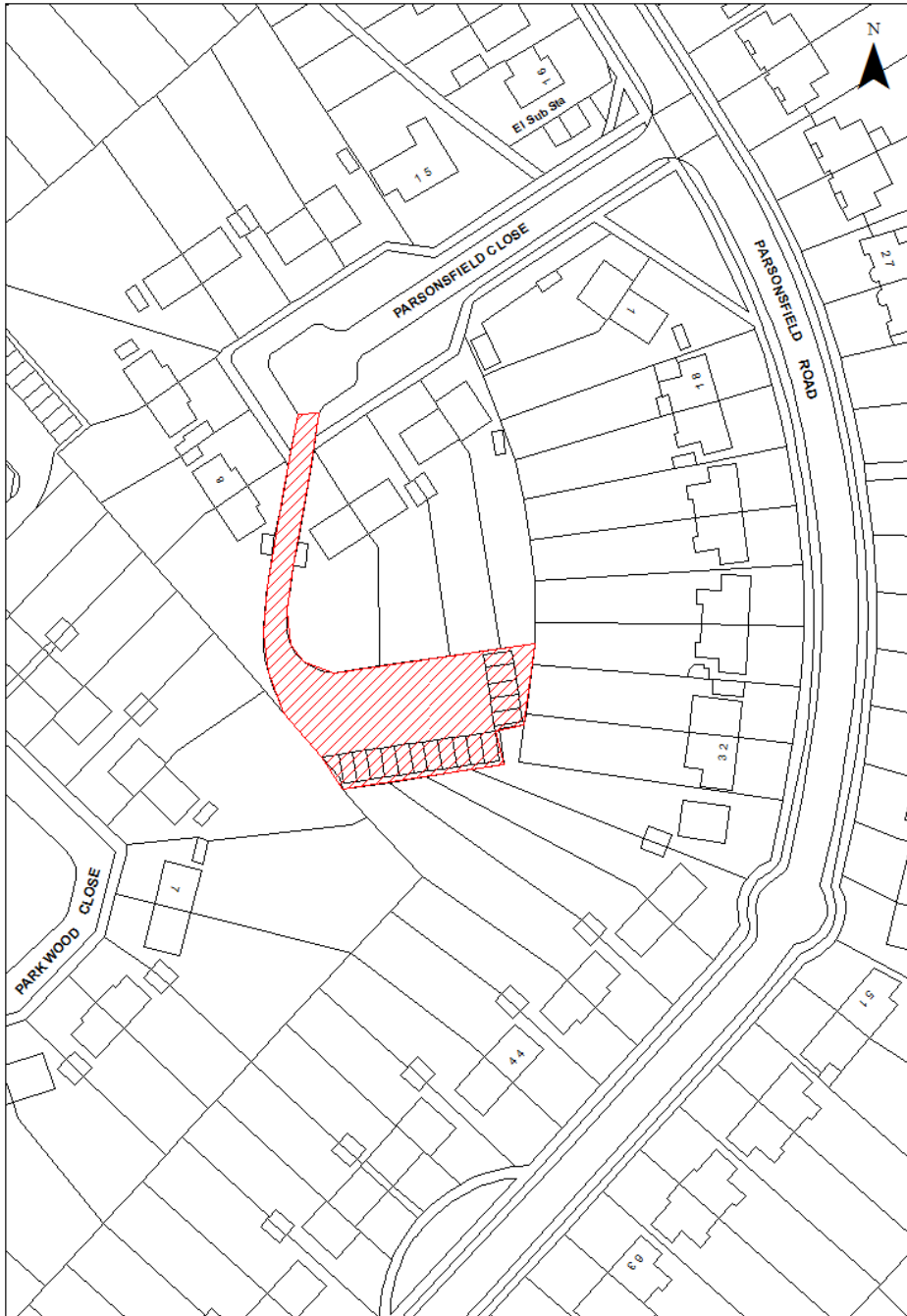
Site details	
HELAA Reference	N16
Source of site	Garages
Site name	Garages between 69 and 71 Partridge Mead, Banstead
Existing use	Garages
Housing Potential	
Density	50dph
Capacity	5
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a 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. Accessibility to public transport is very good.
Market Considerations	The site would be most suitable of delivering smaller family homes.
Physical Limitations	Access to the site is quite constrained – this will reduce development potential. Part of 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 suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known 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 such as this. A site of this type/ scale would be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	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 housing development within Banstead indicates 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 not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

N17 – Garages between 33 and 35 Partridge Mead, Banstead



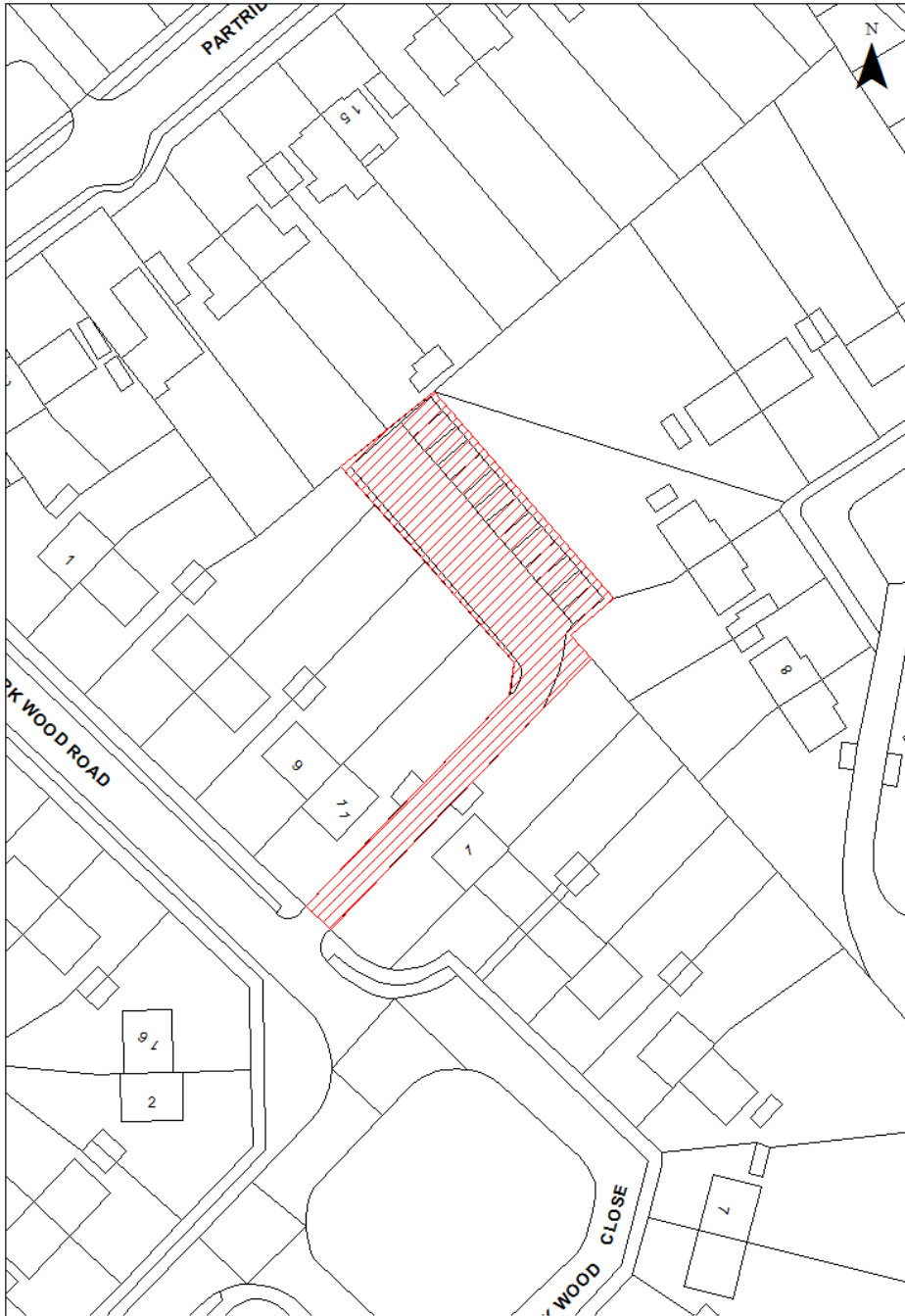
Site details	
HELAA Reference	N17
Source of site	Garages
Site name	Garages between 33 and 35 Partridge Mead, Banstead
Existing use	Garages
Housing Potential	
Density	50dph
Capacity	5
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location 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 very good.
Market Considerations	The site would be most suitable to deliver small family homes.
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work was undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development within Banstead indicates 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 not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

N18 – Garages, Parsonsfield Close, Banstead



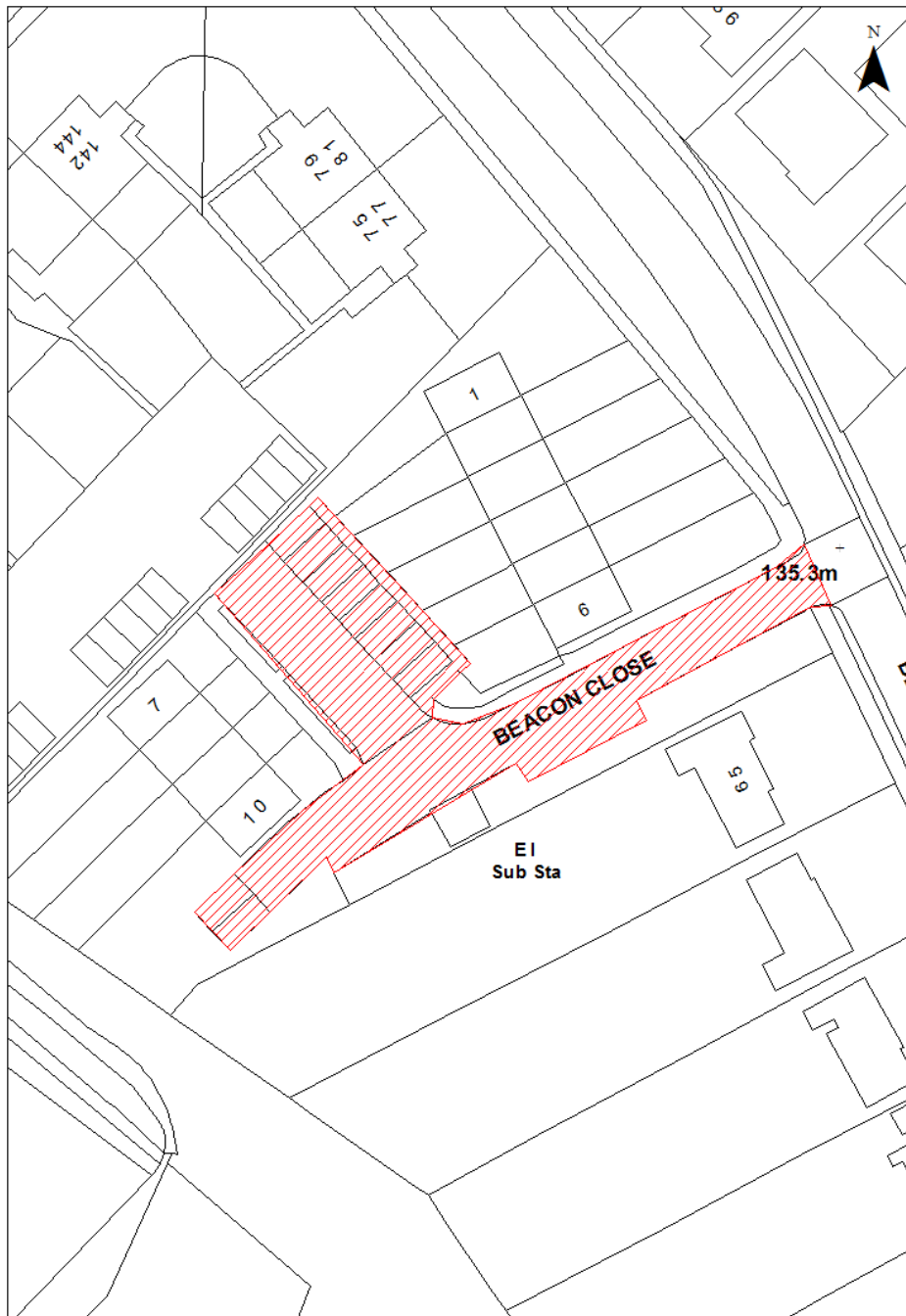
Site details	
HELAA Reference	N18
Source of site	Identified Garage
Site name	Garages Parsonsfield Close, Banstead
Existing use	Garages
Housing Potential	
Density	71dph
Capacity	5
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location 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 very good.
Market Considerations	The site would be most suited to deliver small family homes.
Physical Limitations	Access to the site is constrained – this reduces development potential.
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 Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is 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 attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of housing development within Banstead indicates 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 not considered to be suitable for housing development and availability is uncertain. The site is therefore not currently developable. Overcoming constraints: availability; access	

N19 – Garages Parkwood Road, Banstead



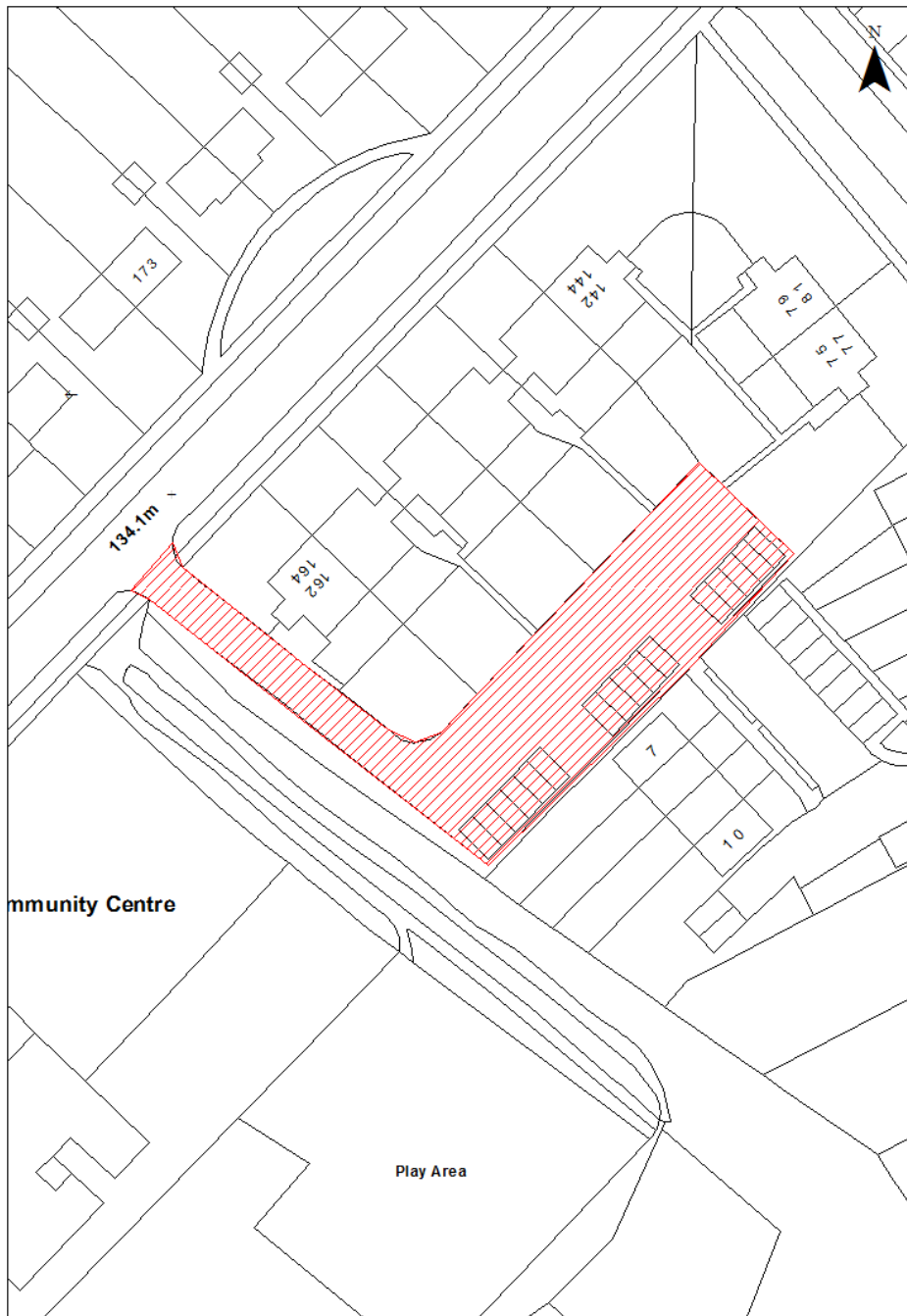
Site details	
HELAA Reference	N19
Source of site	Garages Parkwood Road, Banstead
Site name	Garages
Existing use	Garages
Housing Potential	
Density	83dph
Capacity	5
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site would be most suitable to deliver small family homes.
Physical Limitations	Access to the site would need to be improved. The site is long and thin – this would reduce development potential.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used for garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	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 housing development in Banstead indicates that development of the site would be economically viable. The residential market in the area is good 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 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; site characteristics	

N20 – Garages Beacon Close, Banstead



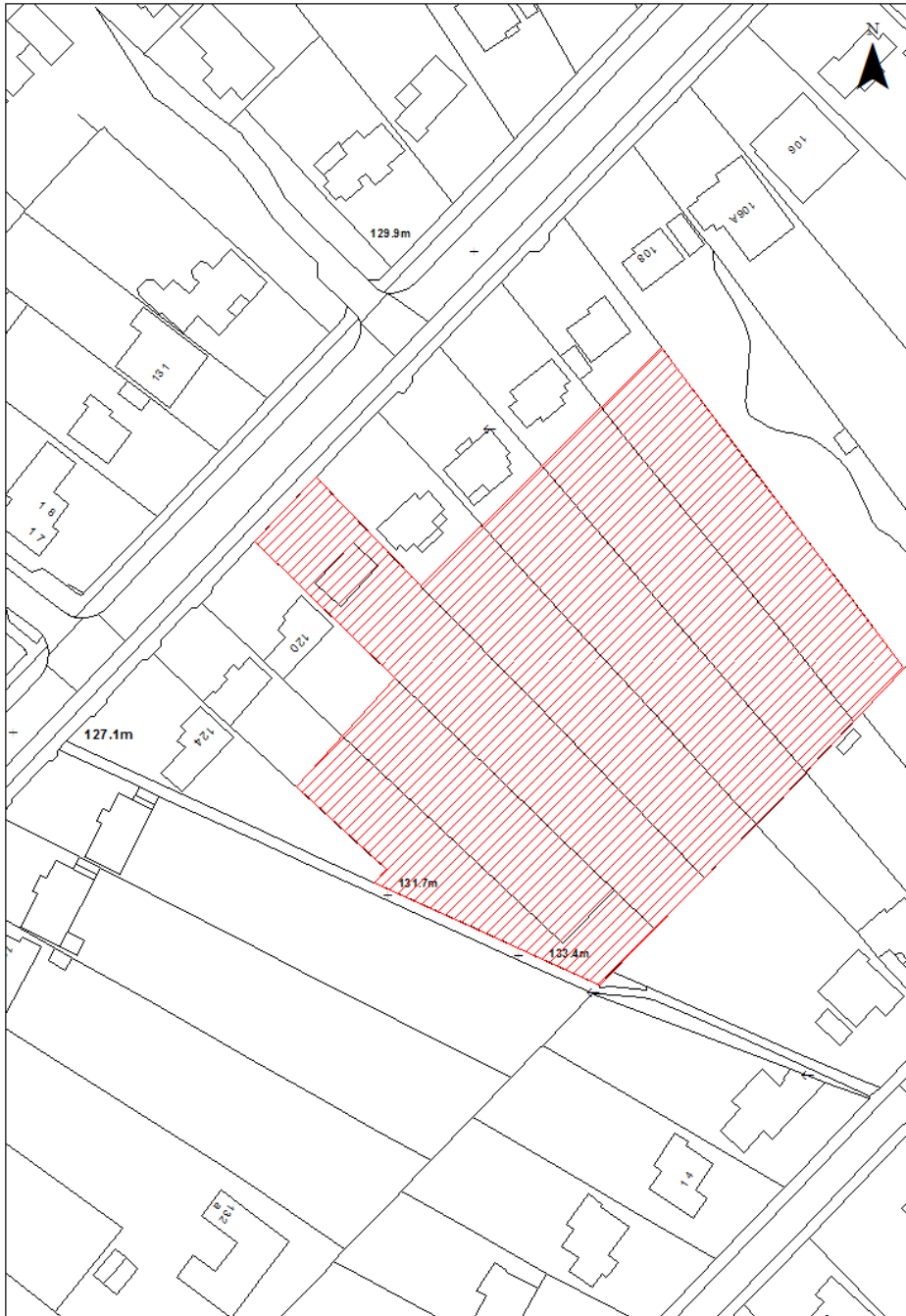
Site details	
HELAA Reference	N20
Source of site	Identified Garages
Site name	Garages Beacon Close, Banstead
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated 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 very good.
Market Considerations	The site would be most suitable to deliver small family homes.
Physical Limitations	Part of the site is identified as being potentially at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled for housing development. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer 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 have the capacity to develop a scheme of this nature. A site of this nature would be delivered in a single phase and would be delivered by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead indicates that the site would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is 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; assembly	

N21 – Garages 142-164 Nork Way, Banstead



Site details	
HELAA Reference	N21
Source of site	Identified Garages
Site name	Garages 142-164 Nork Way, Banstead
Existing use	Garages
Housing Potential	
Density	60dph
Capacity	6
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and 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 very good.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	Part of the site is identified as potentially being at risk of surface water flooding.
Potential Impacts	The site could have an impact upon the adjoining historic park and garden. The site could also have an impact on the adjoining Site of Nature Conservation Importance.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead indicates that the site would be economically viable. There is a reasonable prospect that development of the site would be achievable.
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 considered to be currently developable. Overcoming constraints: availability	

N22 — 118 Nork Way, Banstead



Formatted: Heading 2

Site details	
HELAA Reference	N22
Source of site	Extant Planning Permission
Site name	118 Nork Way and Land R/O 110-122 Nork Way, Banstead
Existing use	Residential dwelling
Housing Potential	
Density	20dph
Capacity	8
Total site area (ha)	0.4
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p> <p>The site benefits from planning permission for 8 dwellings.</p>
Market Considerations	The site is proposed to deliver 8 dwellings.
Physical Limitations	There is a group TPO on part of the site.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Shanly Homes a regional developer.	
The site benefits from planning permission for 8 units.	

