



Development Management Plan (Regulation 19)

Housing and Economic Land Availability Assessment (HELAA)

Appendix 3: Sites Promoted for Employment

~~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

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
Employment Potential	
Floorspace (sqm)	15,000
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 designated employment area.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for employment development.</p> <p>The site therefore does not lie within a location prioritised for employment uses.</p> <p><u>Proposed policy EMP3 permits employment uses outside designated employment areas provided that the proposal would not harm the character of the building or surrounding area; there would be no harm to the amenity of neighbouring properties/ occupants through impact such as noise, odour, fumes, litter, general disturbance and late night activity; the type, scale and intensity of the proposed business activity is appropriate to the locality and accessibility of the site; and sufficient on-site, off-street parking is available to cater for both the business use and, where relevant, any remaining residential use.</u></p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The landowners have indicated that they intend to promote the site for offices.
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 amenity concerns.
The site is not considered to be suitable for development.	
Availability	
<p>The site is owned by three family members.</p> <p>The landowners have <u>actively previously</u> promoted the site for office development.</p> <p>They have <u>previously</u> indicated that the site could be made available for development within the next 2 years.</p> <p><u>It has not been possible to confirm landowner intentions.</u></p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site could be made available for employment.	
Availability of the site for employment is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale would likely be developed in a single phase by a single developer.</p> <p>Development could be completed within two years of commencement.</p>
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for employment uses.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
There is a reasonable prospect that the site would be made available for development and that development	

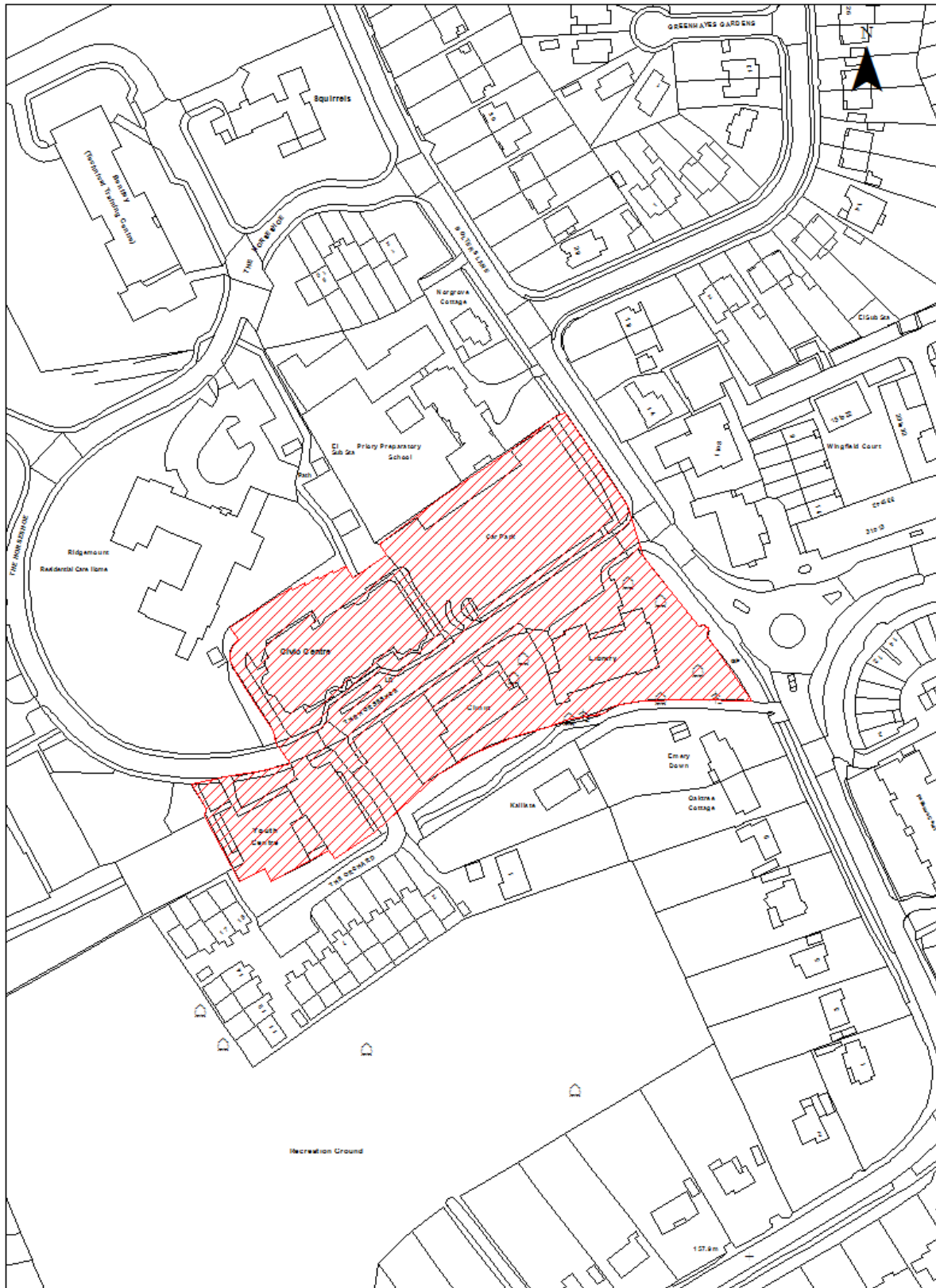
would be achievable. However, the site is not considered to be suitable for employment uses.