~~A number of the pre-commencement planning conditions have been discharged.~~

~~No legal constraints to development have been identified.~~

~~There is a reasonable prospect that the existing planning permission will be implemented.~~

Formatted: Heading 2

Achievability

Formatted: Heading 2

Delivery & Timing Considerations

~~The site is owned by Shanly Homes, a regional developer who would likely have the capacity to deliver a scheme such as this.~~

Formatted: Heading 2

~~Development of the site would most likely be completed in a single phase.~~

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

~~Development could therefore be completed within 12 months of commencement.~~

Market & Economic Viability Considerations

~~No specific viability work has been undertaken as the site benefits from planning permission.~~

Formatted: Heading 2

~~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.~~

Formatted: Heading 2

Summary

Formatted: Heading 2

~~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.~~

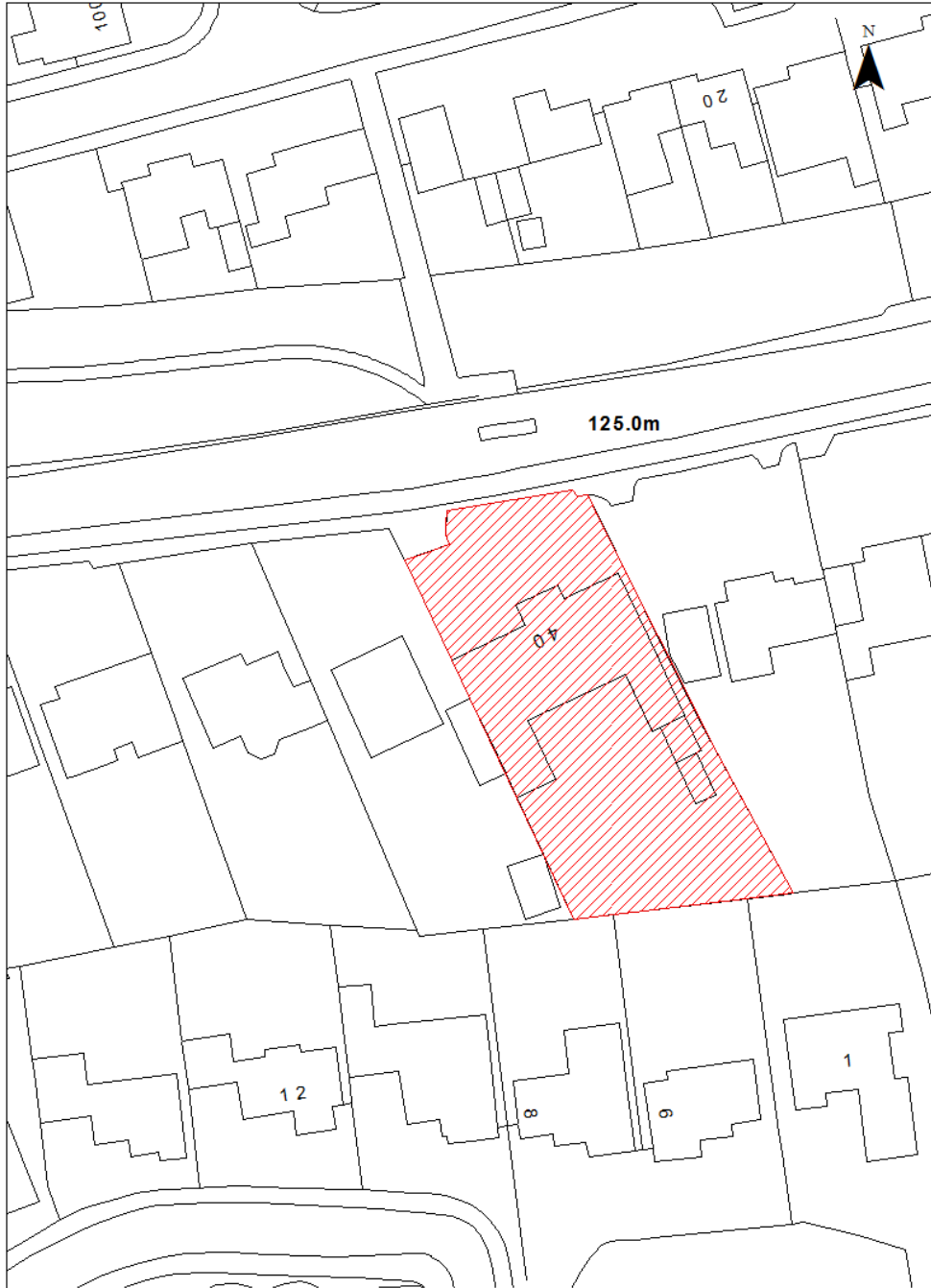
Formatted: Heading 2

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

~~Planning permission has been implemented.~~

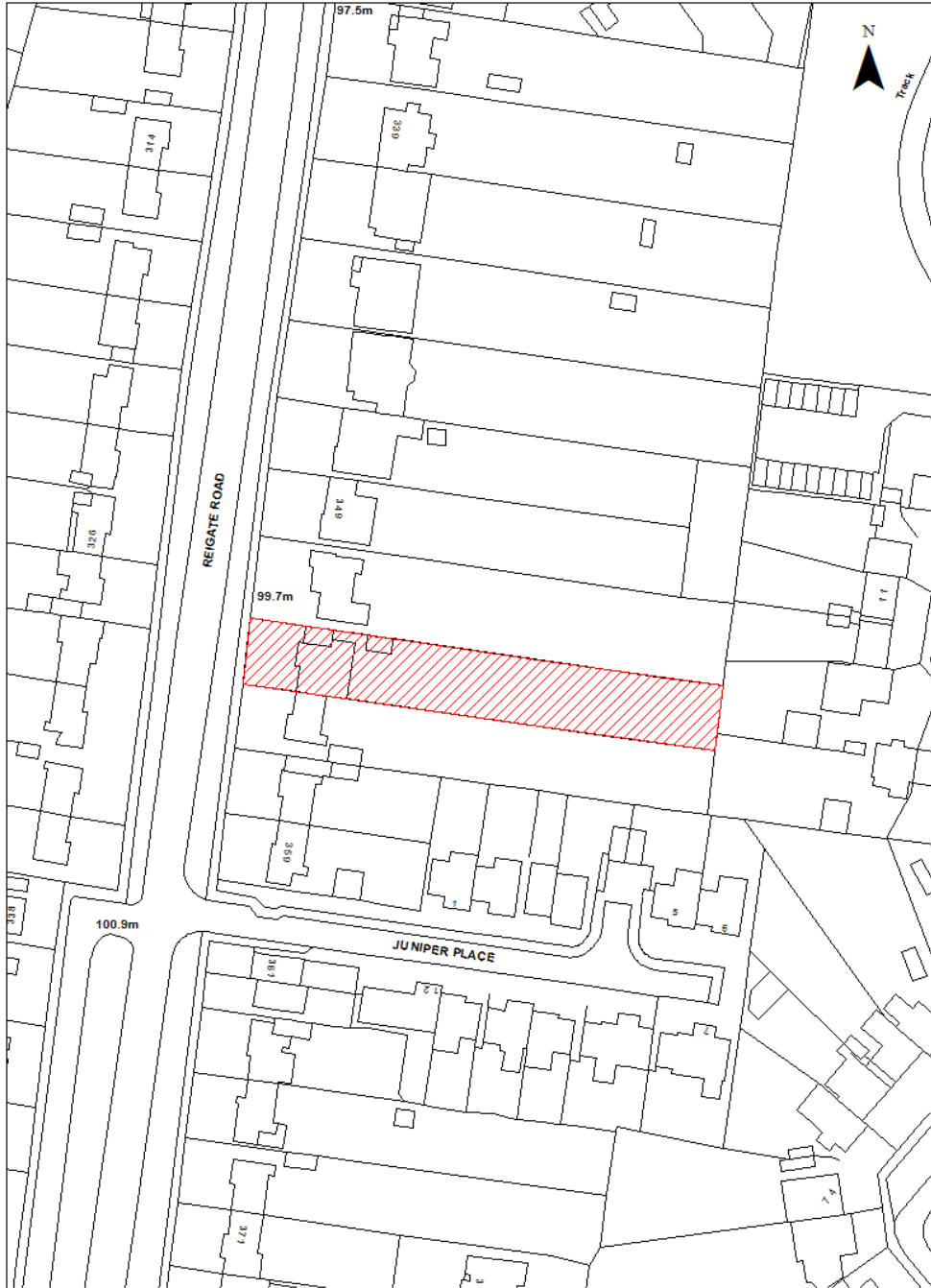
Formatted: Heading 2

N23 – 40 Fir Tree Road, Banstead



Site details	
HELAA Reference	<u>N23</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>40 Fir Tree Road, Banstead</u>
Existing use	<u>Care home</u>
Housing Potential	
Density	<u>50dph</u>
Capacity	<u>5</u>
Total site area (ha)	<u>0.1</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore in 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 5 units.</u> <u>The site has excellent access to public transport.</u> <u>The site has good access to local services and facilities.</u>
Market Considerations	<u>The site benefits from planning permission for 5 flats.</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 Nineteen Thirty-Two Ltd.</u> <u>The site benefits from planning permission for residential development.</u> <u>A number of pre-commencement conditions have been discharged.</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 involvement in the site.</u> <u>A site of this scale/ type would likely attract local or regional developers who would likely have the capacity to develop a scheme such as this.</u> <u>A scheme of this nature would be completed in a single phase.</u> <u>Delivery rates of 20-30 units could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months 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 proposed.</u>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for residential development.</u> <u>The site is considered to be suitable and available for development and there is a reasonable prospect that development of the site would be achievable.</u> <u>The site is considered to be deliverable.</u>	

N24 – Land at 343-353 Reigate Road, Epsom Downs



Site details	
HELAA Reference	<u>N24</u>
Source of site	<u>Refused Planning Permission</u>
Site name	<u>Land at 343-353 Reigate Road, Epsom Downs</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 21dph</u>
Capacity	<u>Proposed: 9(gross), 8 (net)</u>
Total site area (ha)	<u>0.42</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. Planning permission has been recently refused and dismissed at appeal for the erection of 10 dwellings. During this process, the Council raised no objection to the principle of the proposed redevelopment of the site. A subsequent planning permission for 9 units has recently been refused and is currently at appeal. Access to local services and facilities is good. Access to public transport is excellent.</u>
Market Considerations	<u>The site would be most suitable to deliver family homes.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The most recent planning application was refused as it was felt that:</u> <ul style="list-style-type: none"> • <u>The proposed development by virtue of the design, scale, height of the built form, the topography and raised position of the housing, lack of spacing and parking dominated frontages, would result in cramped overdevelopment of the site, harmful to the more spacious character of development and amenity within the locality; and</u> • <u>The proposal failed to provide an agreed contribution towards Affordable Housing</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by a number of landowners.</u>	
<u>The site would need to be assembled in order to enable development.</u>	
<u>The site has not been formally promoted for housing development; however, there have been a number of recent planning permissions. These were made by Denton Homes, an experienced developer.</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 development within the plan period.</u>	
Achievability	
Delivery & Timing Considerations	<u>The recent planning application was made by Denton Homes, an established developer.</u> <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> <u>A scheme of this nature would likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of urban sites in the borough suggests that development would be viable.</u> <u>The residential market in the area is considered to be sufficient to support the type</u>

an scale of development envisaged.

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

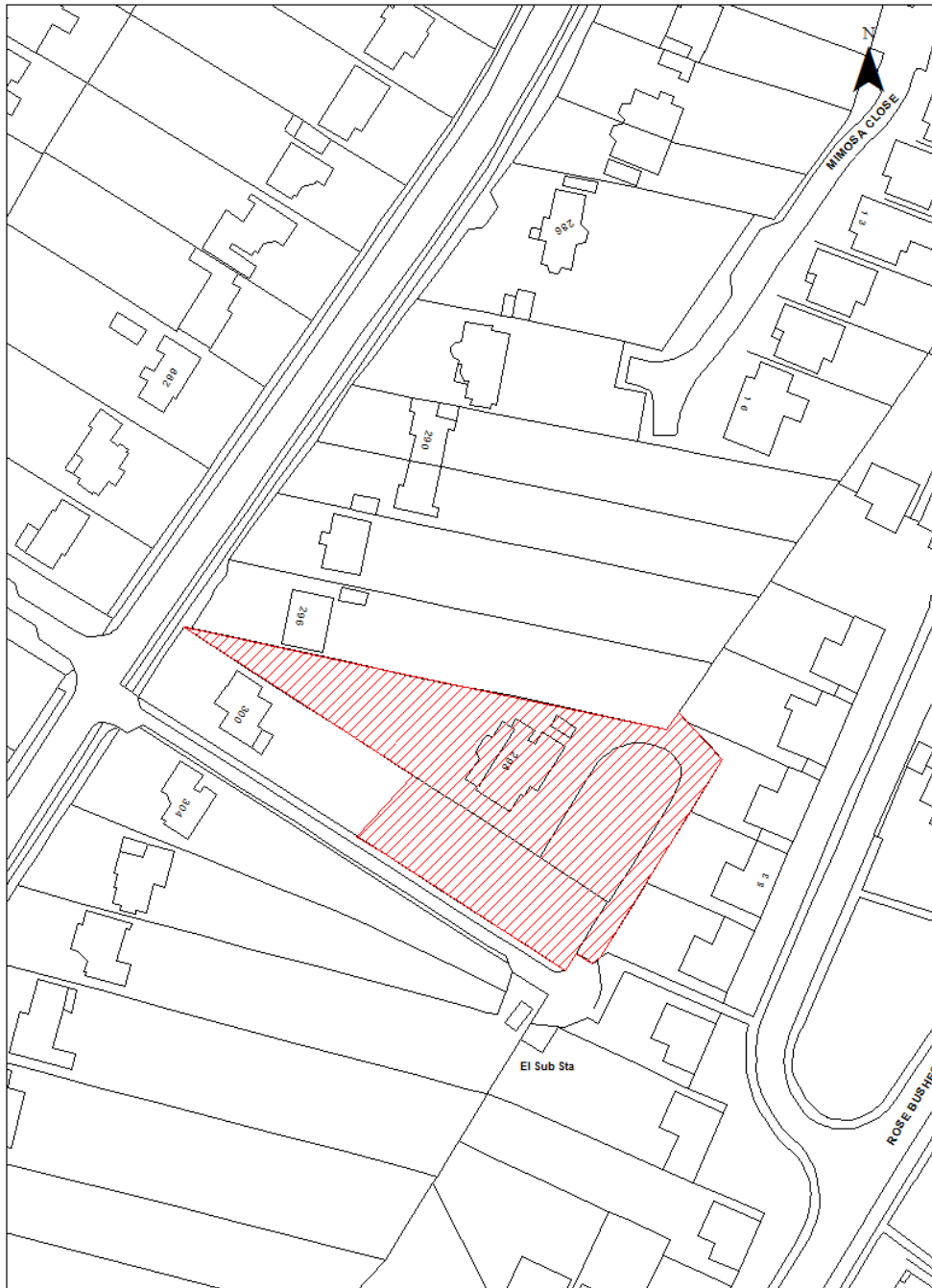
Summary

The site is considered to be suitable for housing development.

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

The site is therefore considered to be deliverable.

**N25 – 296-298 Fir Tree Road and Land R/O 292, 294 & 300 Fir Tree Road,
Epsom Downs, Surrey**

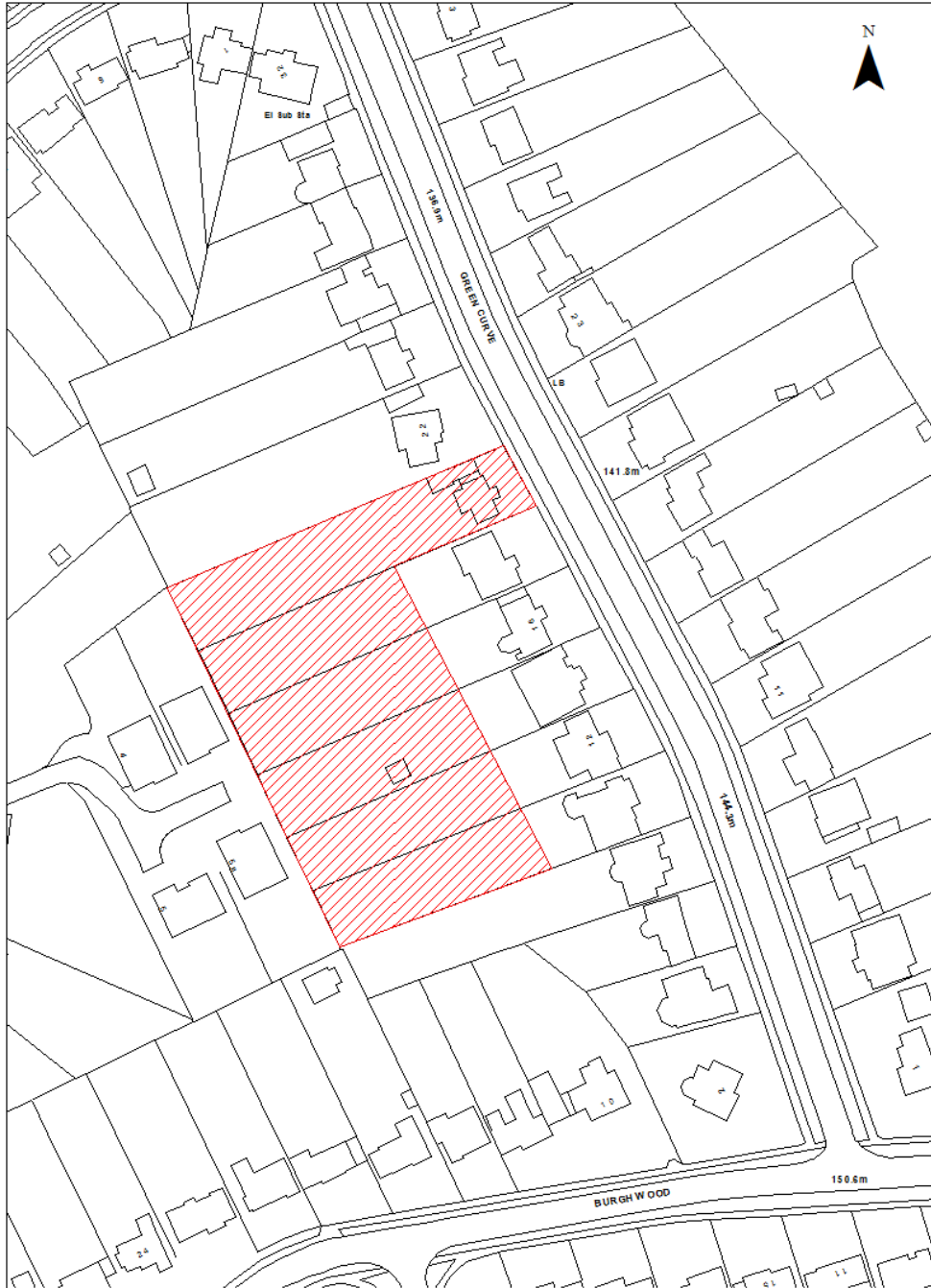


Site details	
HELAA Reference	<u>N25</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>296-298 Fir Tree Road & Land R/O 292, 294 & 300 Fir Tree Road, Epsom Downs</u>
Existing use	<u>Residential dwellings and gardens</u>
Housing Potential	
Density	<u>Proposed: 12.5dph</u>
Capacity	<u>Proposed: 6 (gross) 4 (net)</u>
Total site area (ha)	<u>0.48ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore within a location contemplated for housing development through policy CS4 of the Core Strategy. Planning permission has recently been refused for redevelopment to form 6 dwellings. The application was refused for design reasons. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site is proposed to deliver 6 dwellings.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The previous planning permission was refused as it was felt that the proposed development would, by virtue of lack of spacing and opportunity for landscaping between plot one and the access road, and the layout and number of dwellings to the rear of the site and the resultant large expanses of hard surfaced areas, would result in a cramped overdevelopment of the site which would be harmful to the more spacious character of development within the locality.</u>
The site is considered to be suitable for housing development.	
Availability	
<u>The site is owned by a number of landowners. The site would need to be assembled in order to enable development. The site has not been formally promoted for housing development; however, a number of planning applications have recently been refused. The recently refused planning application was made by Brookworth Homes Ltd. No legal constraints to development have been identified.</u>	
There is a reasonable prospect that the site will be made available for development.	
Achievability	
Delivery & Timing Considerations	<u>The recently refused planning application was made by Brookworth Homes Ltd. an experienced local developer. A scheme of these characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would likely be completed in a single phase. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken. Generic viability of urban development schemes suggests that development would be viable. The residential market in the area is good and would likely be capable of supporting the type and scale of development envisaged.</u>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development.	

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

The site is therefore considered to be deliverable.

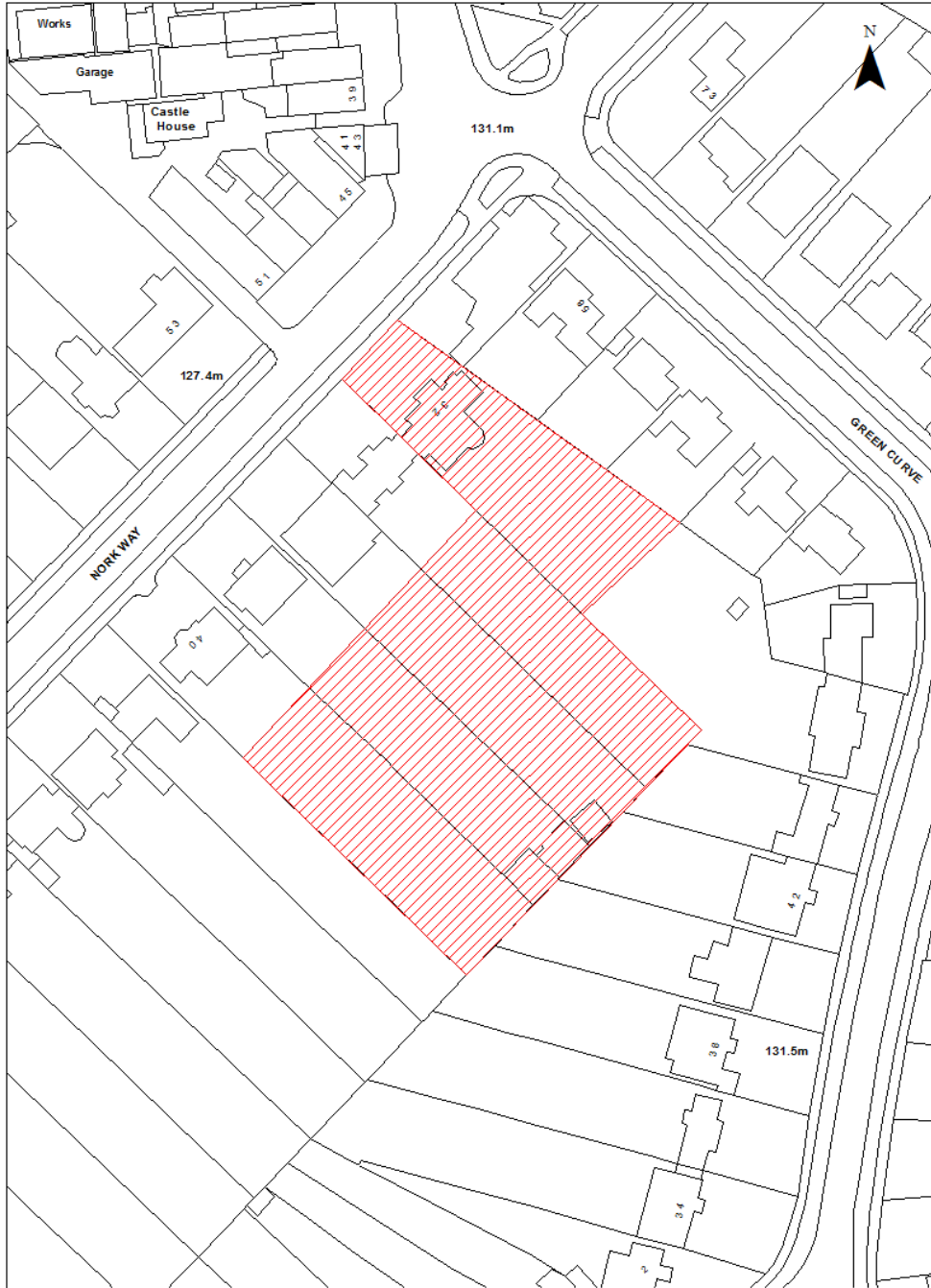
N26 – 20 and Land R/O 10-20 Green Curve, Banstead



Site details	
HELAA Reference	<u>N26</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>20 and Land R/O 10-20 Green Curve, Banstead</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 13.3dph</u>
Capacity	<u>Proposed: 6 (gross) 5 (net)</u>
Total site area (ha)	<u>0.45</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 was recently refused for design and amenity concerns.</u> <u>Accessibility to local services and facilities is good.</u> <u>Accessibility to public transport is reasonable.</u>
Market Considerations	<u>The site is proposed to deliver 6 dwellings.</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The previous planning permission was refused as it was felt that the proposal, by virtue of the scale, height and building forms of the dwellings, excessive areas of hardstanding, lack of opportunity for landscaping and resultant small plot sizes, would result in a cramped and visually dominant overdevelopment of the site which would be out of keeping with, and significantly harmful to, the character of the area and would erode the spacious and verdant appearance of the locality.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is owned by 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 development; however a planning application has recently been made (and refused) for redevelopment. This application is currently at appeal.</u> <u>The refused planning application was made by Denton Homes Ltd. an experienced developer.</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 development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The previous planning application was made by Denton 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 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.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of urban schemes suggests that development would be achievable.</u> <u>No viability concerns were raised through the previous planning application.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site will be achievable.</u>	
Summary	
<u>The site is considered to be suitable for housing development.</u> <u>There is a reasonable prospect that the site will be made available for development and that development of the site will be achievable.</u>	

The site is therefore considered to be deliverable.

N27 – 32 and Land R/O 32-40 Nork Way, Banstead



Site details	
HELAA Reference	<u>N27</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>32 and Land R/O 32-40 Nork Way, Banstead</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 13.7dph</u>
Capacity	<u>Proposed: 7 (gross) 6 (net)</u>
Total site area (ha)	<u>0.51ha</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS47 of the Core Strategy.</u> <u>There have been a number of recent planning permissions refused and dismissed at appeal. The most recent planning application was refused for design reasons, this 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 7 dwellings.</u>
Physical Limitations	<u>There are a number of protected trees on the site.</u>
Potential Impacts	<u>The recent planning permission was refused as it was felt that the proposed development would, by virtue of its form, scale and isolated position of the house on plot 1 on higher ground than the rest of the development, result in a development that would not sit comfortably with this site. The proposal would thereby result in a discordant form of development that would be out of symmetry and overly domineering in the context of the rest of the proposed development and fail to provide a satisfactory residential environment for the future residents.</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, there have been a number of recent planning applications. The most recent refused planning application is currently at appeal.</u> <u>The refused planning applications have been made by Denton Homes Ltd. an experienced developer.</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 permissions were submitted by Denton Homes Ltd. an experienced developer who is considered to have sufficient capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would most likely be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of urban schemes suggests that development would be achievable.</u> <u>No viability concerns were raised in the previous application.</u> <u>The residential market in the area is considered to be sufficient to deliver a scheme such as this.</u>
<u>There is a reasonable prospect that development of the site will be achievable.</u>	

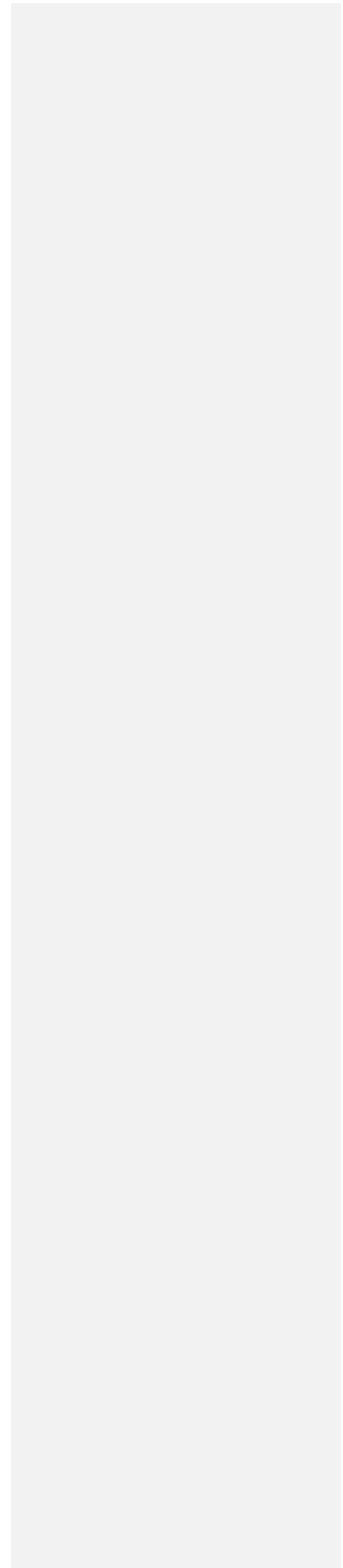
Summary

The site is considered to be suitable for housing development.

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

The site is therefore deliverable.

**P02 – Laboratory Site, Pitwood Park Industrial Estate, Waterfield,
Tadworth**



Site details	
HELAA Reference	P02
Source of site	RBBC Property
Site name	Laboratory Site, Pitwood Park, Waterfield, Tadworth
Existing use	Laboratory/ office complex
Housing Potential	
Density	Assumed: 35dph
Capacity	20-25 units
Total site area (ha)	0.53ha
Suitability	
Policy Considerations	<p>The site is within the urban area, close to the Preston regeneration area and therefore in a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site forms part of a designated Employment Area – loss of employment uses on the site would strictly run contrary to <u>proposed</u> policy EM4. <u>However, the site has been vacant for a number of years and has been actively marketed during this time.</u></p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	Proximity to remaining industrial uses and adjoining railway line could give rise to residential amenity concerns.
The site is not considered to be suitable for housing development.	
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The unit has been vacant for a number of years.</p> <p>A planning application has been submitted for 23 residential units.</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 involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken. due to the site's unsuitability.</p> <p>Generic assessment of housing development within Banstead indicates that development would be economically viable.</p> <p>Costs of remediation associated with any land contamination could impact upon financial viability.</p> <p>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	

Summary

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

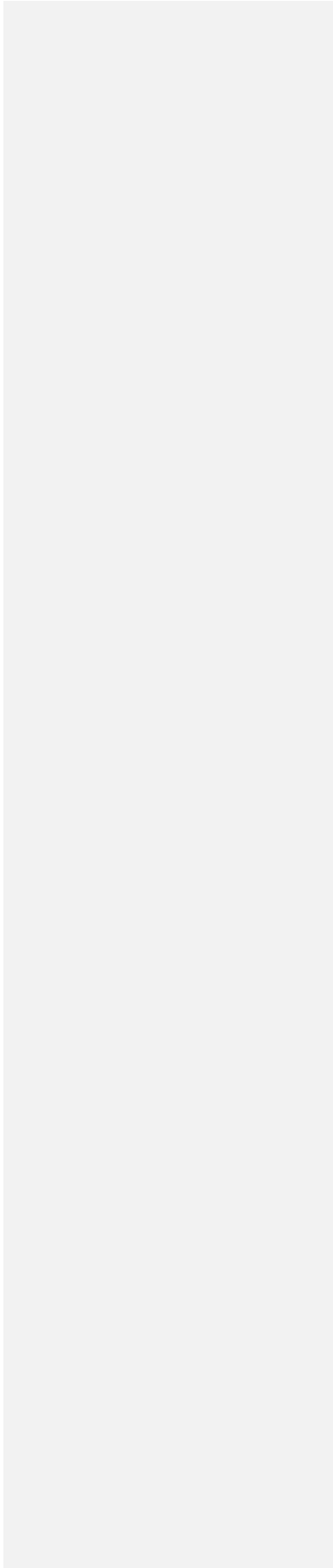
~~The site is therefore not currently developable.~~

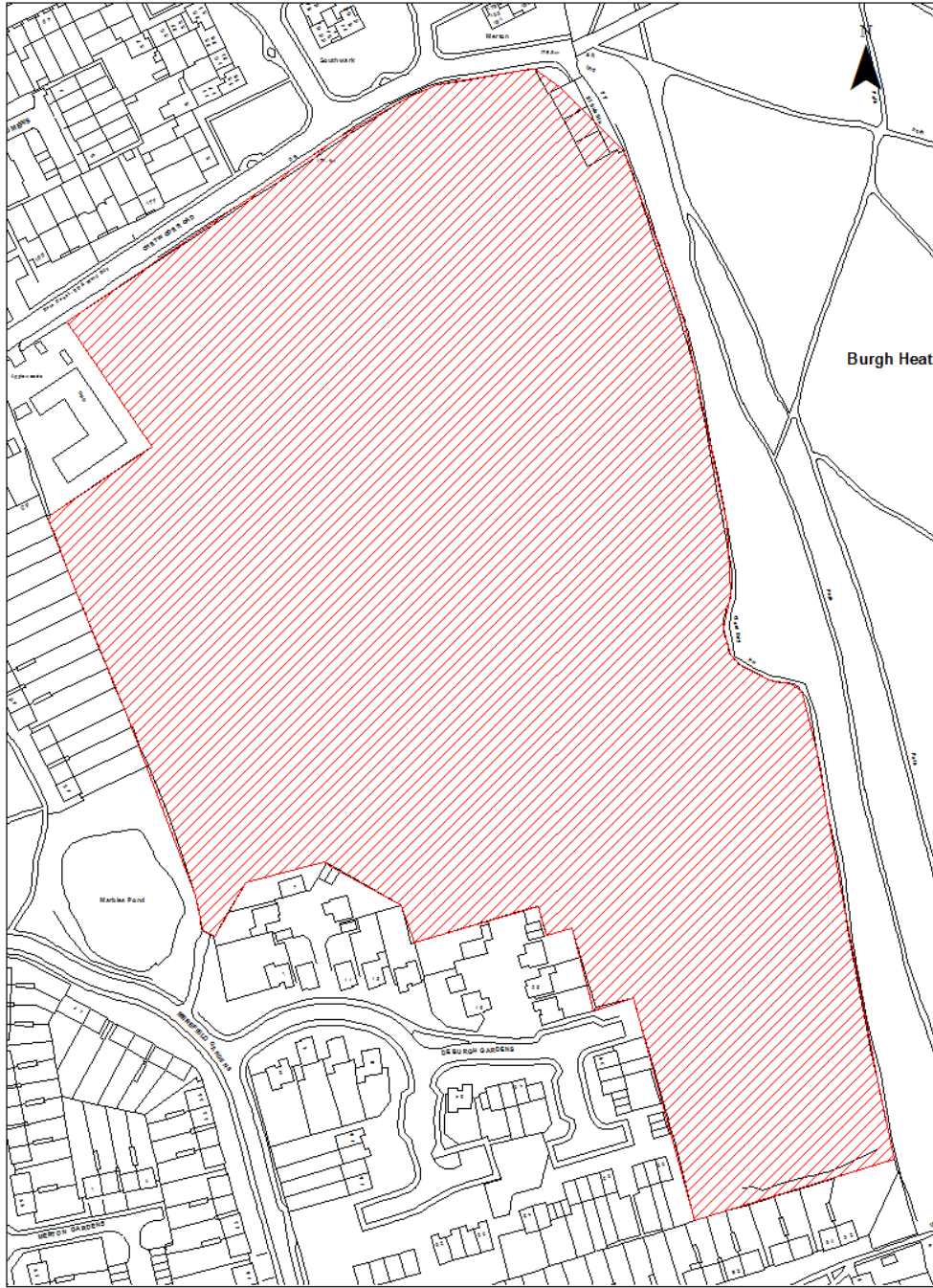
Overcoming constraints: Strategic Policy Change

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

The site is therefore considered to be deliverable.

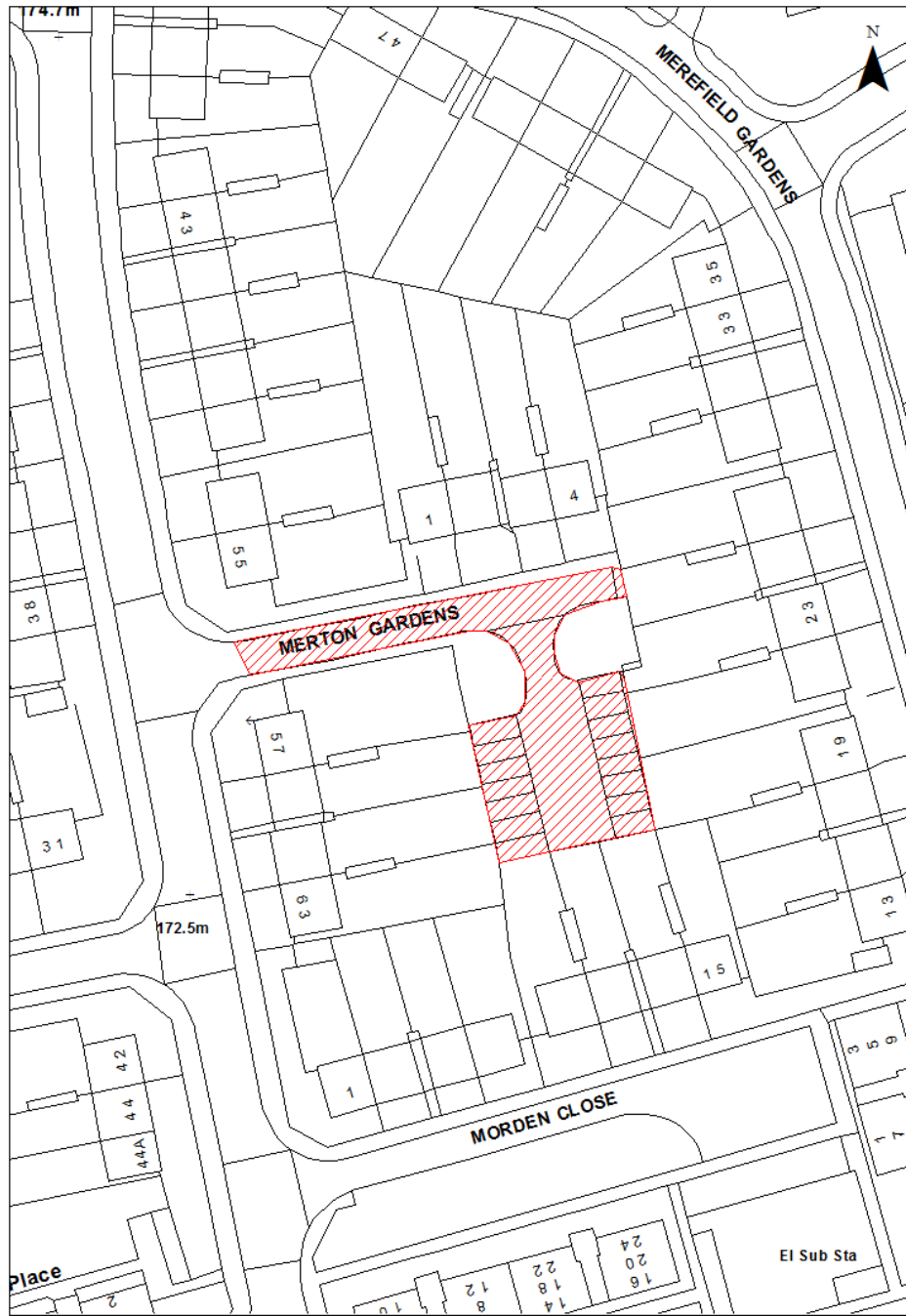
P04 – Former De Burgh School Site





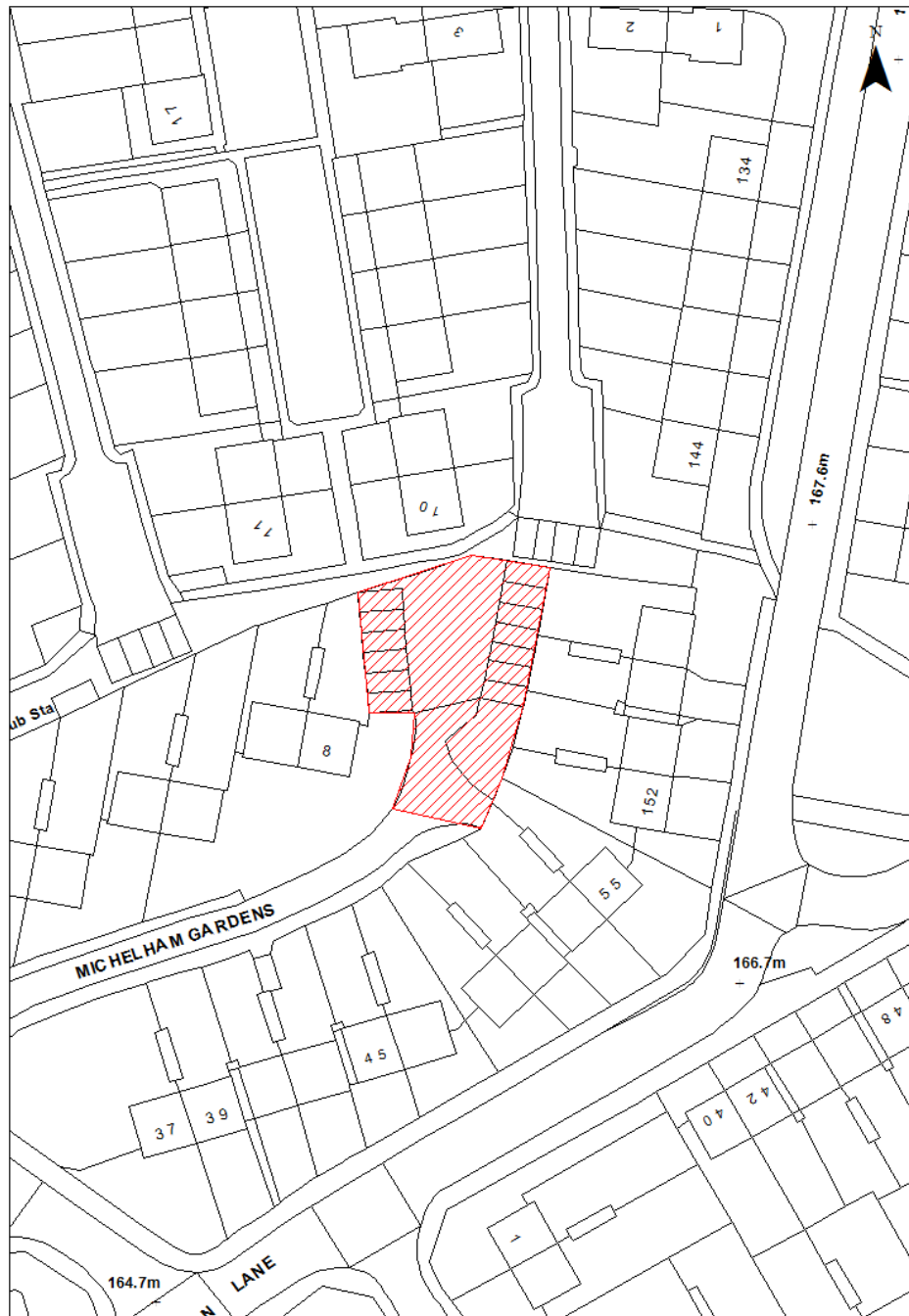
Site details	
HELAA Reference	P04
Source of site	Extant planning permission
Site name	Former De Burgh School Site, Chetwode Road, Preston
Existing use	Informal open space (former school grounds)
Housing Potential	
Density	397dph
Capacity	229
Total site area (ha)	6.15.9
Suitability	
Policy Considerations	<p>The site lies within the Preston regeneration area.</p> <p>The site lies within a location prioritised for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>The site has good access to public transport services.</p> <p>The site benefits from planning permission for 229 units.</p>
Market Considerations	The site is proposed to deliver a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	Development could contribute to the regeneration of the Preston area.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by London Square Developments.</p> <p>The site benefits from planning permission for 229 units.</p> <p>The landowners are in the process of discharging a number of the pre-commencement conditions.</p> <p>There are no known legal or ownership constraints to development.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by London Square Developments, an established developer who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be achieved in a number of discrete phases.</p> <p>Delivery rates of around 30-40 dwellings per annum could be achieved on a site such as this; hence a scheme could be delivered within 4 to 5 years.</p>
Market & Economic Viability Considerations	<p>No specific viability has been undertaken as the site benefits from planning permission.</p> <p>The residential market demand in this area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

P05 – Garages Merton Gardens, Tadworth



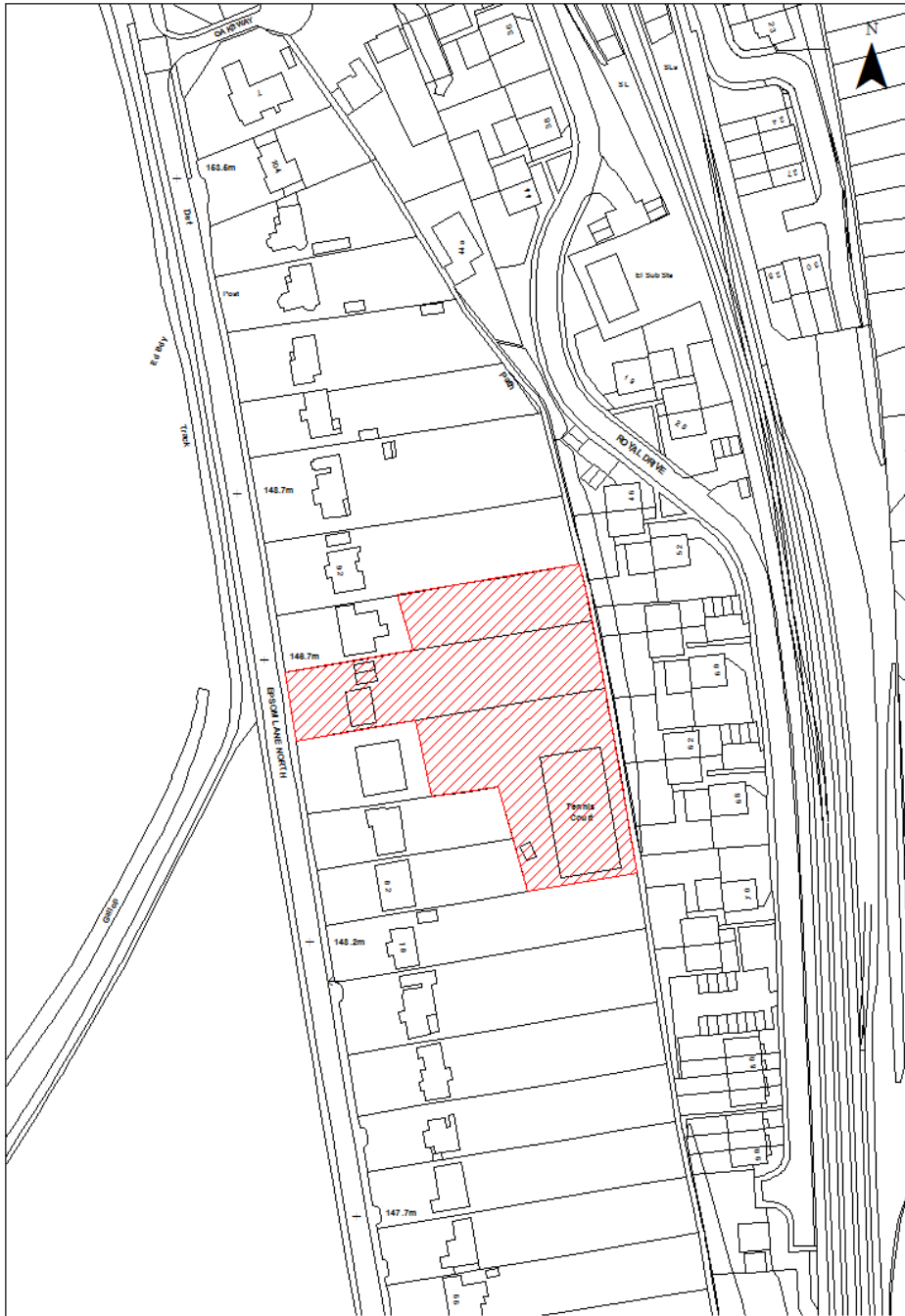
Site details	
HELAA Reference	P05
Source of site	Garages
Site name	Garages Merton Gardens, Tadworth
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated 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 excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is 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 attract interest from local or regional house builders who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. 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	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead indicates that the site would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. Availability of the site is however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