The site is not considered to be suitable for employment uses and availability is uncertain.

The site is therefore not currently developable.

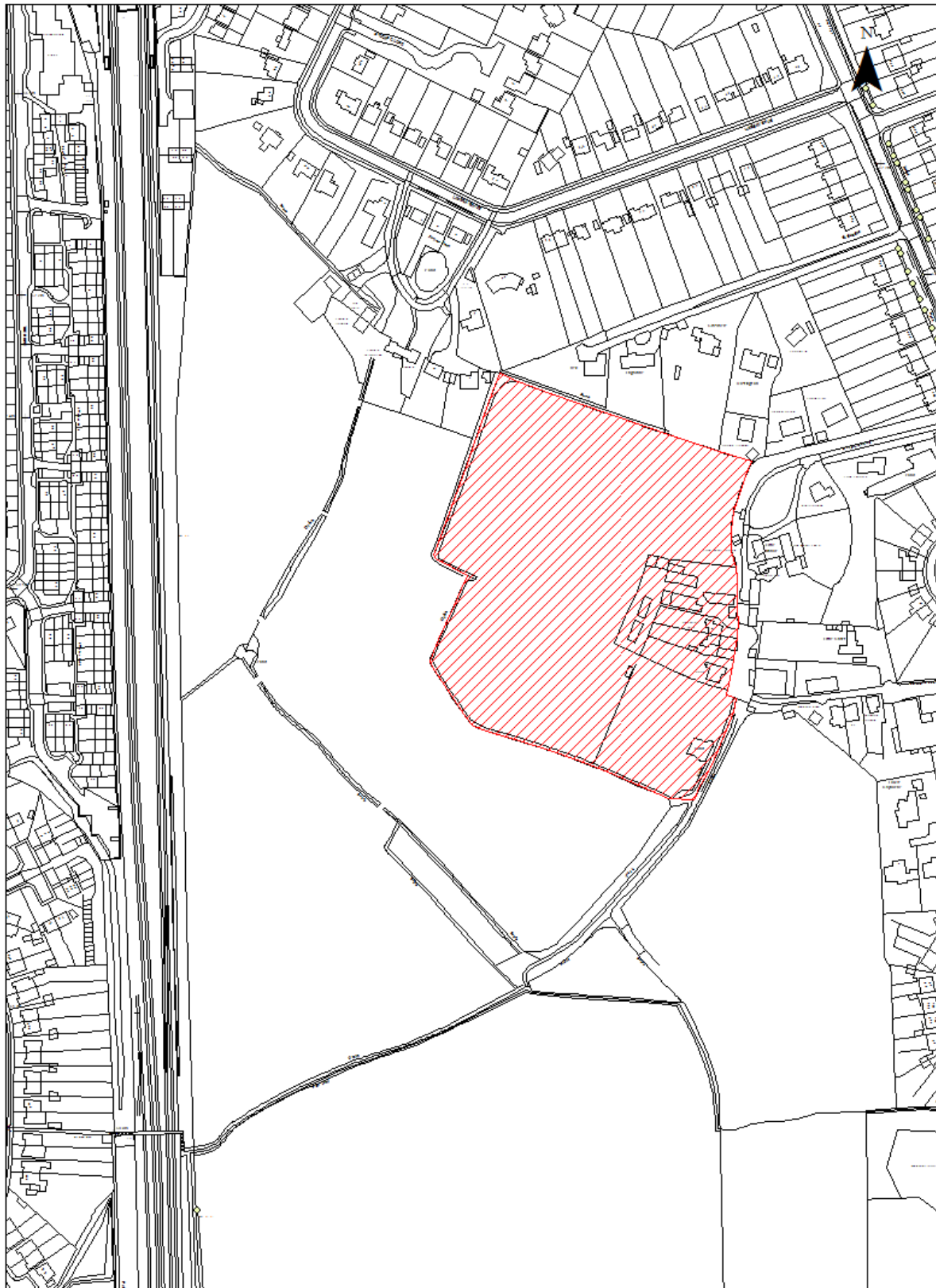
Overcoming constraints: strategic policy change; availability