P06 – Garages Michelham Gardens, Tadworth



Site details	
HELAA Reference	P06
Source of site	Garages
Site name	Garages Michelham Gardens, Tadworth
Existing use	Identified Garage
Housing Potential	
Density	150dph
Capacity	6
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is very good. Accessibility to public transport is very good.
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 currently used as garages. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer 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 within a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead indicates that the site would be economically viable. The residential market in the area is good 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 suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be suitable for housing development. Overcoming constraints: availability	

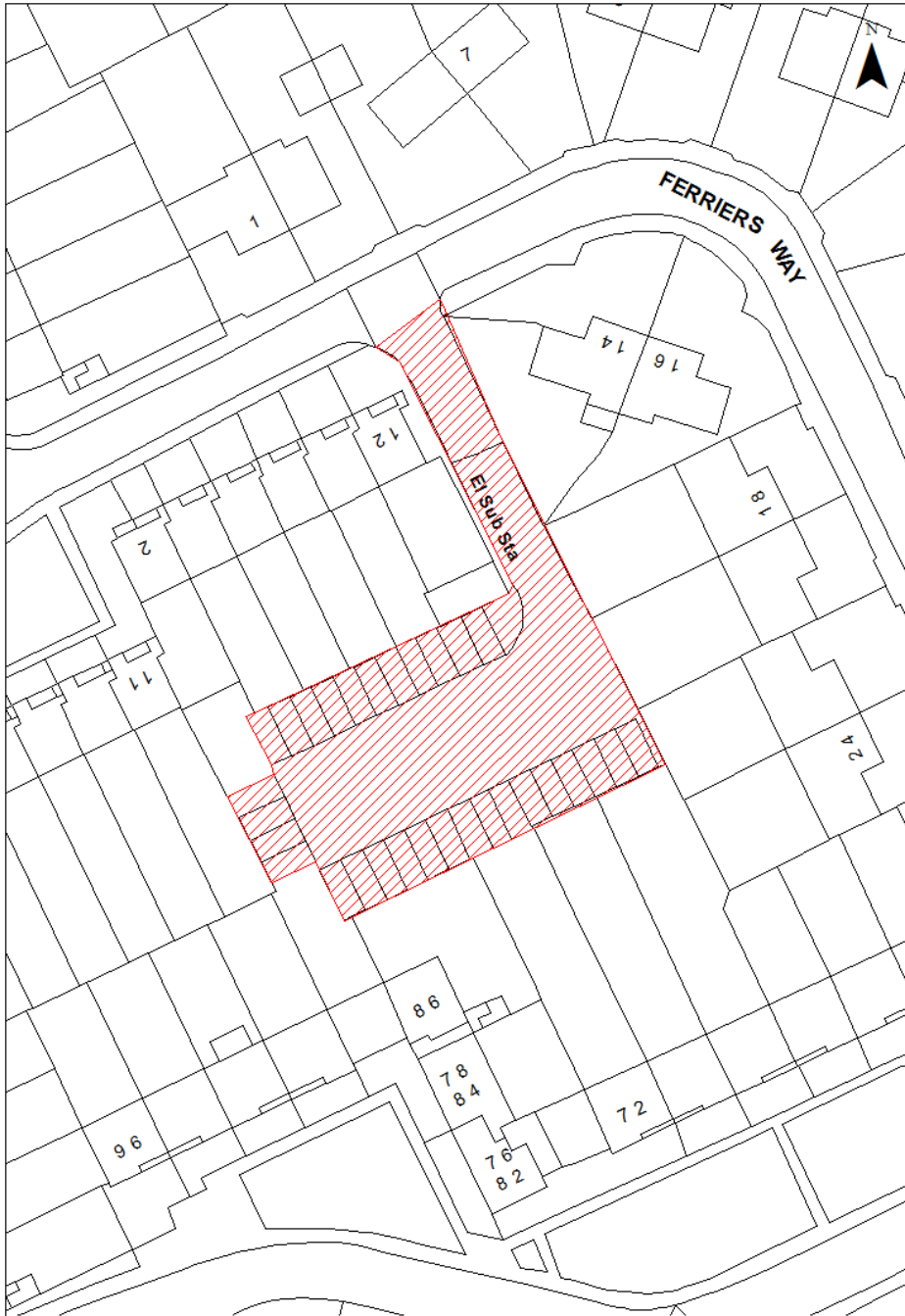
TAT05—88 Epsom Lane North & R/O 86 & 90 Epsom Lane North



Site details	
HELAA Reference	TAT05
Source of site	Extant Planning Permission
Site name	88 Epsom Lane North & R/O 86 & 90 Epsom Lane North
Existing use	Residential dwelling and gardens
Housing Potential	
Density	24dph
Capacity	9
Total site area (ha)	0.37
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 is opposite an Area of Great Landscape Value. The site is opposite the Green Belt. The site benefits from planning permission for 9 units.
Market Considerations	The site is proposed to deliver 9 houses.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development may impact the Area of Great Landscape Value. The planning application felt that this potential impact had been overcome.
The site is therefore considered to be suitable for housing development.	
Availability	
The site is owned by Devine Homes. The site benefits from planning permission for 9 units. The landowners have recently submitted a planning application for an increased number of units — this was refused and is currently at appeal. No known legal or ownership constraints have been identified which would prevent planning permission from being implemented.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Devine Homes — an experienced local developer who would likely have the capacity to deliver a scheme such as this. 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 on a site such as this and therefore development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability testing has been undertaken as the site benefits from planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is suitable and available for housing development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be deliverable.	

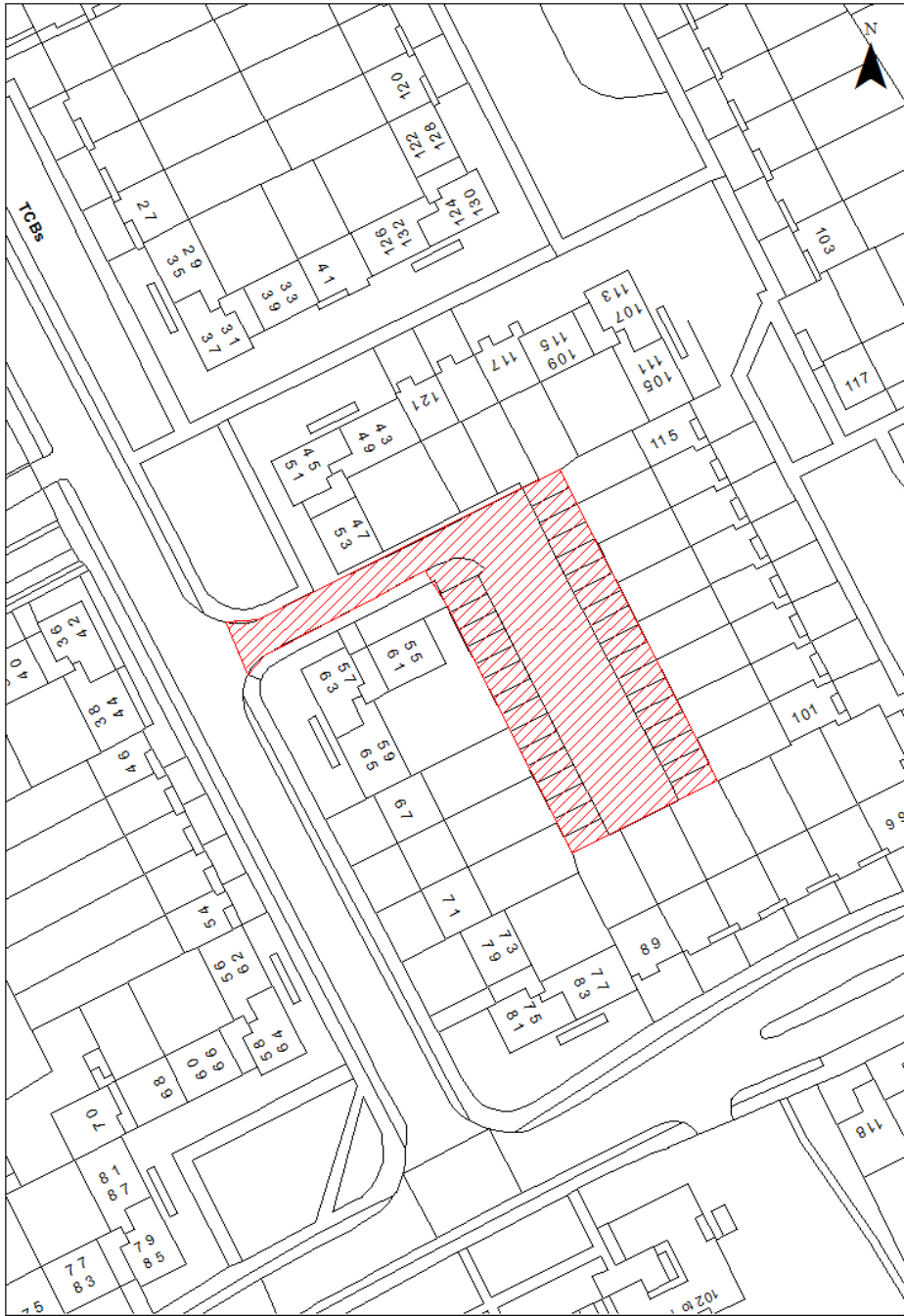
Planning permission has been implemented.

TAT08 – Garages Ferriers Way, Epsom Downs



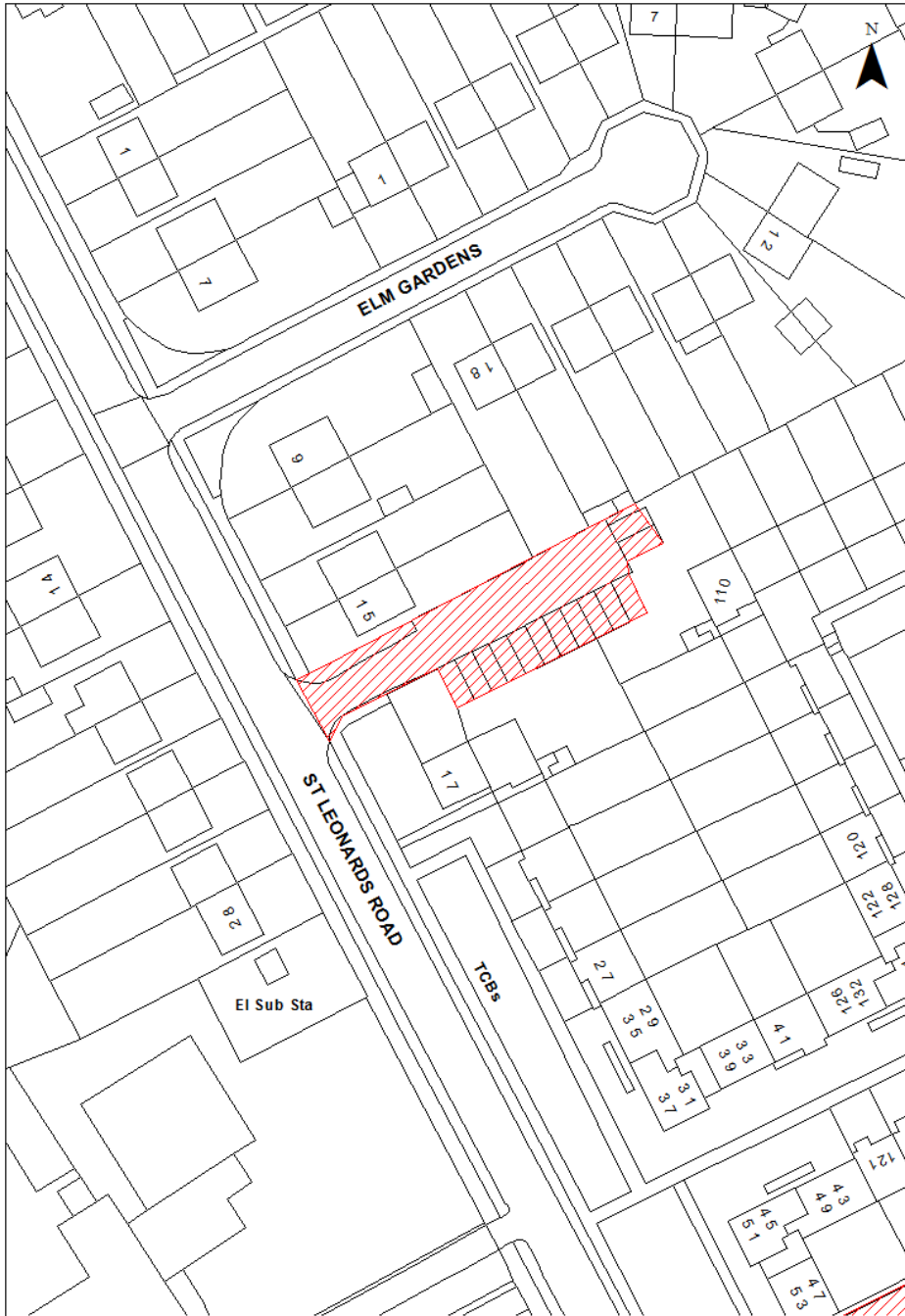
Site details	
HELAA Reference	TAT08
Source of site	Identified Garage
Site name	Garages, Ferriers Way, Epsom Downs
Existing use	Garages
Housing Potential	
Density	50dph
Capacity	5
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location contemplated 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	No physical impacts have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is 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 and regional developers who would likely have the capacity to deliver. A site of this nature would be brought forward in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of housing development within Banstead indicates that development of the site would be economically viable. The residential market in the area is strong and would likely be capable of supporting the type and scale of development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, the site is not considered to be suitable for housing development. The site is therefore not currently developable. Overcoming constraints: availability	

TAT09 – Garages St Leonards Road, Epsom Downs



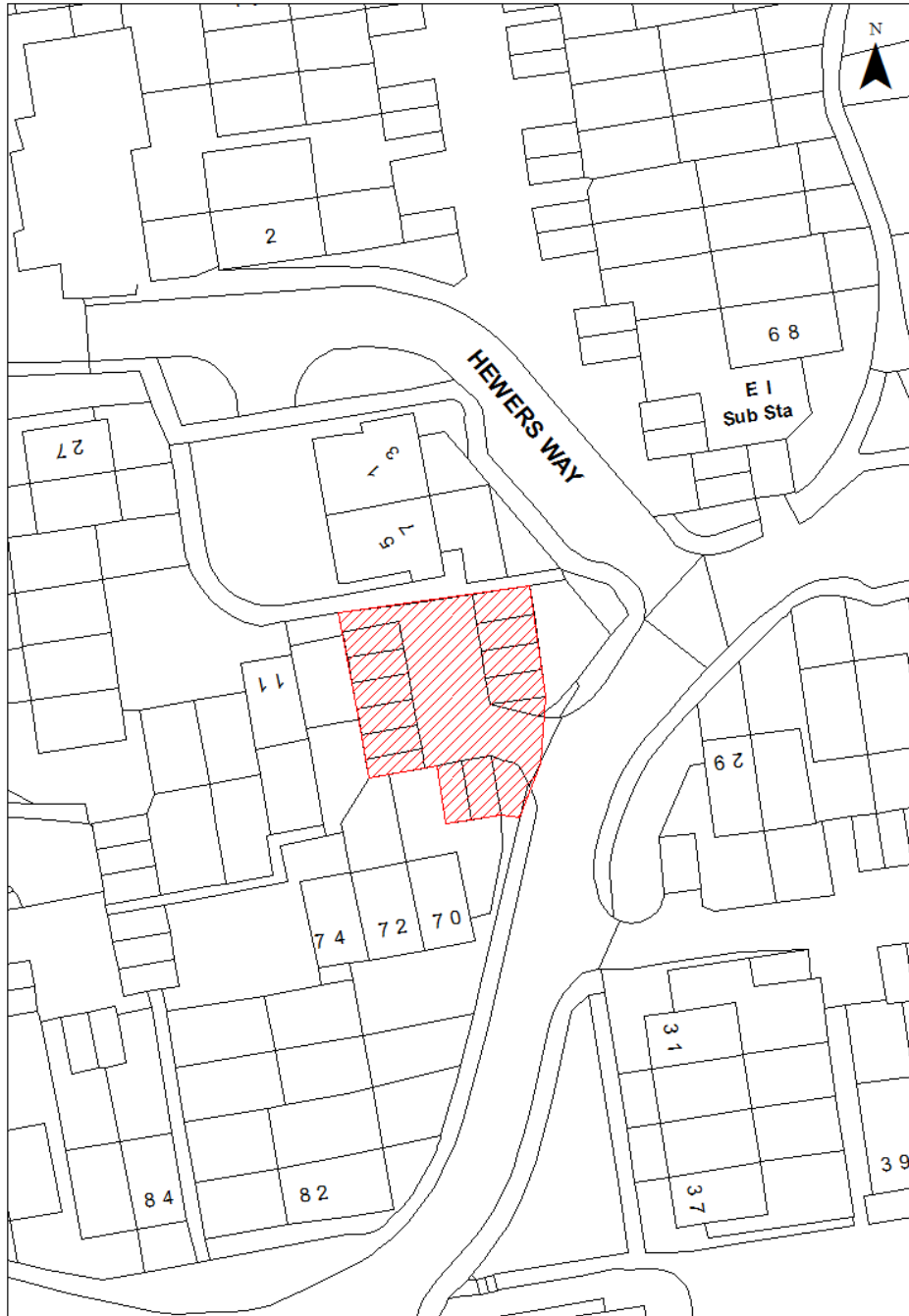
Site details	
HELAA Reference	TAT09
Source of site	Garages
Site name	Garages St Leonards Road, Epsom Downs
Existing use	Garages
Housing Potential	
Density	67dph
Capacity	6
Total site area (ha)	0.09
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated for housing development through policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to public transport is excellent. Accessibility to local services and facilities is good.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is 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. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead suggests that development of the site would be economically viable. The residential market in the area is strong and would likely support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
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	

TAT10 – Garages adjacent to 15 St Leonards Road, Epsom Downs



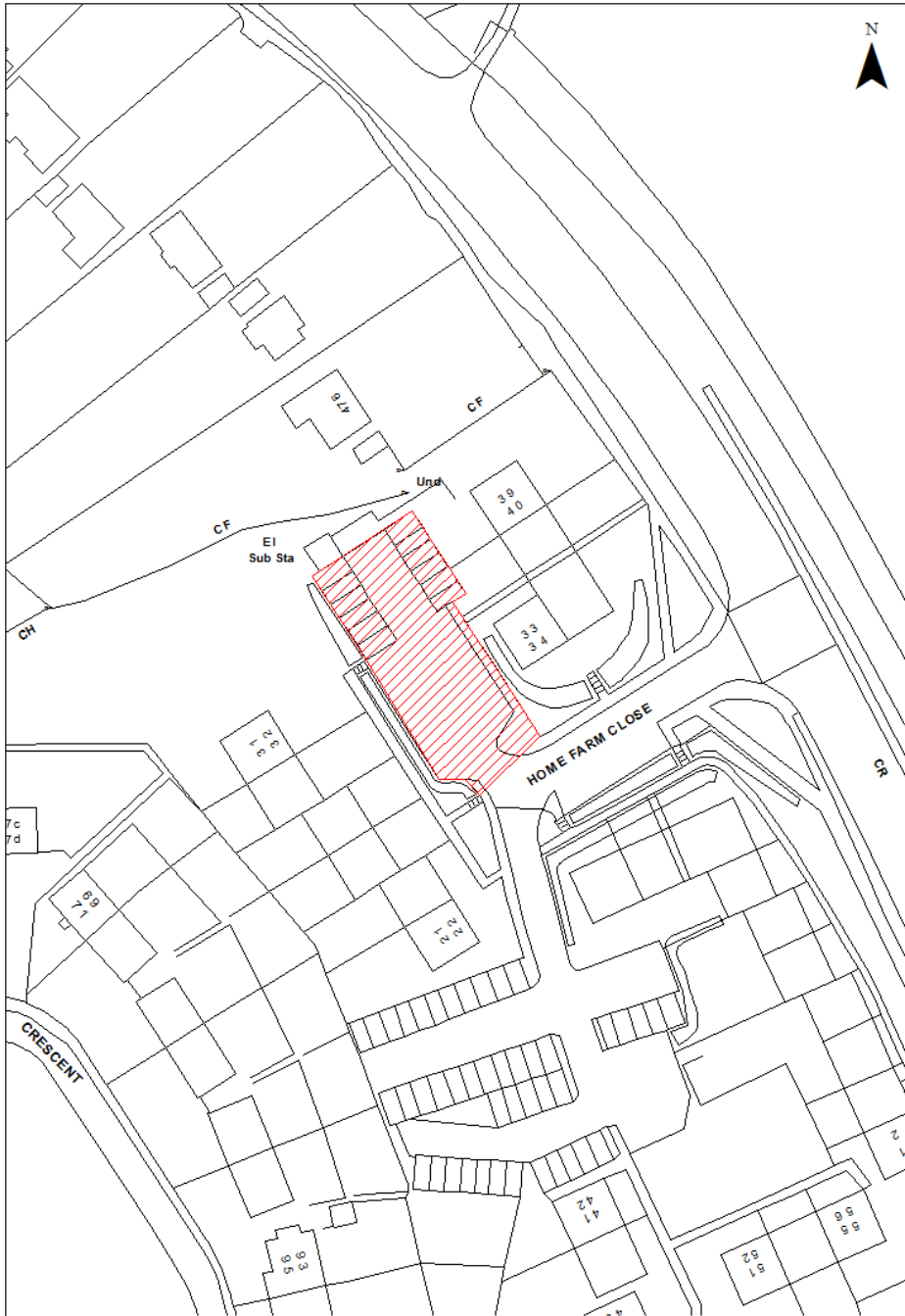
Site details	
HELAA Reference	TAT10
Source of site	Garages
Site name	Garages Adjacent to 15 St Leonards Road, Epsom Downs
Existing use	Garages
Housing Potential	
Density	86dph
Capacity	6
Total site area (ha)	0.07
Suitability	
Policy Considerations	The site lies within the urban area and therefore within 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 very good. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to delivering higher density units.
Physical Limitations	The site is long and thin – this would reduce development potential.
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 Raven Housing Trust. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units would be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability of the site is uncertain. Generic assessment of housing development within Banstead indicates that development of the site would be economically viable. The residential market in the area is considered to be strong and would be sufficient to deliver a scheme such as this.
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; site characteristics	

TAT11 – Garages Hewers Way, Tadworth



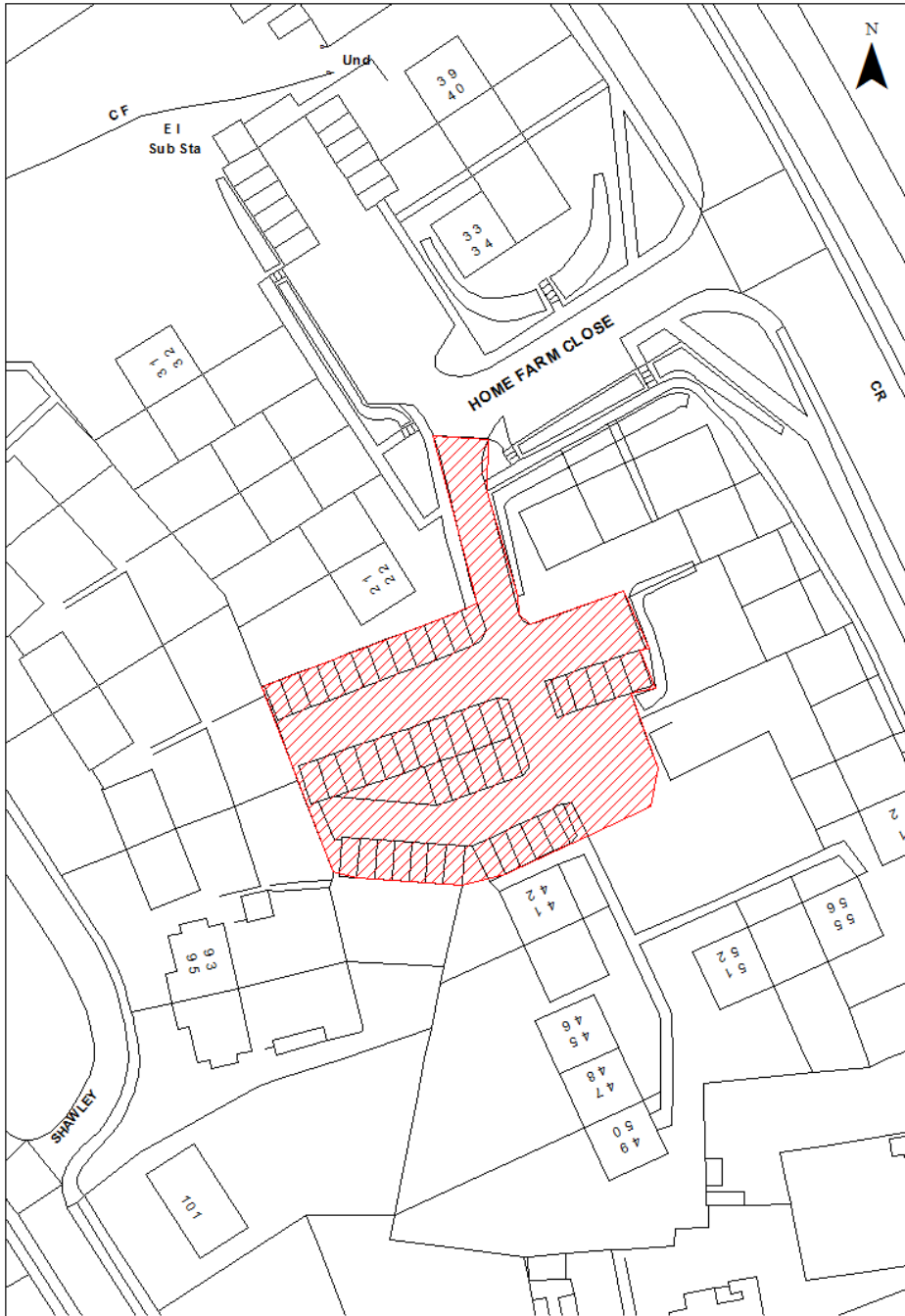
Site details	
HELAA Reference	TAT11
Source of site	Garages
Site name	Garages Hewers Way, Tadworth
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location contemplated 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 and facilities is very good. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No physical impacts have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled for housing development. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of housing development within Banstead indicates 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 however uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

TAT12 – Garages Home Farm Close, Burgh Heath



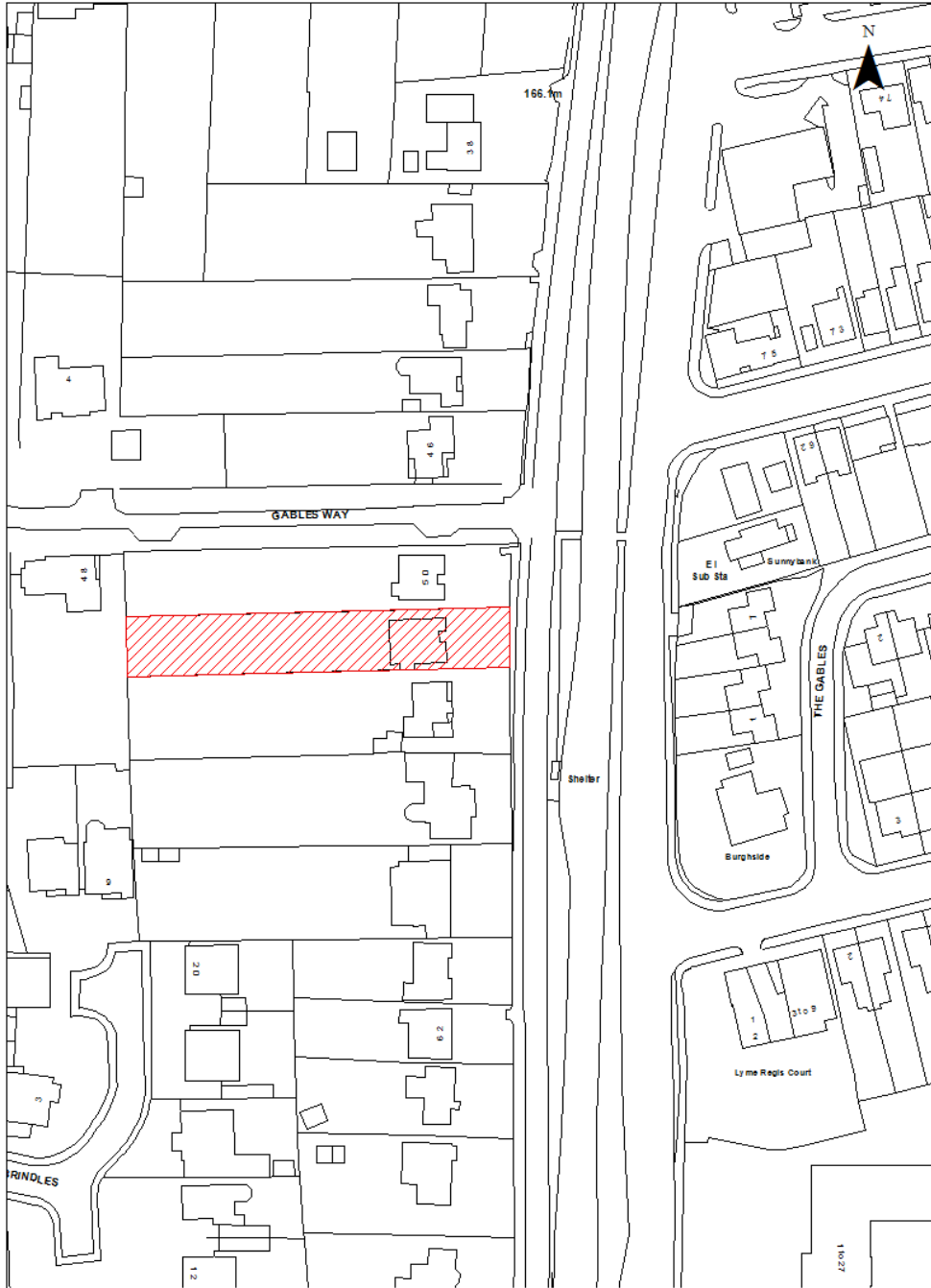
Site details	
HELAA Reference	TAT12
Source of site	Identified Garage
Site name	Garages Home Farm Close, Burgh Heath
Existing use	Garages
Housing Potential	
Density	116dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location 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 public transport is excellent. Accessibility to local services and facilities is excellent.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	Part of the site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to ascertain landowner intentions. The site would need to be assembled for housing development. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would attract interest from local and regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site is uncertain. Generic assessment of sites for housing development within Banstead suggests that development of the site would be economically viable. The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

TAT13 – Garages Home Farm Close, Burgh Heath



Site details	
HELAA Reference	TAT13
Source of site	Identified Garage
Site name	Garage Site 2 Home Farm Close, Burgh Heath
Existing use	Garages
Housing Potential	
Density	40dph
Capacity	8
Total site area (ha)	0.2
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 excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to deliver smaller family homes.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to confirm landowner intentions. The site would need to be assembled for housing development. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is no known specific developer interest in the site at this point. A site of this scale/ type would 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 delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of housing development within Banstead indicates that the site 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 suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability; assembly	

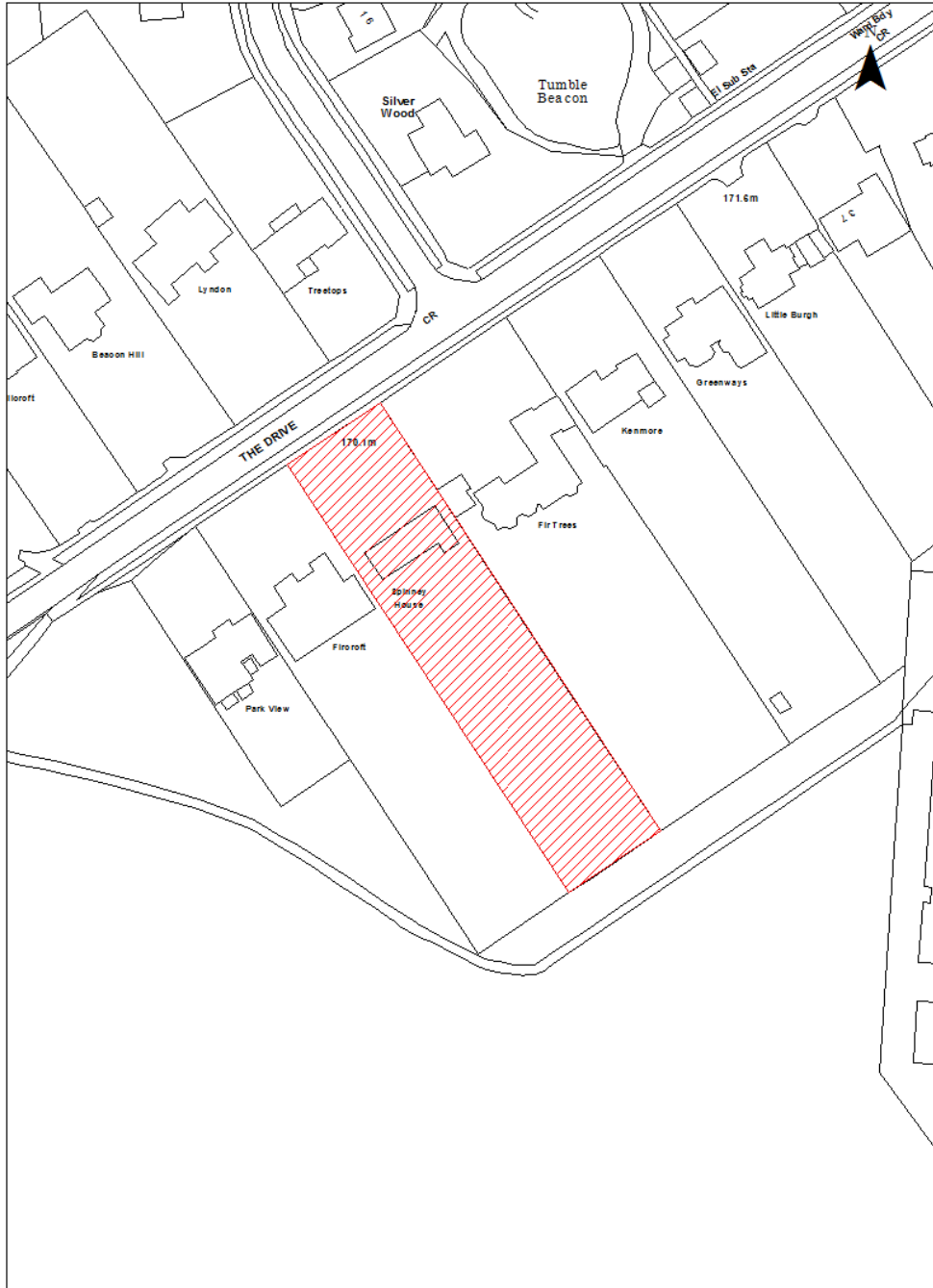
TAT14 – 52 Brighton Road, Banstead



Site details	
HELAA Reference	<u>TAT14</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>52 Brighton Road, Banstead</u>
Existing use	<u>Residential dwellings in grounds</u>
Housing Potential	
Density	<u>Proposed: 130dph</u>
Capacity	<u>Proposed: 13 (gross) 11 (net)</u>
Total site area (ha)	<u>0.1</u>
Suitability	
Policy Considerations	<u>The site lies within the urban area and therefore a location considered suitable for housing development through policy CS4 of the Core Strategy. Two planning applications have been recently refused (one of which was dismissed at appeal) due to design reasons (siting, scale, massing, landscaping and deep footprint). The planning applications were considered to have a seriously harmful impact upon the character and appearance of the area. Accessibility to local services is reasonable. Accessibility to public transport is excellent.</u>
Market Considerations	<u>The site is proposed to deliver a mix of housing types (flats and dwellings)</u>
Physical Limitations	<u>No physical limitations have been identified.</u>
Potential Impacts	<u>The most recent planning permission was refused as it was felt that:</u> <ul style="list-style-type: none"> • <u>The proposed development by reason its siting, scale, massing, landscaping and deep footprint is considered poorly designed, would not promote or reinforce local distinctiveness and would dominate the plot and street-scene which combined would have a seriously harmful impact upon the character and appearance of the area;</u> • <u>The density, footprints and siting would create a cramped and overdeveloped form harmful to the appearance of the area;</u> • <u>The benefits of the scheme identified and put forward are insufficient to outweigh the harm that would be caused to the character of the area;</u> • <u>Plot 13 by reason of its tight siting in close proximity to the side boundary would have a dominant and overbearing presence that would harm the residential amenities of the users in the neighbouring garden (50 Brighton Road); and</u> • <u>The proposal failed to provide an agreed contribution towards affordable housing.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The parcel is under one landownership.</u>	
<u>The parcel has not been actively promoted for housing development; however, two planning permissions have recently been refused.</u>	
<u>The planning applications were submitted by Lucas Design & Construction, an experienced developer.</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 previous planning applications were submitted by Lucas Design & Construction, an experienced developer.</u> <u>A site of this scale/ type would likely attract interest from local or regional developers.</u>

	<p><u>A scheme of this nature will likely be delivered in a single phase.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic urban viability appraisals suggest 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>
<p><u>There is a reasonable prospect that development of the site will be achievable.</u></p>	
<p>Summary</p>	
<p><u>The site is considered to be suitable for housing development.</u></p> <p><u>The site is considered to be available for housing development and there is a reasonable prospect that development of the site will be achievable.</u></p> <p><u>The site is therefore considered to be deliverable.</u></p>	

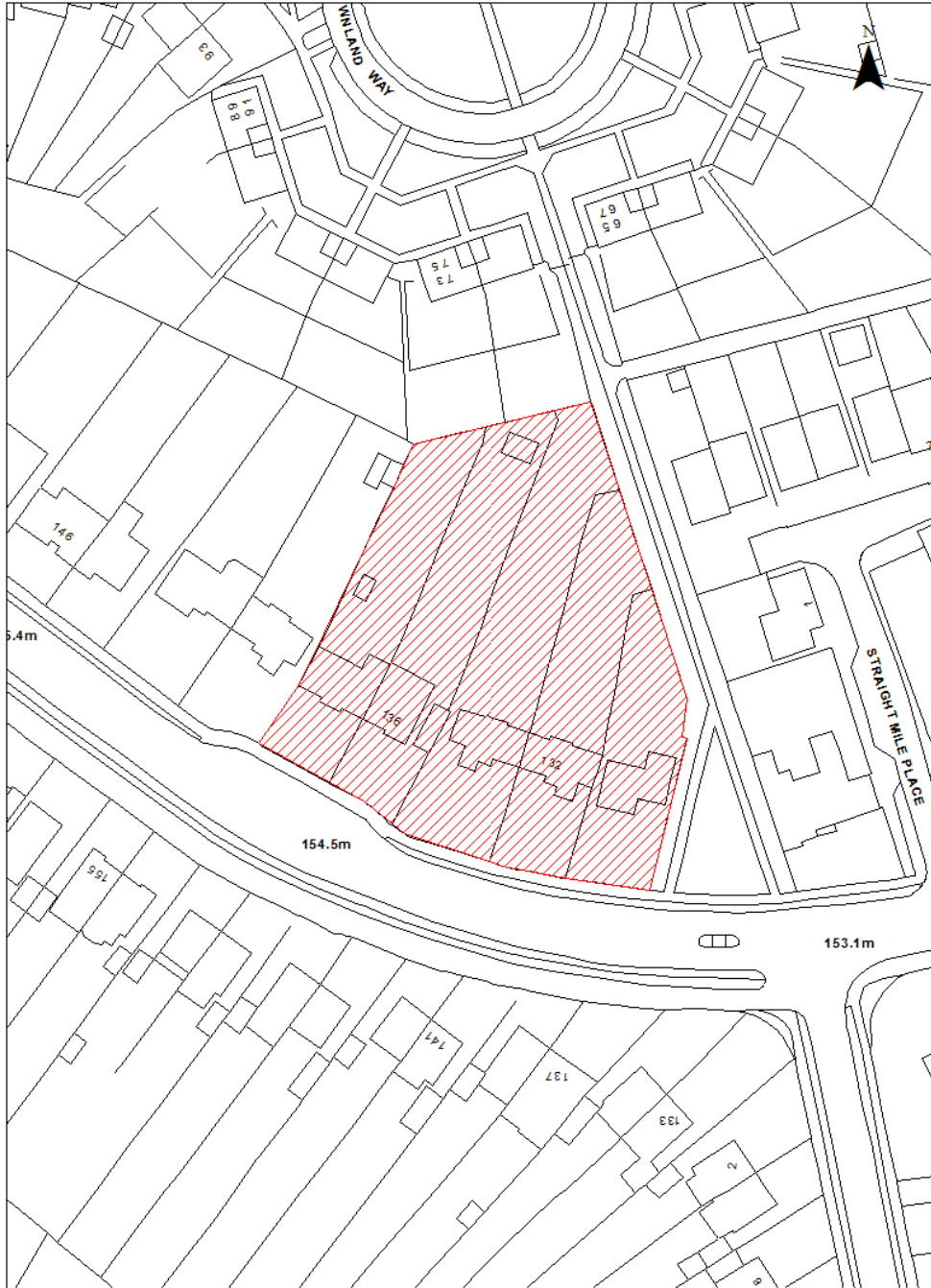
TAT15 – Spinney House, The Drive, Banstead



Site details	
HELAA Reference	<u>TAT15</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>Spinney House, The Drive, Banstead</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 27dph</u>
Capacity	<u>Proposed: 6 (gross) 5 (net)</u>
Total site area (ha)	<u>0.22ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the urban area and therefore a location contemplated for housing development through policy CS4 of the Core Strategy.</u></p> <p><u>The site has not been identified for housing development within the Regulation 19 Development Management Plan.</u></p> <p><u>The site is adjacent to Historic Parks and Gardens.</u></p> <p><u>A number of planning applications have recently been refused for redevelopment. The most recent was refused for design reasons.</u></p> <p><u>Accessibility to local services is good.</u></p> <p><u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site is proposed to deliver 6 flats.</u>
Physical Limitations	<u>The site lies within Flood Zone 1 and is not identified by the Environment Agency as having high risk of surface water flooding.</u>
Potential Impacts	<p><u>The most recent planning application was refused as it was felt that:</u></p> <ul style="list-style-type: none"> <u>The proposed development by virtue of the excessive bulk, scale and massing, over deep projection into the site and lack of separation to the side boundaries, would result in a cramped form of development that would appear incongruous and harmful to the character of the street scene, locality and the setting of Historic Garden;</u> <u>The proposal would, by virtue of the layout with a car dominated frontage and limited opportunity for landscaping, result in an urbanised frontage and overdevelopment of the site harmful to the character of the locality and the setting of the Historic Garden; and</u> <u>The proposal would, by virtue of the limited off-road car parking for the amount of residential accommodation proposed in an area where on-street parking is not a characteristic, be likely to result in significant levels of on-street car parking that would introduce a new characteristic into a high quality environment and detract significantly from the character and amenity of the locality and be harmful to the Historic Garden.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is in one landownership.</u></p> <p><u>The site has not been formally promoted for housing development, however, there have been a number of recently refused planning permissions.</u></p> <p><u>The recently refused permissions have been made by Aventier Land Bank.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point.</u></p> <p><u>A site of these characteristics would likely attract interest from local or regional</u></p>