BV33 – Banstead Horseshoe



Site details	
HELAA Reference	BV332
Source of site	Identified site
Site name	Banstead Horseshoe
Existing use	Mixed use: community services
Employment Potential	
Floorspace (sqm)	Small-scale, complementary to existing town centre
Total site area (ha)	0.9
Suitability	
Policy Considerations	The site lies within the urban area within Banstead town centre. The site lies within a location prioritised for employment uses. Loss of community uses would be contrary to policy. The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market Considerations	The site is proposed to deliver a small amount of commercial floorspace, complementary to the town centre and the wider regeneration of the Horseshoe site.
Physical Limitations	Small areas have been identified as potentially being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for employment uses.	
Availability	
The site is owned by a number of landowners including Surrey County Council, Reigate and Banstead Borough Council and NHS Estates. <u>Surrey County Council and Reigate & Banstead Borough Council have actively promoted their parts of the site for development and NHS Estates has previously promoted their part for development.</u> The Council considers that there is a reasonable prospect that the site will be made available for development within the plan period.	
The site is therefore considered to be available for development.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this nature would likely attract local or regional developers who would have the capacity to deliver a scheme such as this. The community part of the site may need to be delivered by a specialist contractor. A site of this scale/ type would likely be completed in a single phase.
Market & Economic Viability Considerations	Viability work suggests that the development proposed within the Regulation 19 Development Management Plan would be viable. However, provision of community facilities may impact upon viability.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development. The site is considered to be suitable for development and there is a reasonable prospect that the site will be made available for development within the plan period and that development will be achievable. The site is therefore considered to be developable.	

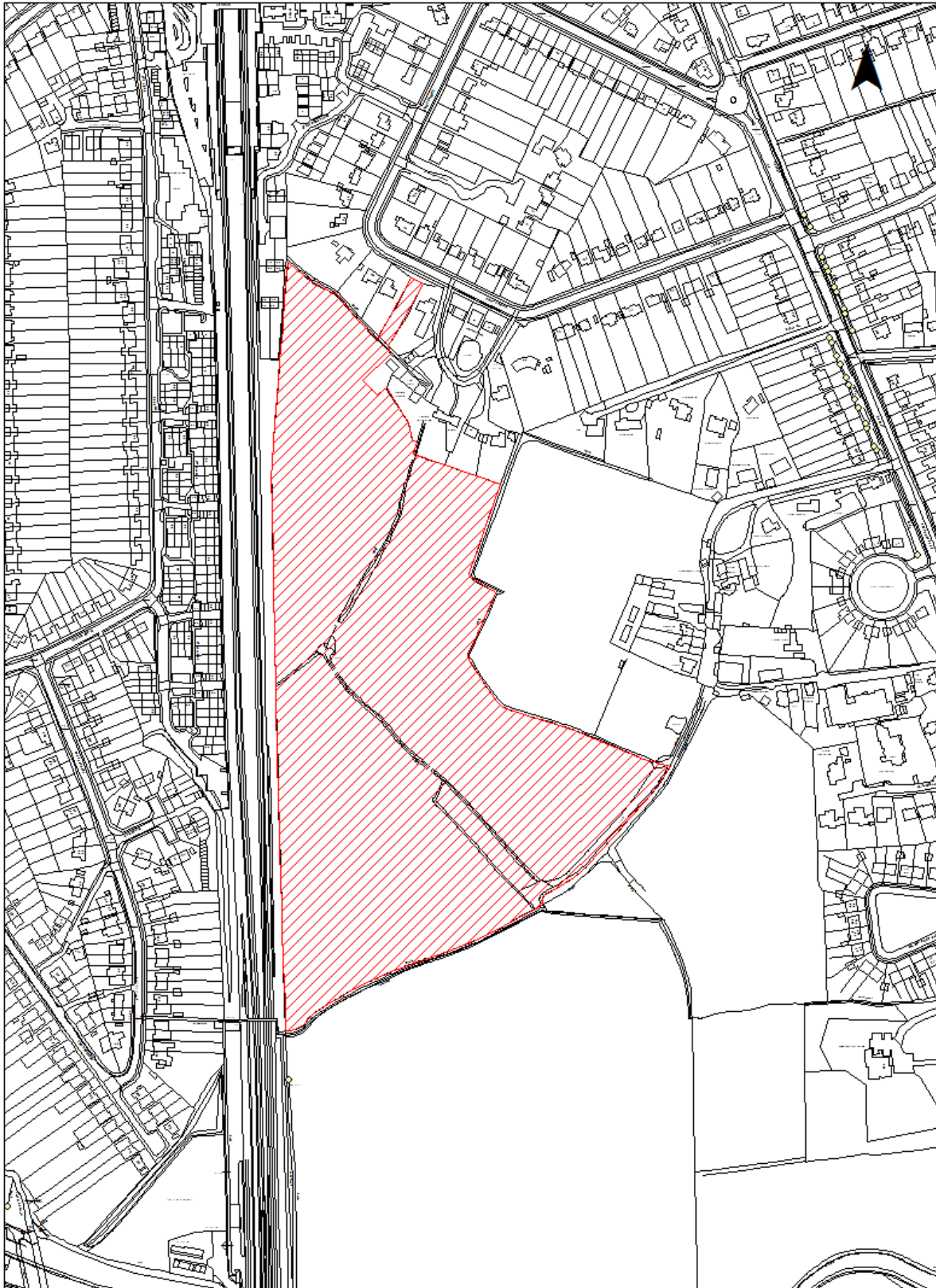
HC11 – Bayhorne Farm, Apperlie Drive, Horley



Site details	
HELAA Reference	HC11
Source of site	Call for Sites
Site name	Bayhorne Farm, Apperlie Drive, Horley
Existing use	Predominantly open fields used for grazing and equestrian activities.
Employment Potential	
Floorspace (sqm)	200,000sqm as part of wider site.
Total site area (ha)	3.4
Suitability	
Policy Considerations	The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan. Accessibility to local services, facilities and public transport is good but would need to be improved in order to enable development of this scale to proceed. Its proposed allocation within the Development Management Plan is based on the provision of ancillary services, public transport, cycle routes and a new junction from the M23 spur.
Market Considerations	The site is proposed, as part of a wider site, to deliver a strategic employment site.
Physical Limitations	Part of the site lies within Flood Zone 2. Small parts of the site are identified as being at risk from surface water flooding. The southern part of the site falls within the Gatwick Open Setting and is affected by 57dB LEQ airport noise contour.
Potential Impacts	Development could contribute to the regeneration of Horley. Development could impact upon traffic on local roads. Development could impact upon Horley and Crawley town centres. Development could support existing businesses and attract bigger employers which provide a large number of jobs and support the economy.
The site is considered to be suitable for employment uses.	
Availability	
The site is owned by Surrey County Council. The site has been actively promoted for employment uses. No legal constraints to development have been identified.	
The site is considered to be available for employment development.	
Achievability	
Delivery & Timing Considerations	Reigate & Banstead Borough Council has entered into a joint venture to help bring forward development in this location. A site such as this would be delivered in a number of phases. The timeframe and phasing of the project is expected to extend beyond the Local Plan timeframe (2027) most likely to 2035.
Market & Economic Viability Considerations	Specific viability work suggests that development of the wider site would be viable. Chilmark Consulting Ltd. undertook an assessment of the market demand for a strategic employment site. They felt that there was good demand for a strategic employment site such as this. It is understood that the site will be brought forward essentially on a pre-let basis.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan. The site is considered to be suitable and available for employment development and there is a reasonable prospect that development would be achievable.	

The site is therefore considered to be deliverable.