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

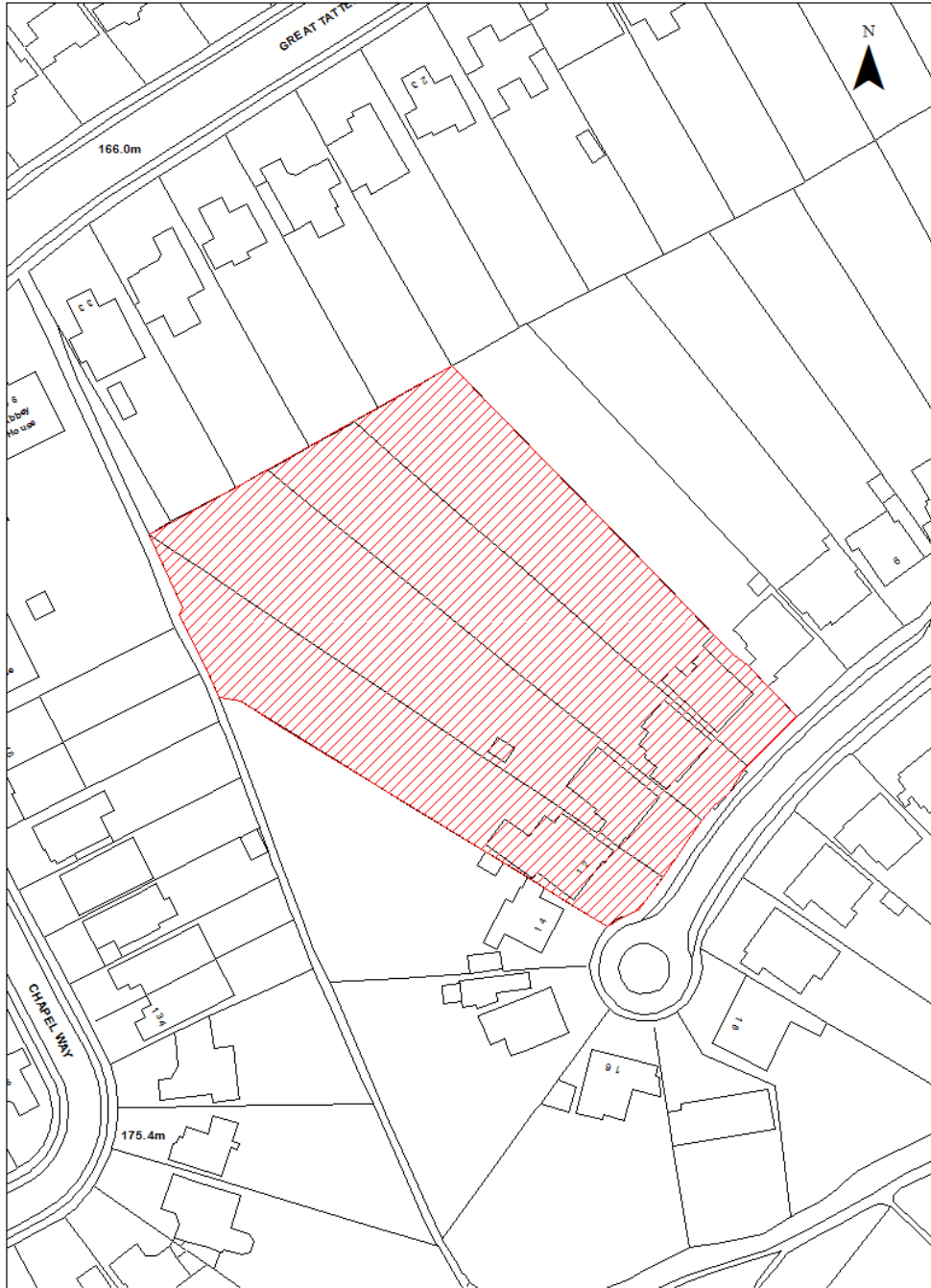
TAT16 – 130-138 Great Tattenhams, Epsom Downs



Site details	
HELAA Reference	<u>TAT16</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>130-138 Great Tattenhams, Epsom Downs</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 100dph</u>
Capacity	<u>Proposed: 34</u>
Total site area (ha)	<u>0.34</u>
Suitability	
Policy Considerations	<p><u>The site is within the urban area .</u> <u>A planning application has recently been refused due to access and design reasons.</u> <u>This application is currently at appeal.</u> <u>Proposed policy DES7 supports planning applications for care homes that are easily accessible to shops, public transport, community facilities and services appropriate to the needs of the intended occupiers.</u> <u>Accessibility to local services and facilities is excellent.</u> <u>Accessibility to public transport is excellent.</u></p>
Market Considerations	<u>The site is proposed to deliver 34 one and two bed retirement apartments.</u>
Physical Limitations	<u>Access – the previous planning application was refused as it had not been demonstrated to the County Highway Authority’s satisfaction that adequate visibility is achievable at the proposed vehicular access to Great Tattenhams.</u>
Potential Impacts	<p><u>During the course of the previous planning application it was considered that the scheme would bring social, economic and financial benefits for the area.</u> <u>The previous planning application was refused as:</u></p> <ul style="list-style-type: none"> <u>It had not been demonstrated to the County Highway Authority’s satisfaction that adequate visibility is achievable at the proposed vehicular access to Great Tattenhams, particularly in the leading traffic direction 9to the west).</u> <u>The proposed development was therefore felt to lead to conditions prejudicial to highway safety;</u> <u>In absence of a completed legal agreement, the proposal fails to make adequate provision for affordable housing; and</u> <u>The proposed building would, by virtue of the width, bulk and massing of the frontage and the bulky design and excessive projection of the rear wing into the site which would be visible from the adjoining public footpath, appear dominant and incongruous within the street scene. Coupled with the urbanising effect of the large area of hard surfacing and car parking which dominates the frontage of the site, the proposal would be out of keeping with, and harmful to, the more spacious suburban character of Great Tattenhams and the wider locality.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is owned by a number of landowners.</u> <u>The site will need to be assembled in order to enable delivery.</u> <u>The site has not been formally promoted for housing development; however, planning permission has recently been refused for retirement accommodation.</u> <u>The recently refused planning permission is currently at appeal.</u> <u>The recently refused planning permission was made by Churchill Retirement Living.</u> <u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site would be made available for development.</u>	

Achievability	
Delivery & Timing Considerations	<p><u>The recently refused planning permission was made by Churchill Retirement Living, an experienced retirement provider.</u></p> <p><u>Churchill Retirement Living would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this nature would likely be brought forward in one phase.</u></p> <p><u>Delivery rates of 20-30 units could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>During the course of the previous application, the applicant submitted viability evidence to argue that they were unable to provide full affordable housing contributions. This was scrutinised by officers and it was concluded that the scheme was unable to meet the required affordable housing contribution, but could support a smaller contribution.</u></p> <p><u>The demand for retirement accommodation within the area is strong.</u></p>
<p><u>There is a reasonable prospect that development of the site would be achievable.</u></p>	
Summary	
<p><u>The site is considered to be suitable for housing development.</u></p> <p><u>There is a reasonable prospect that the site will be made available for housing development and that development of the site will be achievable.</u></p> <p><u>The site is considered to be suitable for housing development.</u></p>	

TAT17 – 9-12 West Drive, Burgh Heath

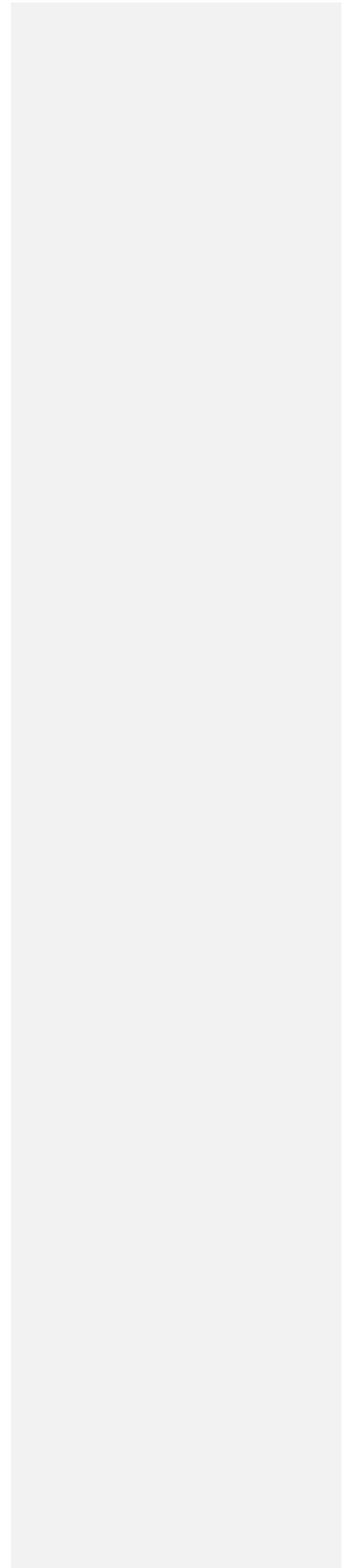


Site details	
HELAA Reference	<u>TAT17</u>
Source of site	<u>Recently refused planning permission</u>
Site name	<u>9-12 West Drive, Burgh Heath</u>
Existing use	<u>Residential</u>
Housing Potential	
Density	<u>Proposed: 19.6dph</u>
Capacity	<u>Proposed: 9 (gross) 8 (net) units</u>
Total site area (ha)	<u>0.46ha</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 in the Regulation 19 Development Management Plan for housing development.</u> <u>A planning application has recently been refused and dismissed at appeal for design reasons.</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 9 dwellings.</u>
Physical Limitations	<u>A number of trees are protected – during the course of the planning application; the Tree Officer raised no objection subject to conditions.</u>
Potential Impacts	<u>The previous planning permission was refused as it was felt that the proposal, by virtue of the scale, height and dense building forms and the poorly considered layout dominated by excessive areas of hardstanding and car parking, would result in a cramped and visually dominant overdevelopment of the site which would be out of keeping with, and seriously harmful to, the character and appearance of the locality.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<u>The site is in a number of land ownerships and would need to be assembled to enable development.</u> <u>The site has not been formally promoted for housing development; however, a planning application has recently been refused for development.</u> <u>The recently refused planning application was made by Devine Homes Plc. an experienced developer.</u> <u>No legal constraints to development.</u>	
<u>There is a reasonable prospect that the site will be made available for housing development.</u>	
Achievability	
Delivery & Timing Considerations	<u>The previously refused planning application was made by Devine Homes Plc. an experienced developer who is considered to have sufficient capacity to deliver a scheme such as this.</u> <u>A scheme of this nature would be delivered in a single phase.</u> <u>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</u> <u>Development could therefore be completed within 12 months of commencement.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken.</u> <u>Generic assessment of urban sites suggests that development would be achievable.</u> <u>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</u>
<u>There is a reasonable prospect that development of the site will be achievable.</u>	
Summary	
<u>The site is considered to be suitable for housing development.</u>	

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

The site is therefore considered to be deliverable.

TW02 – Land to the east of Ebbisham Lane, Walton on the Hill



Site details	
HELAA Reference	TW02
Source of site	RBBC – Environmental Health
Site name	Land east of Ebbisham Lane, Walton on the Hill
Existing use	Semi-natural open space with woodland/ grazing
Housing Potential	
Density	Assumed: 20dph
Capacity	30 units
Total site area (ha)	1.4
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would most likely deliver larger family homes.
Physical Limitations	<p>Land levels across the site fall quite sharply from east to west which would likely impact upon development potential.</p> <p>Parts of the site are densely wooded which would reduce development potential.</p> <p>The site is identified as being potentially contaminated.</p> <p>Access to the site is via Ebbisham Lane and Sandlands Road is constrained and would be unlikely to support residential development.</p>
Potential Impacts	Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability for residential development and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs of remediation associated with any land contamination could impact upon financial viability.</p> <p>Demand for family homes in the area is considered to be strong enough to support</p>

development of this scale.

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

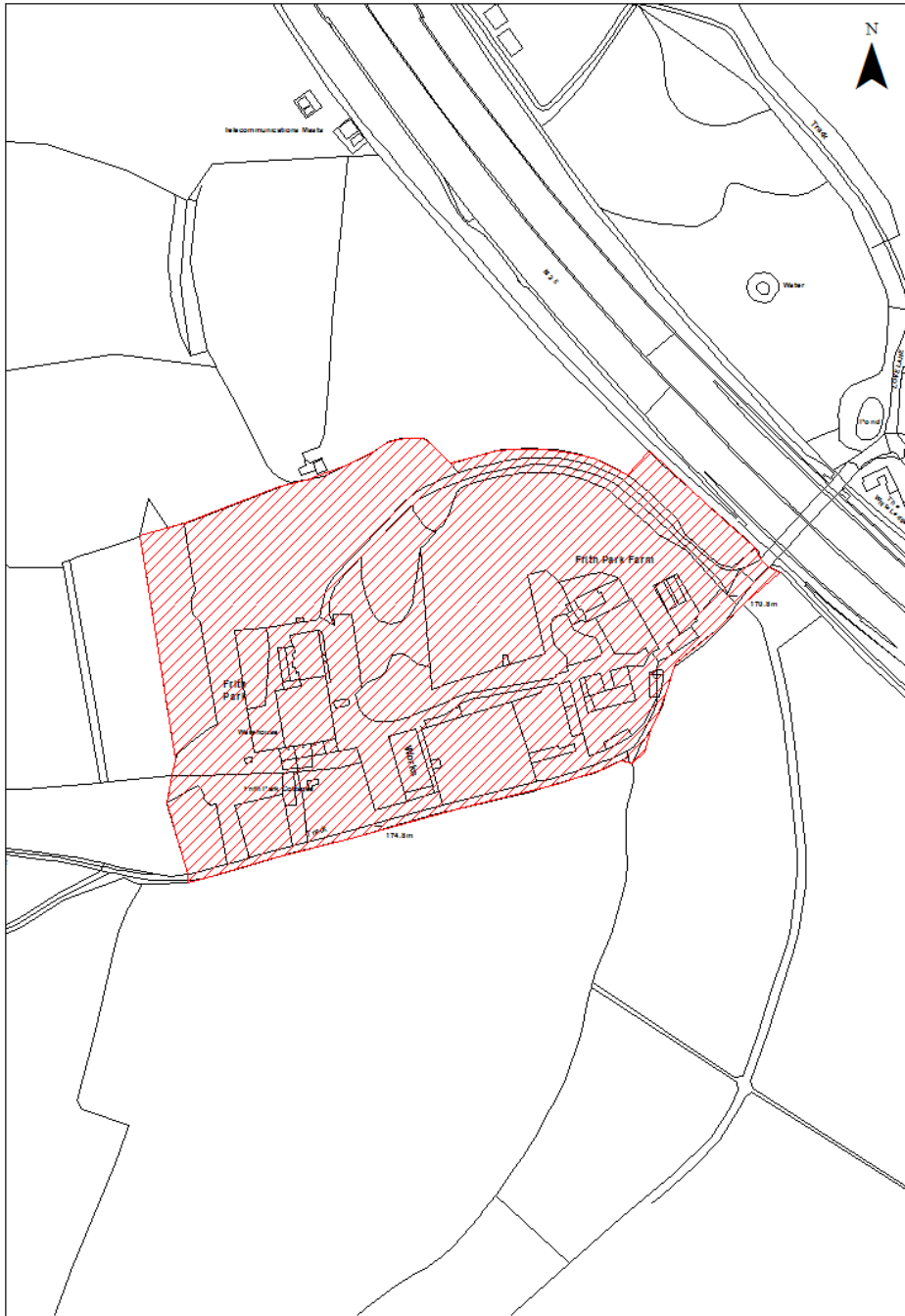
Summary

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; contamination investigation; strategic policy change

TW05—Frith Park Mansion, Sturts Lane, Walton on the Hill



Site details	
HELAA Reference	TW05
Source of site	Extant Planning Permission
Site name	Firth Park Mansion, Sturts Lane, Walton on the Hill
Existing use	Mansion and derelict ancillary buildings
Housing Potential	
Density	14.8dph
Capacity	37
Total site area (ha)	5.4 (gross) / 2.5 (developable)
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within the Area of Great Landscape Value.</p> <p>The site is designated as a Historic Garden.</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 benefits from planning permission for 37 units.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is limited.</p>
Market Considerations	The site is proposed to deliver a mix of housing types, thus meeting a range of market requirements.
Physical Limitations	<p>There are a number of listed buildings on the site including the locally listed Frith Park Mansion and a number of Grade II listed farmhouses and structures within the grounds.</p> <p>There are areas of ancient woodland within the site and other areas of dense woodland.</p> <p>Access to the site is gaily constrained via a narrow private bridge over the M25.</p> <p>The planning application sought to overcome these physical limitations.</p>
Potential Impacts	Development could positively support the restoration of listed buildings and the Historic Gardens within the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reside Developments Ltd.</p> <p>The site benefits from planning permission for housing development.</p> <p>A number of the pre-commencement discharge conditions have been discharged.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Reside Developments Ltd. an established developer with experience of delivering schemes involving the restoration of listed buildings. It is considered that they would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would likely be delivered in a single phase.</p> <p>Delivery rates of 10-20 dwellings per annum could be achieved.</p> <p>Development could therefore be completed within 3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is strong and would likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

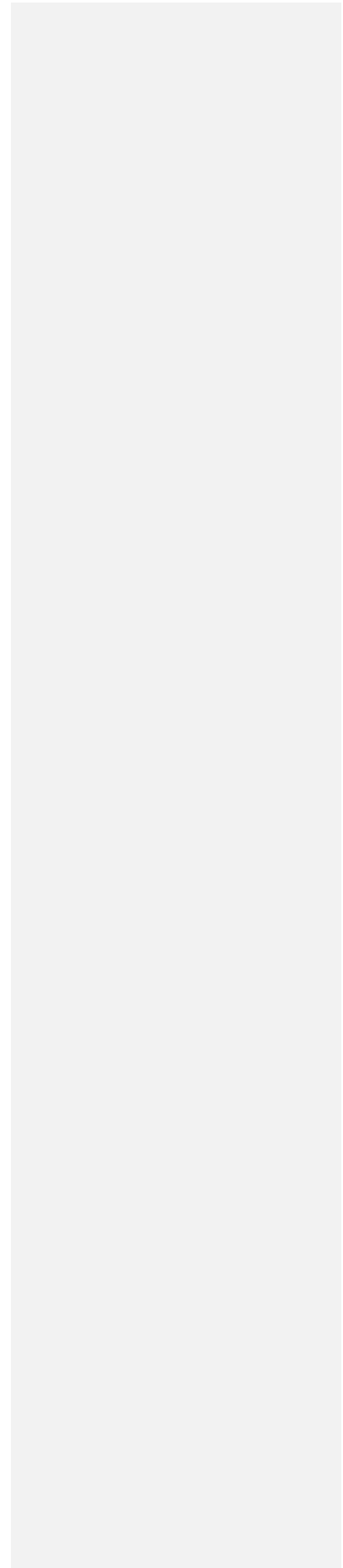
Summary

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

~~The site is considered to be deliverable.~~

Planning permission has been implemented.

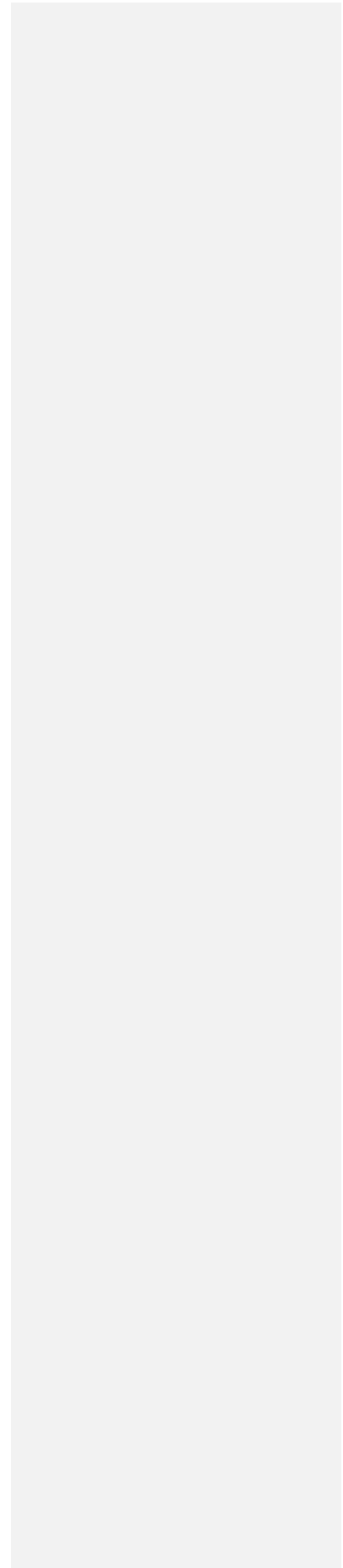
TW06 – Land at Sandlands Road, Walton on the Hill



Site details	
HELAA Reference	TW06
Source of site	Call for Sites
Site name	Land at Sandlands Road, Walton on the Hill
Existing use	Semi-natural open space
Housing Potential	
Density	Assumed: 20dph
Capacity	50 units
Total site area (ha)	2.51 (gross) ha
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt and within the Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is limited.</p>
Market Considerations	<p>The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size (although most likely geared towards family homes), thus potentially meeting a range of market requirements.</p>
Physical Limitations	<p>Land falls within the site away sharply from east to west – the topography is such that it would potentially affect development potential/ capacity.</p> <p>Road access to the site is quite constrained and improvements may be necessary to support larger scale residential development.</p> <p>There are two groups of protected trees within the site in addition to a number of individual protected trees.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the Area of Great Landscape Value, particularly given its prominence and topography.</p> <p>Development could potentially be visible from and impact upon the nearby conservation area.</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 previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from established national/ regional house builders who would likely have the capacity to deliver.</p> <p>A scheme of this size would likely be delivered in a single phase.</p> <p>Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p>

	Costs of providing new road access/ infrastructure could impact upon financial viability. Demand for family homes in the area is considered to be strong enough to support development of this scale.
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	

TW08 – Land at Frith Park, Walton on the Hill



Site details	
HELAA Reference	TW08
Source of site	Call for Sites
Site name	Land at Frith Park, Walton on the Hill
Existing use	Agricultural/ semi-natural open space
Housing Potential	
Density	Assumed: 20dph
Capacity	130 units
Total site area (ha)	6.6 (gross)
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt and within the Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport services is limited.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>There is a group of protected trees along the northern boundary of the site and a number of other blocks of woodland within the site.</p> <p>The southern part of the site is identified as being at risk from surface water flooding, as are some localised areas in the north of the site.</p> <p>Access to the site via Chequers Lane is quite constrained and visibility along the road is poor in places.</p>
Potential Impacts	<p>Development could potentially have an adverse visual impact upon the Area of Great Landscape Value.</p> <p>Development could potentially be visible from and impact upon the setting of the nearby conservation area and several listed buildings.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established national/ regional 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 30-40 dwellings per developer per annum could be achieved on a site such as this.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Residential market demand in this area is considered to be sufficient to support development of this scale.</p>