HC12 – Fishers Farm, Limes Avenue, Horley



Site details	
HELAA Reference	HC12
Source of site	Call for Sites
Site name	Fishers Farm, Limes Avenue, Horley
Existing use	Agricultural land
Employment Potential	
Floorspace (sqm)	200,000sqm as part of wider site.
Total site area (ha)	8.9
Suitability	
Policy Considerations	The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan. Accessibility to local services, facilities and public transport is good but would need to be improved in order to enable development of this scale to proceed. Its proposed allocation within the Development Management Plan is based on the provision of ancillary services, public transport, cycle routes and a new junction from the M23 spur.
Market Considerations	The site is proposed, as part of a wider site, to deliver a strategic employment site.
Physical Limitations	The northern areas of the site fall within Flood Zone 2 (Historic flood event). There is a network of ditches and small watercourses traversing the site which gives rise to areas of identified surface water flooding risk. Current access via both Apperlie Drive and Bayhorne Lane is quite constrained and would require enhancement.
Potential Impacts	Large scale development could impact upon the setting of adjacent listed buildings on Apperlie Drive and Limes Avenue. Development could contribute to the regeneration of Horley. Development could impact upon traffic on local roads. Development could impact upon Horley and Crawley town centres. Development could support existing businesses and attract bigger employers which provide a large number of jobs and support the economy.
The site is considered to be suitable for employment uses.	
Availability	
The site is owned by Taylor Wimpey. The landowners have indicated that they wish to promote the site for both housing and employment uses. No legal constraints to development have been identified.	
The site is considered to be available for employment uses.	
Achievability	
Delivery & Timing Considerations	The site is owned by Taylor Wimpey, a national house builder, who has said that they are willing to promote the site for employment uses as part of the Strategic Employment Site allocation. Reigate & Banstead Borough Council has entered into a joint venture to help bring forward development in this location. A site such as this would be delivered in a number of phases. The timeframe and phasing of the project is expected to extend beyond the Local Plan timeframe (2027) most likely to 2035.
Market & Economic Viability Considerations	Specific viability work suggests that development of the wider site would be viable. Chilmark Consulting Ltd. undertook an assessment of the market demand for a strategic employment site. They felt that there was good demand for a strategic employment site such as this. It is understood that the site will be brought forward essentially on a pre-let basis.

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

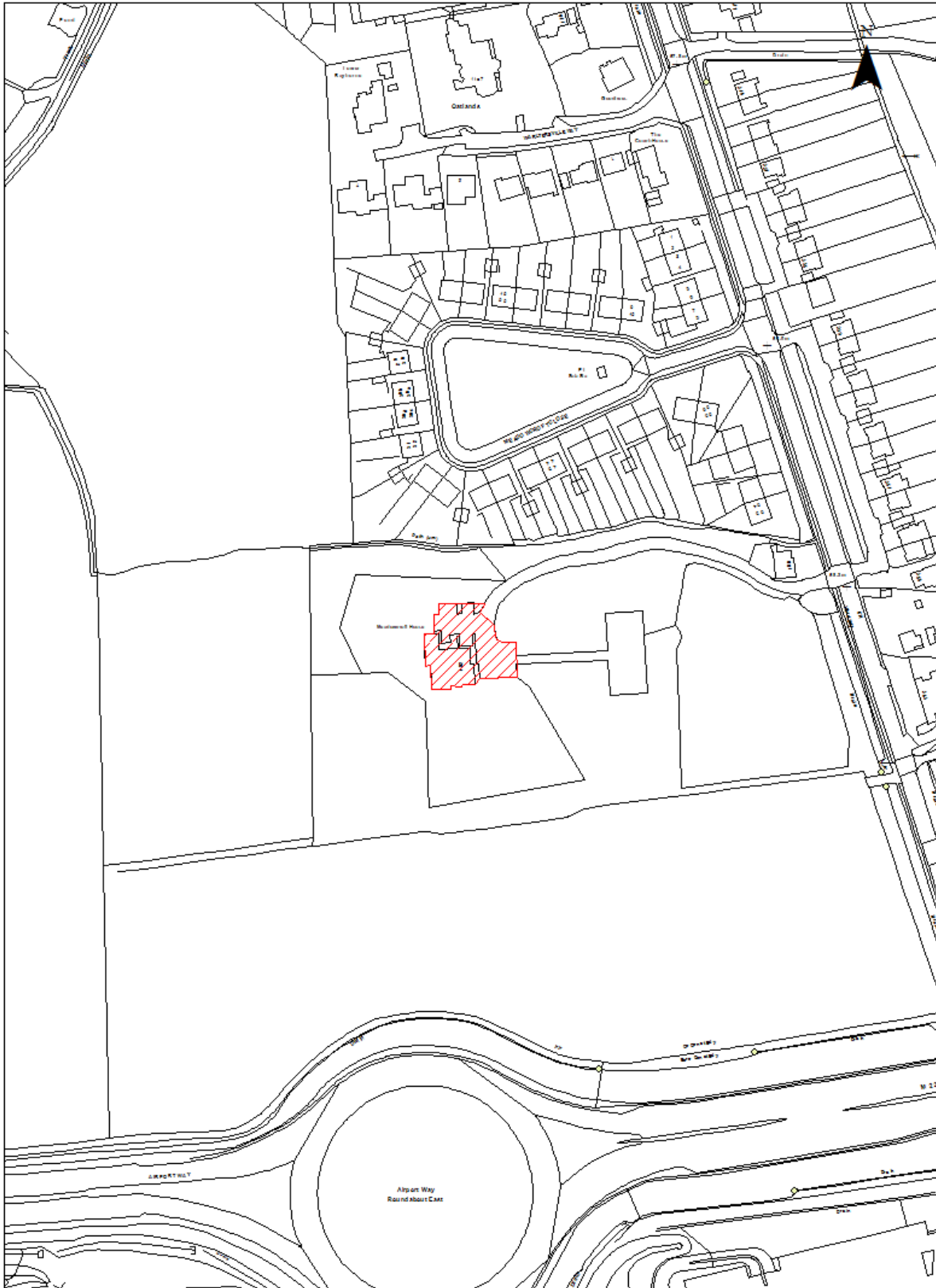
Summary

The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan.

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

The site is therefore considered to be deliverable.

HC28 – Land at Meadowcroft, Balcombe Road, Horley



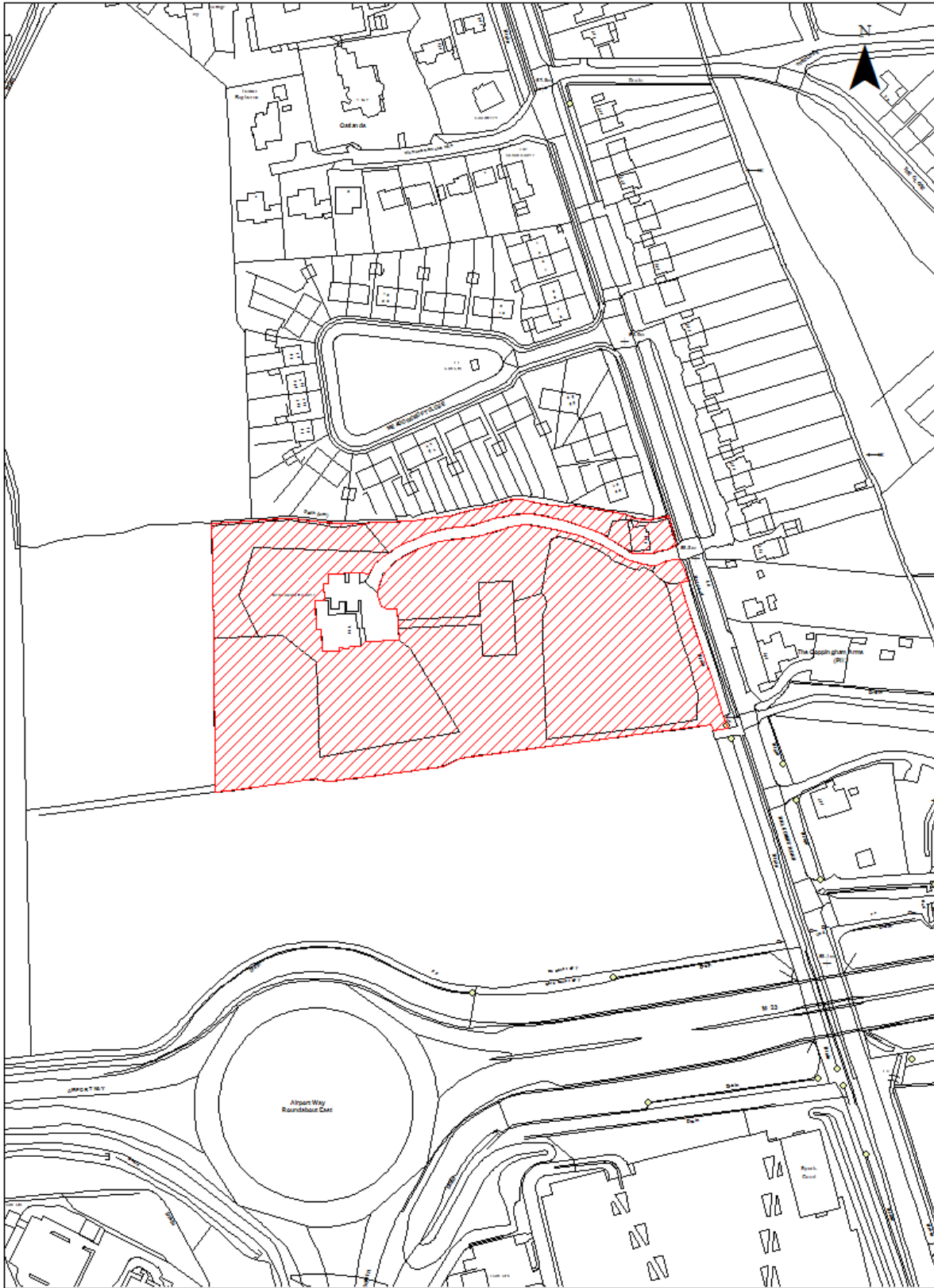
Site details	
HELAA Reference	HC28
Source of site	Extant Prior Approval
Site name	Meadowcroft, Balcombe Road, Horley
Existing use	Office accommodation
Employment Potential	
Floorspace (sqm)	200,000 (as part of a wider site)
Total site area (ha)	2.4
Suitability	
Policy Considerations	The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan. Accessibility to local services, facilities and public transport is good but would need to be improved in order to enable development of this scale to proceed. Its proposed allocation within the Development Management Plan is based on the provision of ancillary services, public transport, cycle routes and a new junction from the M23 spur.
Market Considerations	The site is proposed, as part of a wider site, to deliver a strategic employment site.
Physical Limitations	The northern part of the site is affected by surface water flooding. Parts of the site are densely wooded; however, none of the woodland areas are protected. The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise.
Potential Impacts	Development could contribute to the regeneration of Horley. Development could impact upon traffic on local roads. Development could impact upon Horley and Crawley town centres. Development could support existing businesses and attract bigger employers which provide a large number of jobs and support the economy.
The site is considered to be suitable for employment development.	
Availability	
<p>The site is owned by a private organisation, Core Investments Ltd.</p> <p>The site benefits from two prior approvals for housing development – one for five flats and one for one dwelling. Neither has been implemented.</p> <p>The site has recently been advertised for office rental on a short term basis (2 years).</p> <p>Reigate & Banstead Borough Council have confirmed willingness to CPO the strategic employment site.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for employment uses.	
Achievability	
Delivery & Timing Considerations	Reigate & Banstead Borough Council has entered into a joint venture to help bring forward development in this location. A site such as this would be delivered in a number of phases. The timeframe and phasing of the project is expected to extend beyond the Local Plan timeframe (2027) most likely to 2035.
Market & Economic Viability Considerations	Specific viability work suggests that development of the wider site would be viable. Chilmark Consulting Ltd. undertook an assessment of the market demand for a strategic employment site. They felt that there was good demand for a strategic employment site such as this. It is understood that the site will be brought forward essentially on a pre-let basis.
There is a reasonable prospect that development of the site would be achievable.	
Summary	