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

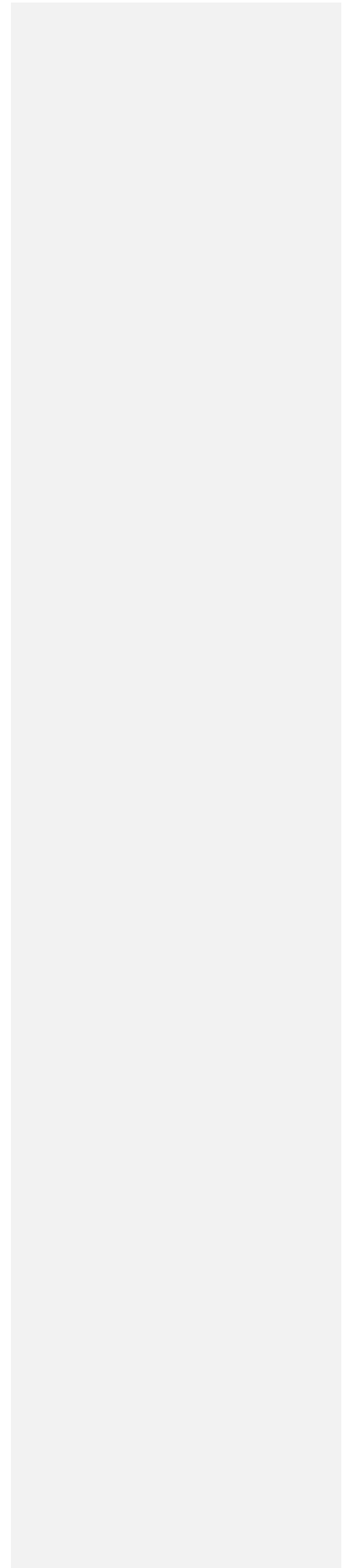
Summary

The site 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

TW10 – Downs Way, Tadworth



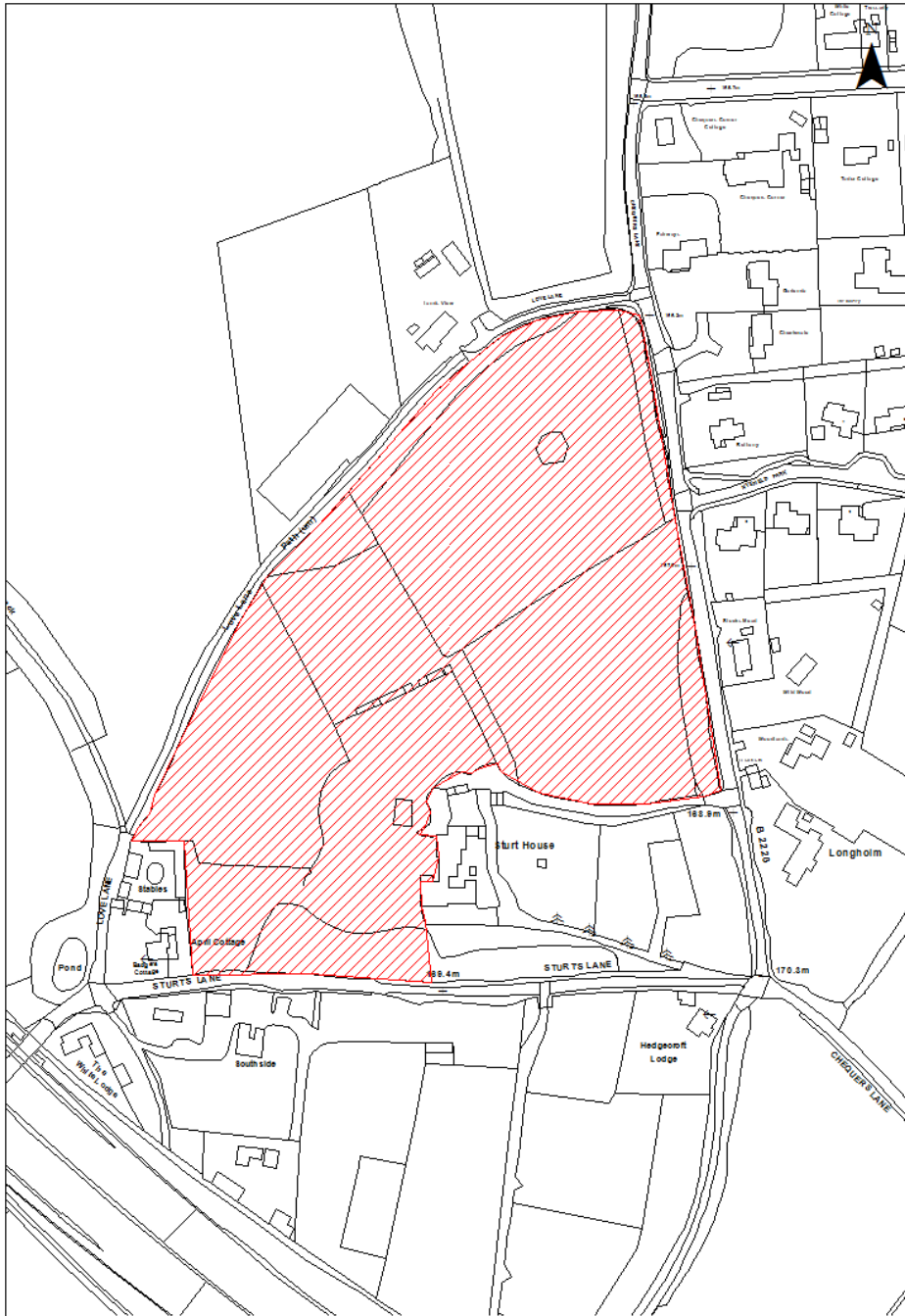
Site details	
HELAA Reference	TW10
Source of site	Call for Sites
Site name	Land at Downs Way, 81 Kingswood Road, Tadworth
Existing use	Woodland, rough scrub and grassland
Housing Potential	
Density	20dph
Capacity	10 units
Total site area (ha)	0.65ha
Suitability	
Policy Considerations	The site lies wholly in the Green Belt. The site does not lie within a location contemplated for residential development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is reasonable and there is reasonable access to public transport.
Market Considerations	The site would most likely be suited to delivering family homes.
Physical Limitations	Part of the site is wooded and there are a number of mature trees on the boundaries of the site; however, none are protected by TPOs. A public right of way runs through the site and would need to be safeguarded Access via the rear of 81 Kingswood Road is constrained and would likely need to be improved to provide adequate access to a larger development.
Potential Impacts	Development could have an adverse visual impact upon the Area of Great Landscape Value. Development could potentially impact upon the integrity and setting of the adjacent existing ancient monument.
The site is not suitable for housing development.	
Availability	
The site is owned by a local property developer, Woodgavil Properties Ltd. The landowner has previously promoted the site for housing development. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	The site is owned by a local developer. A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver It would likely be delivered in a single phase and completed within 12-18 months from commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken due to the site's unsuitability and uncertainty in availability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Development for family homes in the area is considered to be strong enough to support development of this scale.
There is a reasonable prospect that development 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: Access; strategic policy change

TW11 – Land at the Priory



Site details	
HELAA Reference	TW11
Source of site	Call for Sites
Site name	Land at the Priory, Walton on the Hill
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	100
Total site area (ha)	5.0
Suitability	
Policy Considerations	The site lies within the Green Belt. The site lies within an Area of Great Landscape Value. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is poor. Accessibility to public transport is poor.
Market Considerations	Given the size of the site, a mixture of housing types and tenures could be delivered.
Physical Limitations	Development of the site could impact upon the Area of Great Landscape Value. Parts of the site have been identified as potentially being at risk of surface water flooding. Whilst not protected, there are a number of areas of dense established trees within the site. Access to the site is constrained and would require improvement.
Potential Impacts	Proximity to the M25 may give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a family trust. The landowners have <u>previously</u> promoted the site for housing development. The landowners have <u>previously</u> indicated that the site could be made available for housing development within 12 months. <u>It has not been possible to confirm landowner intentions.</u> No legal constraints to housing development have been identified.	
The site is therefore considered to be available for housing development. 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 regional or national developers who would have the capacity to deliver a scheme such as this. Delivery rates of 30-40 units per annum could be achieved on a site such as this. Development could therefore be completed within 2 years 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. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area is strong 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

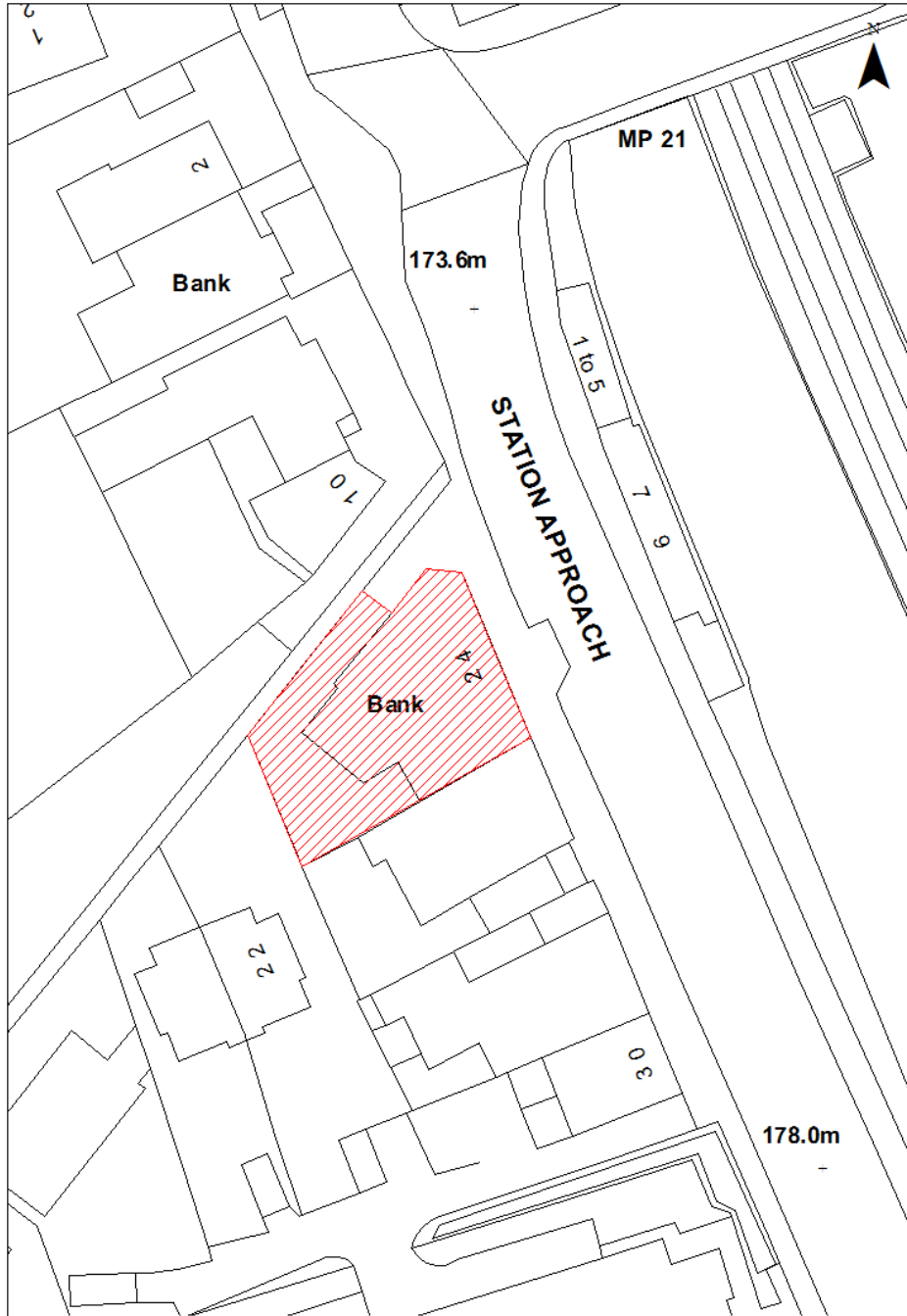
~~There is a reasonable prospect that the site would be made available for housing development and that development would be achievable. However, the site is not considered to be suitable for housing development.~~

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

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; landscape (AGLV) impact; access; flood risk; availability

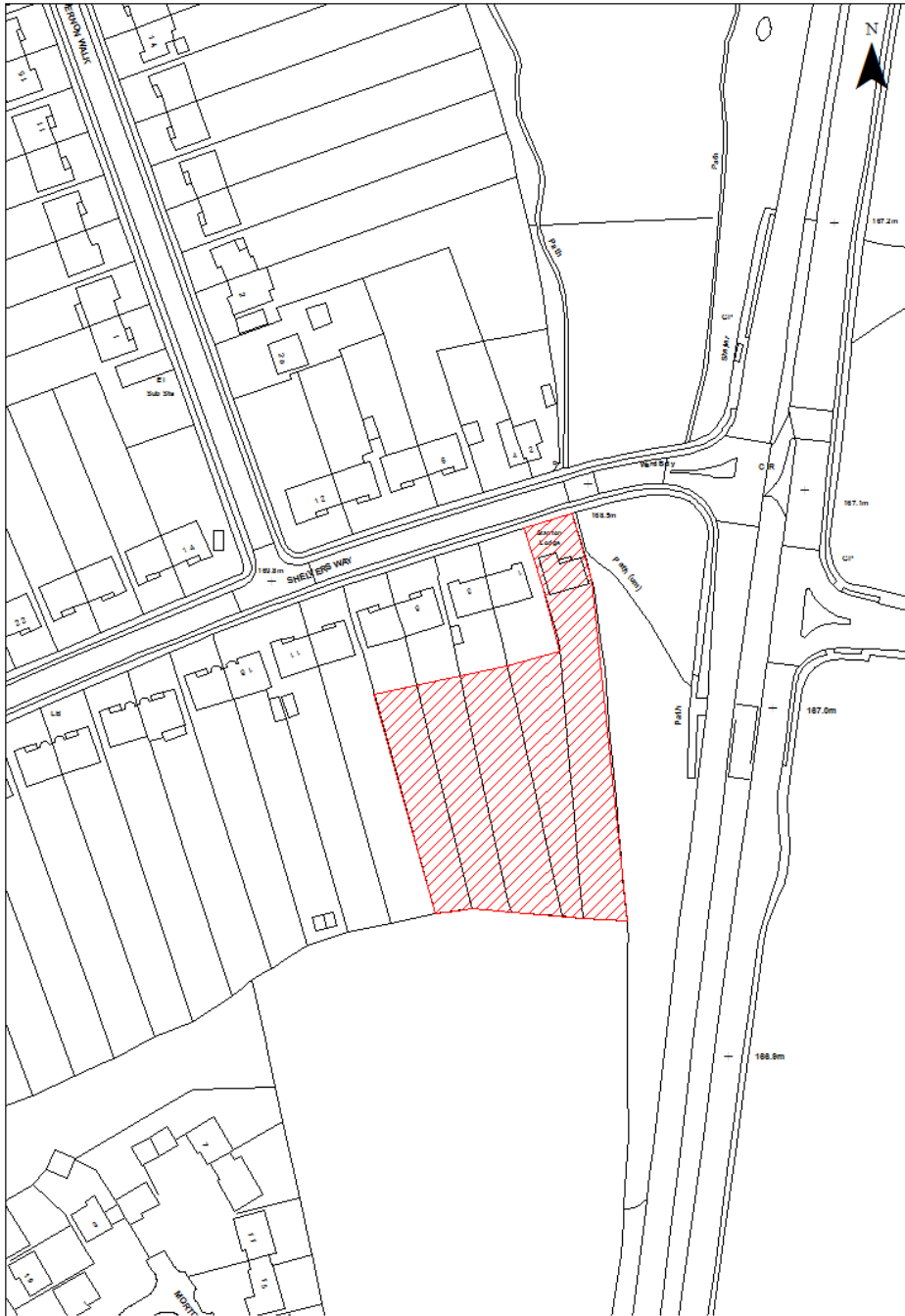
TW12 – Former Barclays Bank, 24 Station Approach, Tadworth



Site details	
HELAA Reference	TW12
Source of site	DMP Suggested Site/ Extant Prior Approval
Site name	Former Barclays Bank, 24 Station Approach, Tadworth
Existing use	Vacant retail premises
Housing Potential	
Density	80dph <u>140dph</u>
Capacity	74
Total site area (ha)	0.05
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 lies within the Tadworth Local Centre, loss of retail uses would be contrary to policy. The site however benefits from prior approval for 4 units.<u>benefits from planning permission for conversion and extension.</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	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 currently a vacant unit.</p> <p>The site has been vacant for a number of years following the closure of the branch.</p> <p>A prior approval has been recently granted for the change of first floor and part of the ground floor to residential accommodation.</p> <p>A subsequent planning application has recently been made for the redevelopment of the entire building with extension to provide 8 units. This is currently awaiting decision.</p> <p><u>Planning permission has been granted for conversion and extension of the existing vacant bank building to provide seven self-contained flats.</u></p> <p>There is a reasonable prospect that the site would be made available for housing development.</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	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p><u>The site is owned by 24 Station Approach Limited.</u></p> <p>A site of this scale would likely attract local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from prior approval.</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	
<u>The site benefits from planning permission for 7 units.</u>	

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.

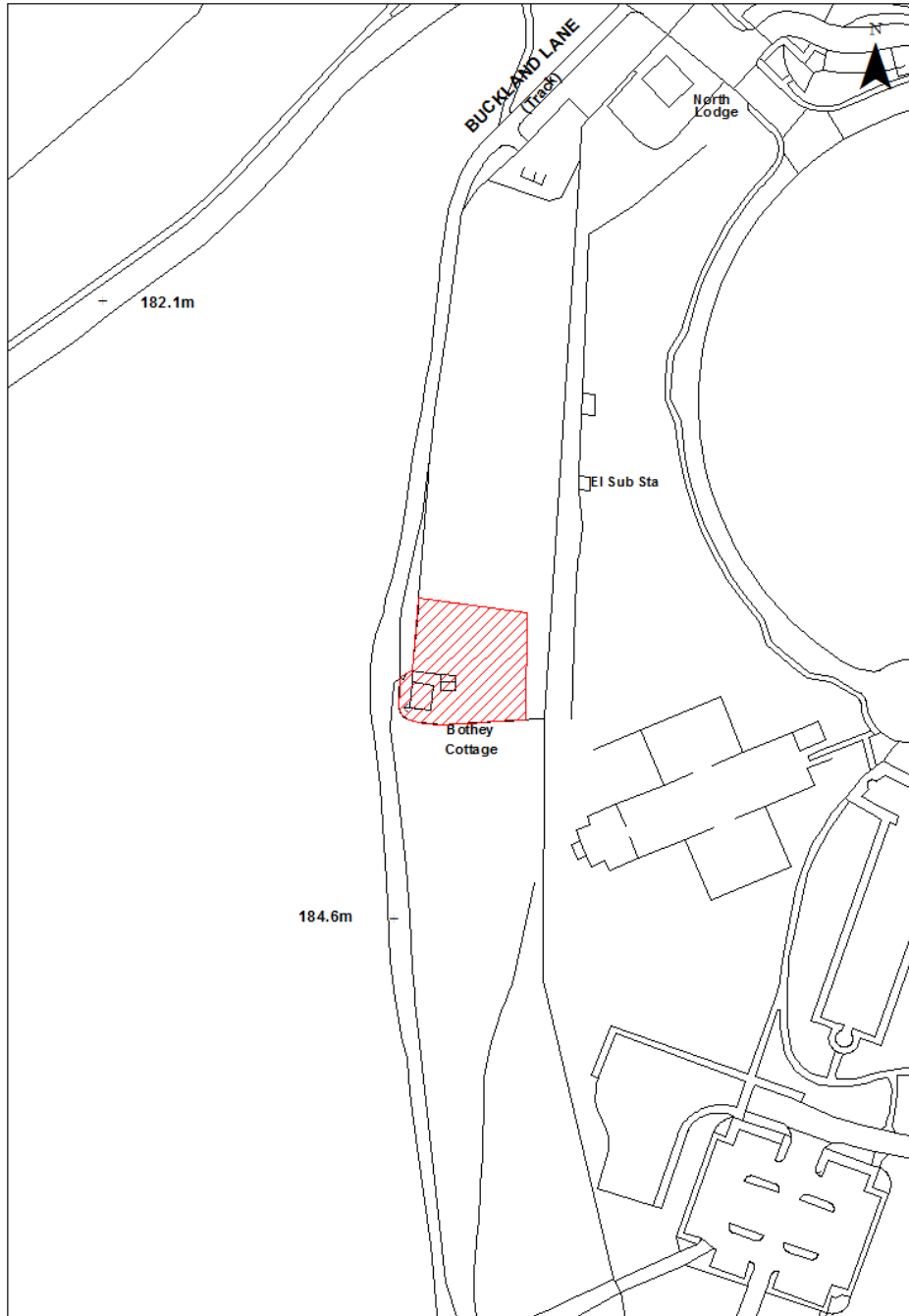
TW14—Stanton Lodge & R/O 1-7 Shelveys Way, Tadworth



Site details	
HELAA Reference	TW14
Source of site	Extant Planning Permission
Site name	Stanton Lodge & R/O 1-7 Shelveys Way, Tadworth
Existing use	Residential gardens
Housing Potential	
Density	18dph
Capacity	6
Total site area (ha)	0.34
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 is adjacent to the Green Belt and an area of Urban Open Space. The site has excellent access to public transport. The site has good access to local facilities and public transport. The site benefits from planning permission for 6 units.
Market Considerations	The site is proposed to deliver 6 family units.
Physical Limitations	There is a TPO on the site.
Potential Impacts	Development could potentially impact upon the Green Belt and area of Urban Open Space.
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Devine Homes. The site benefits from planning permission for 6 units. A number of the pre-commencement planning conditions have/ are being discharged. No legal constraints to housing development have been identified.	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	The site is owned by Devine Homes, an established local 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 on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is considered to be sufficient to support development of this scale.
There is a reasonable prospect that development would be achievable.	
Summary	
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.	
The site is therefore considered to be deliverable.	
The site is therefore deliverable.	

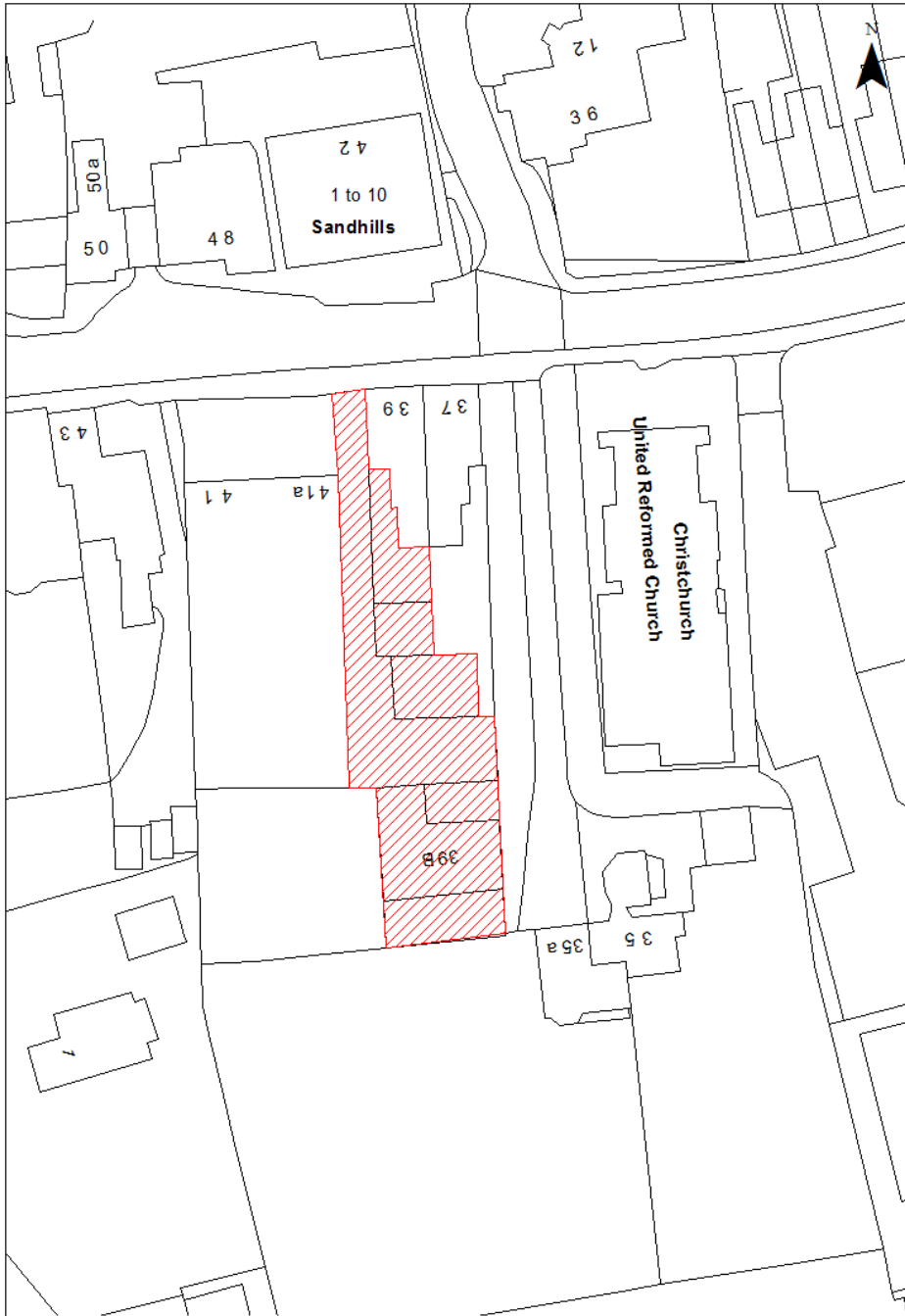
Planning permission is under construction.

TW15 – Bothey Cottage, Buckland Lane, Tadworth



Site details	
HELAA Reference	TW15
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Bothey Cottage, Buckland Lane, Reigate
Existing use	Residential
Housing Potential	
Density	20dph
Capacity	2
Total site area (ha)	0.09
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site lies within an Area of Outstanding Natural Beauty.</p> <p>The site lies within an Area of Great Landscape Value.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would be most suitable of delivering family houses.
Physical Limitations	Access to the site is very 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	
<p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
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 site of this scale/ type would likely attract interest from a local or regional developer who would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</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 would likely 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 of the site is uncertain.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: availability; strategic policy change; access</p>	

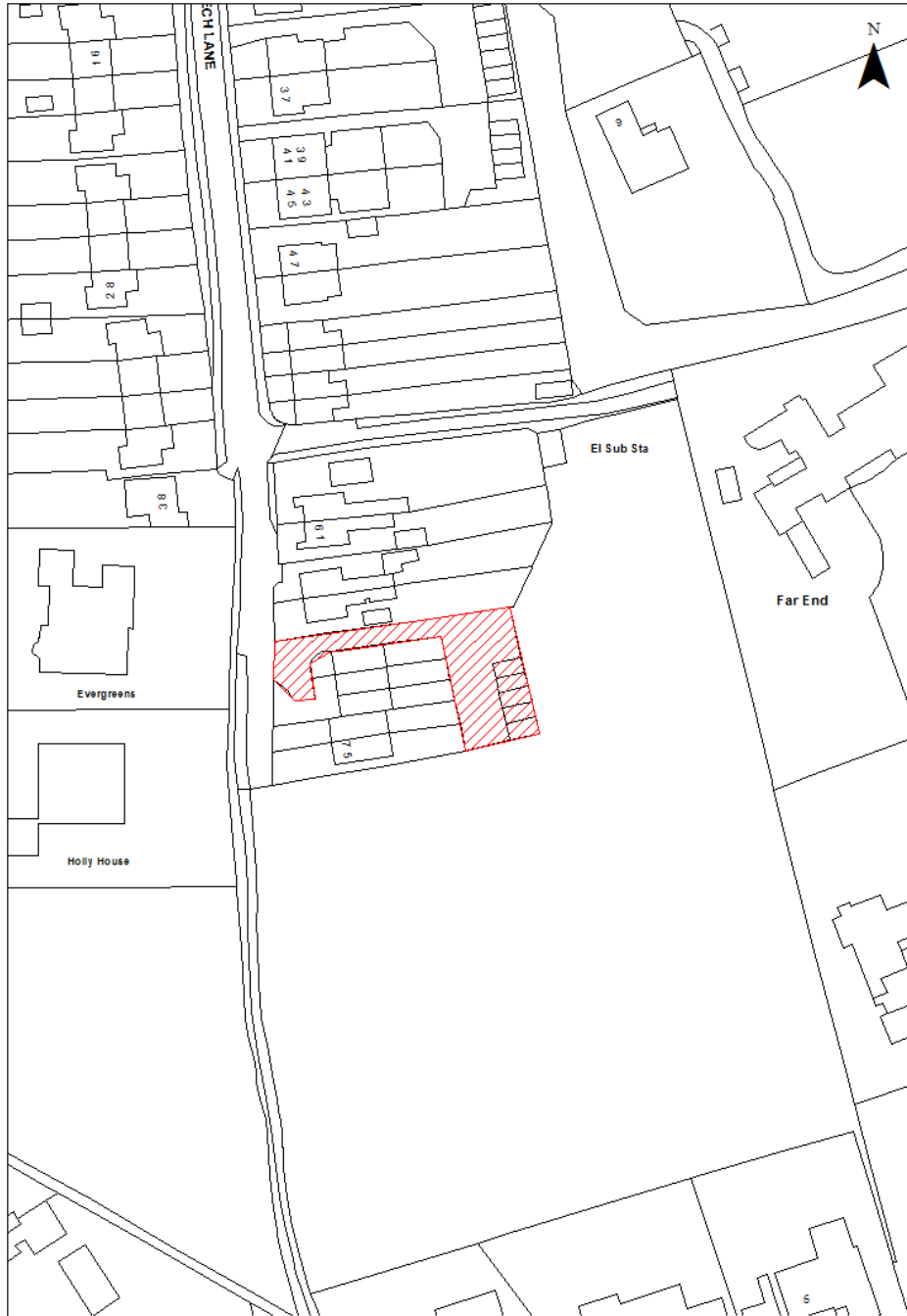
TW16 – 39c and 39d Walton Street, Walton on the Hill



Site details	
HELAA Reference	TW16
Source of site	Vacant Property
Site name	39c & 39d Walton Street, Walton on the Hill
Existing use	Vacant property
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site adjoins the Walton on the Hill local centre.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site lies within the Walton on the Hill Conservation Area.</p> <p>The site adjoins an area of Residential Area of Special Character.</p> <p>Whilst not in a designated employment area, loss of employment uses would run contrary to policy.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	<p>Access to the site is very constrained and would impact development potential.</p> <p>Due to the previous use of the site, the site may be contaminated.</p>
Potential Impacts	<p>Development could impact on the adjoining Residential Area of Special Character.</p> <p>Development could impact upon the Walton on the Hill Conservation Area.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently vacant.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site 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 have the capacity to develop 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 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 housing development within Banstead suggests that development of the site would be economically viable.</p> <p>Contamination may impact financial viability.</p> <p>The residential market in the area is strong and would most likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<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>	

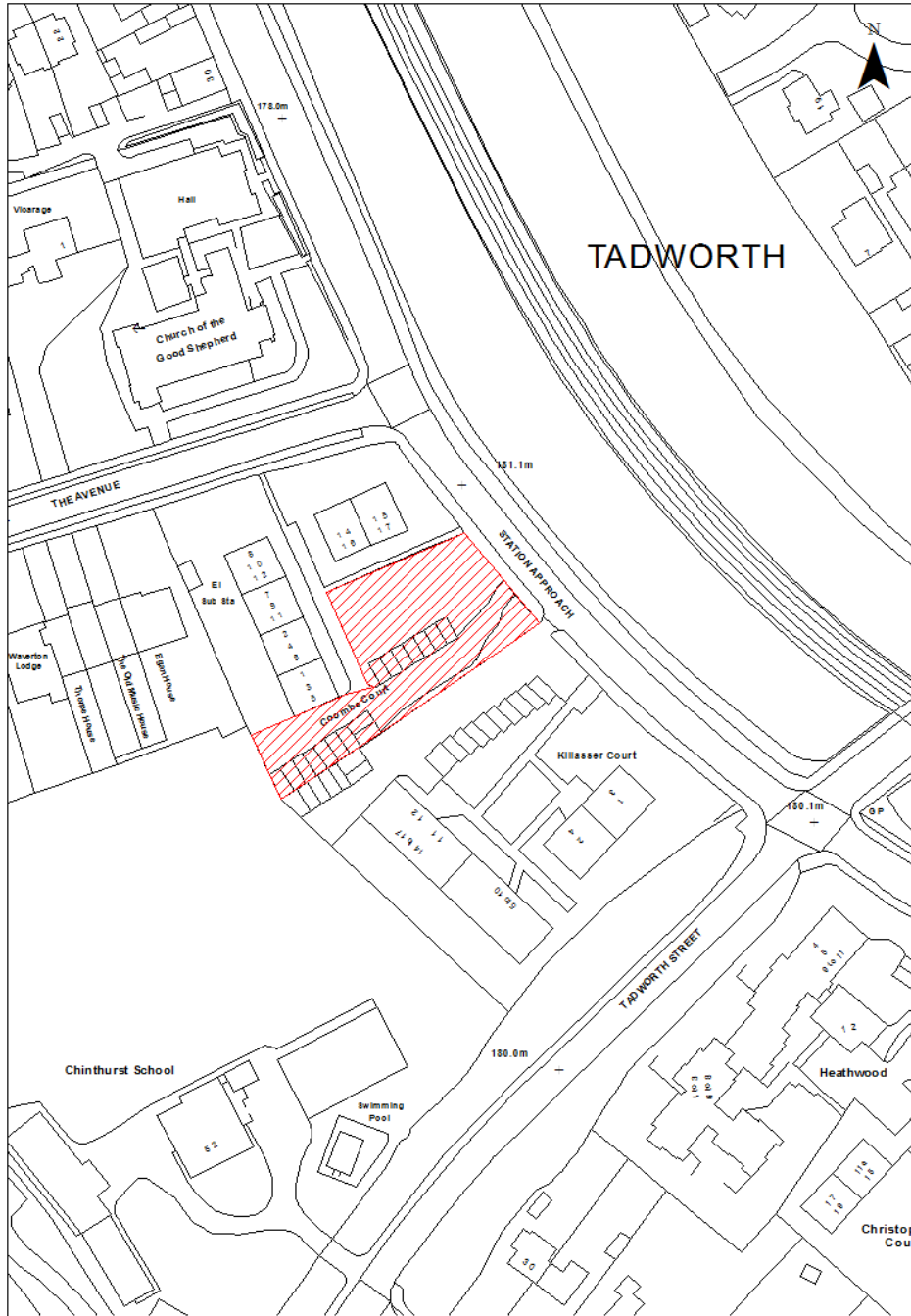
Overcoming constraints: availability; access; land contamination; landscape (RASC and Conservation Area) impact

TW17 – Garages R/O 67-75 Breech Lane, Walton on the Hill



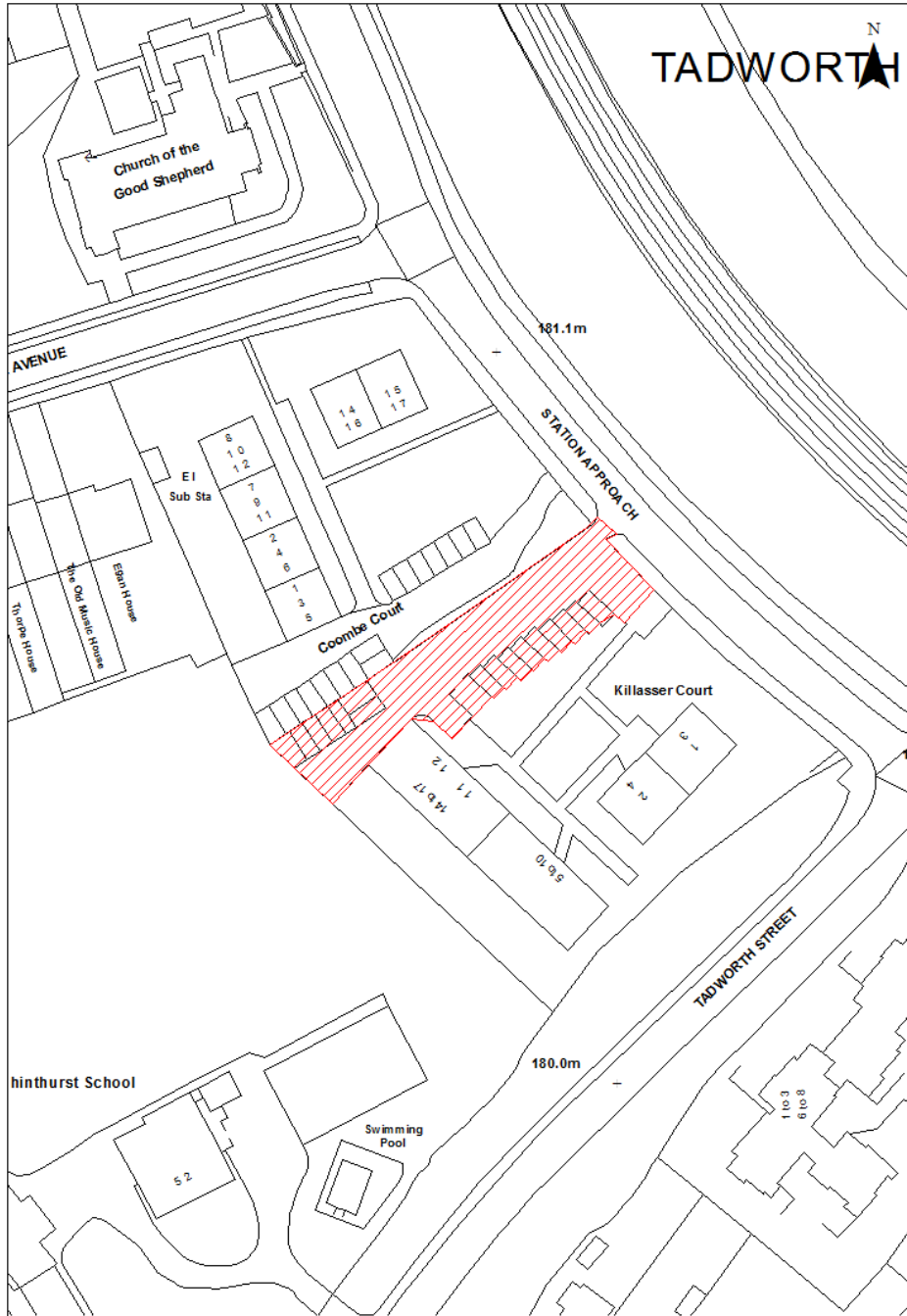
Site details	
HELAA Reference	TW17
Source of site	Identified Garage
Site name	Garages R/O 67-75 Breech Lane, Walton on the Hill
Existing use	Garages
Housing Potential	
Density	200dph
Capacity	6
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore 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 very good. Accessibility to public transport is very good.
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	Access to the site is quite constrained and would require improvement in order to enable development.
Potential Impacts	Development could impact the adjoining area of Urban Open Space.
The site is not considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a number of landowners. It has not been possible to confirm landowner intentions. The site would need to be assembled in order to enable delivery. No legal constraints to housing development have been identified.	
Availability of the site for residential 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 have the capacity to deliver a scheme of this nature. A development 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. 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 uncertainty in availability. Generic assessment of housing development within Banstead indicates that housing 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 not considered to be suitable for housing development and availability of the site is uncertain. The site is not considered to be currently developable. Overcoming constraints: availability; access; landscape impact	

TW18 – Garages Coombe Court, Station Approach, Tadworth



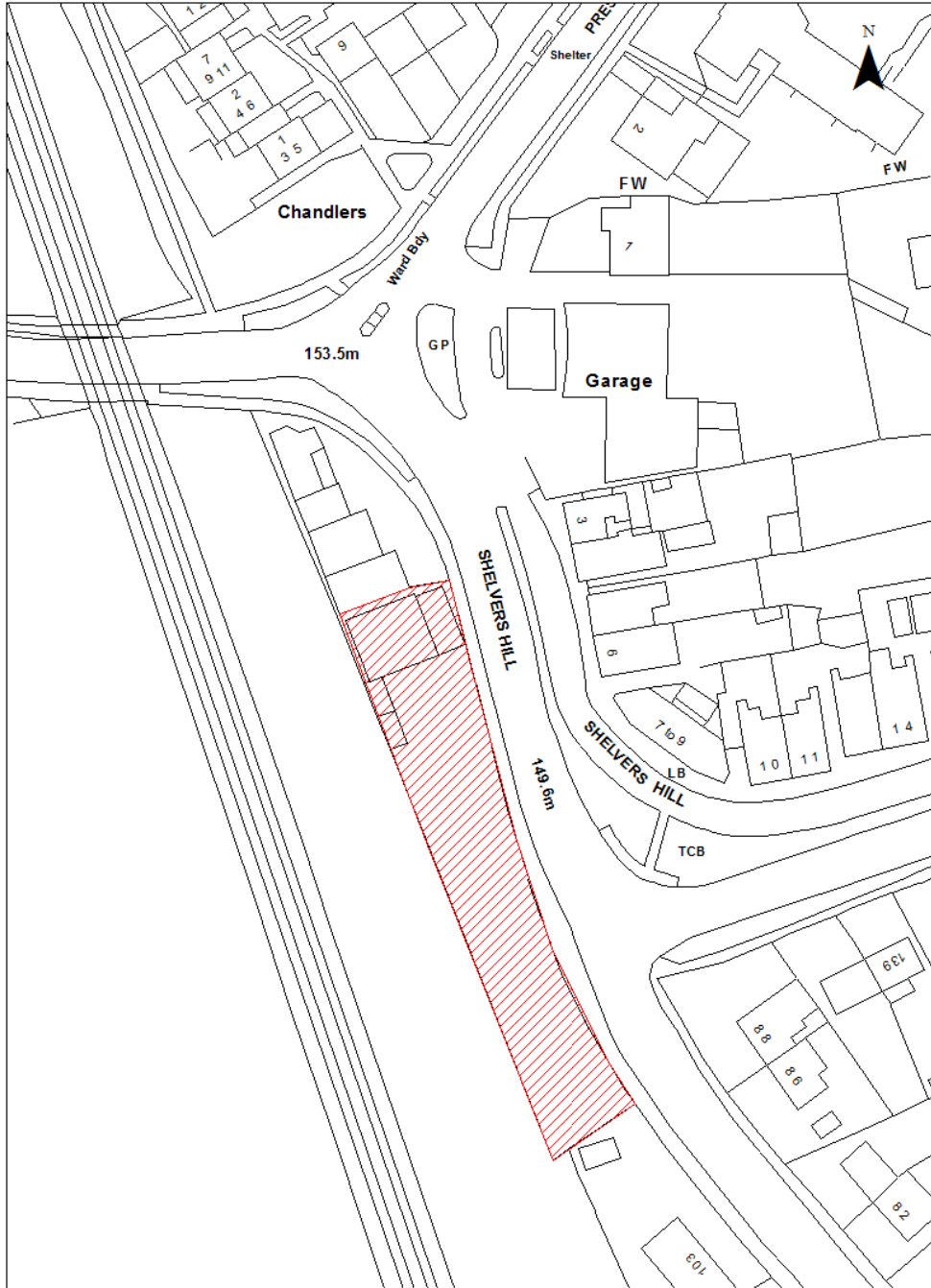
Site details	
HELAA Reference	TW18
Source of site	Garages
Site name	Garages Coombe Court, Station Approach, Tadworth
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	0.1
Suitability	
Policy Considerations	The site lies within the urban area and therefore a location 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 excellent. Accessibility to public transport is excellent.
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	There is a TPO on the site.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be completed in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability has not been undertaken as availability of the site is uncertain. Generic assessment of residential development within Banstead indicates that housing 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. However, availability of the site for housing development is uncertain. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

TW19 – Garages Killasser Court, Station Approach, Tadworth



Site details	
HELAA Reference	TW19
Source of site	Garages
Site name	Garages Killasser Court, Station Approach, Tadworth
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	0.1
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 excellent access to public transport, facilities and services.
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No physical constraints have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
The site is currently used as garages. The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints to housing development have been identified.	
Availability of the site for residential 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 and regional developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be completed in a single phase. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as availability of the site for housing development is uncertain. Generic assessment of sites in Banstead 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. However, availability of the site is not considered to be suitable for housing development. The site is therefore not currently considered to be developable. Overcoming constraints: availability	

TW20 – 105-120 Ashurst Road, Tadworth



Site details	
HELAA Reference	<u>TW20</u>
Source of site	<u>Extant Planning Permission</u>
Site name	<u>105-125 Ashurst Road, Tadworth</u>
Existing use	<u>Fencing retailer</u>
Housing Potential	
Density	<u>83dph</u>
Capacity	<u>10</u>
Total site area (ha)	<u>0.12ha</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 10 units.</u></p> <p><u>The site lies within the Shelveys Way Local Centre – loss of retail use is contrary to policy, however, was considered to be justified in this case.</u></p> <p><u>The site has excellent access to local services and facilities.</u></p> <p><u>The site has excellent access to public transport.</u></p>
Market Considerations	<u>The site benefits from planning permission for 10 flats.</u>
Physical Limitations	<p><u>The site may be subject to contamination – Environmental Health raised no objection to the planning application subject to conditions and informative.</u></p> <p><u>The site lies within an areas of surface water flooding - Surrey County Council Drainage team raised no objection to the planning application subject to conditions to ensure the proposed SUDs scheme is properly implemented and maintained throughout the lifetime of the development.</u></p>
Potential Impacts	<u>No potential impacts have been identified.</u>
<u>The site is considered to be suitable for housing development.</u>	
Availability	
<p><u>The site is owned by a single landowner.</u></p> <p><u>The site benefits from planning permission for residential development.</u></p> <p><u>The current occupiers are due to lease the neighbouring vacant premises.</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 no known specific developer involvement in the site at this point.</u></p> <p><u>A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to develop a scheme such as this.</u></p> <p><u>A scheme of this nature would most likely be delivered in a single phase.</u></p> <p><u>Delivery rates of 15-20 units per annum could be achieved on a site such as this.</u></p> <p><u>Development could therefore be completed within 12 months of commencement.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken as the site benefits from planning permission for residential development.</u></p> <p><u>The residential market in the area is considered to be sufficient to support a scheme of this nature.</u></p>
<u>There is a reasonable prospect that development of the site would be achievable.</u>	
Summary	
<u>The site benefits from planning permission for 10 units.</u>	
<u>The site is considered to be suitable and available for residential development and there is a reasonable</u>	

prospect that development of the site would be achievable.
The site is therefore considered to be deliverable.