The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan.

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

The site is therefore considered to be deliverable

HC33 – Land at Meadowcroft, Horley



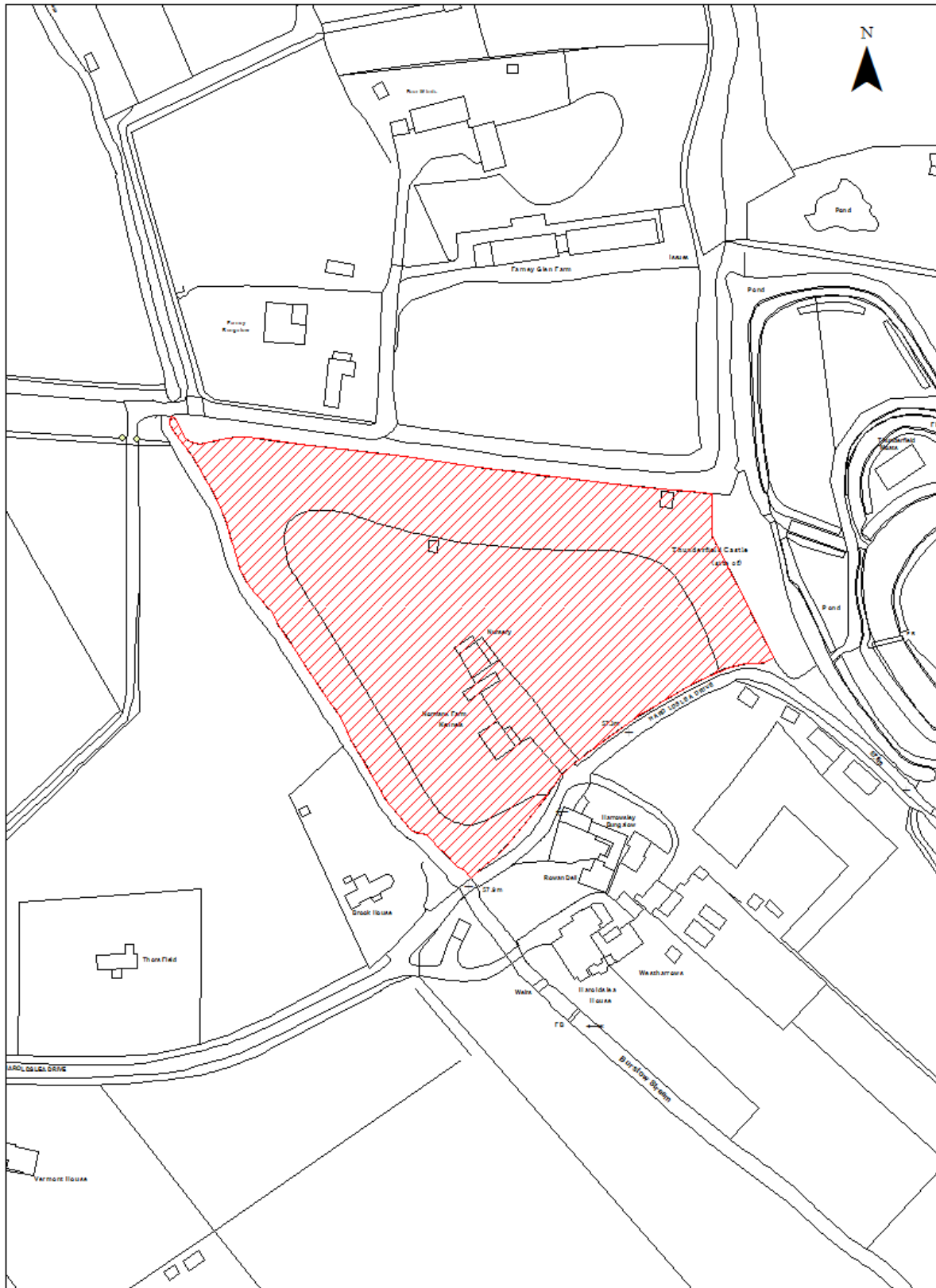
Site details	
HELAA Reference	HC33
Source of site	Call for Sites
Site name	Land at Meadowcroft, Horley
Existing use	Office grounds
Employment Potential	
Floorspace (sqm)	200,000 (as part of the wider site)
Total site area (ha)	2.4
Suitability	
Policy Considerations	The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan. Accessibility to local services, facilities and public transport is good but would need to be improved in order to enable development of this scale to proceed. Its proposed allocation within the Development Management Plan is based on the provision of ancillary services, public transport, cycle routes and a new junction from the M23 spur.
Market Considerations	The site is proposed, as part of a wider site, to deliver a strategic employment site.
Physical Limitations	The northern part of the site has been identified as being potentially at risk of surface water flooding. Parts of the site are densely wooded; however, none of the woodland areas are protected. The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise.
Potential Impacts	Development could contribute to the regeneration of Horley. Development could impact upon traffic on local roads. Development could impact upon Horley and Crawley town centres. Development could support existing businesses and attract bigger employers which provide a large number of jobs and support the economy.
The site is considered to be suitable for employment development.	
Availability	
The site is owned by Core Investments Ltd. The landowner has previously actively promoted the site for housing development. It has however not been possible to confirm landowner intentions. The Council has confirmed willingness to CPO the strategic employment site. No legal constraints to housing development have been identified.	
There is a reasonable prospect that the site will be made available for employment development.	
Achievability	
Delivery & Timing Considerations	Reigate & Banstead Borough Council has entered into a joint venture to help bring forward development in this location. A site such as this would be delivered in a number of phases. The timeframe and phasing of the project is expected to extend beyond the Local Plan timeframe (2027) most likely to 2035.
Market & Economic Viability Considerations	Specific viability work suggests that development of the wider site would be viable. Chilmark Consulting Ltd. undertook an assessment of the market demand for a strategic employment site. They felt that there was good demand for a strategic employment site such as this. It is understood that the site will be brought forward essentially on a pre-let basis.
There is a reasonable prospect that development of the site would be achievable.	
Summary	

The site has been identified, as part of a wider site, for strategic employment uses within the Regulation 19 Development Management Plan.

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

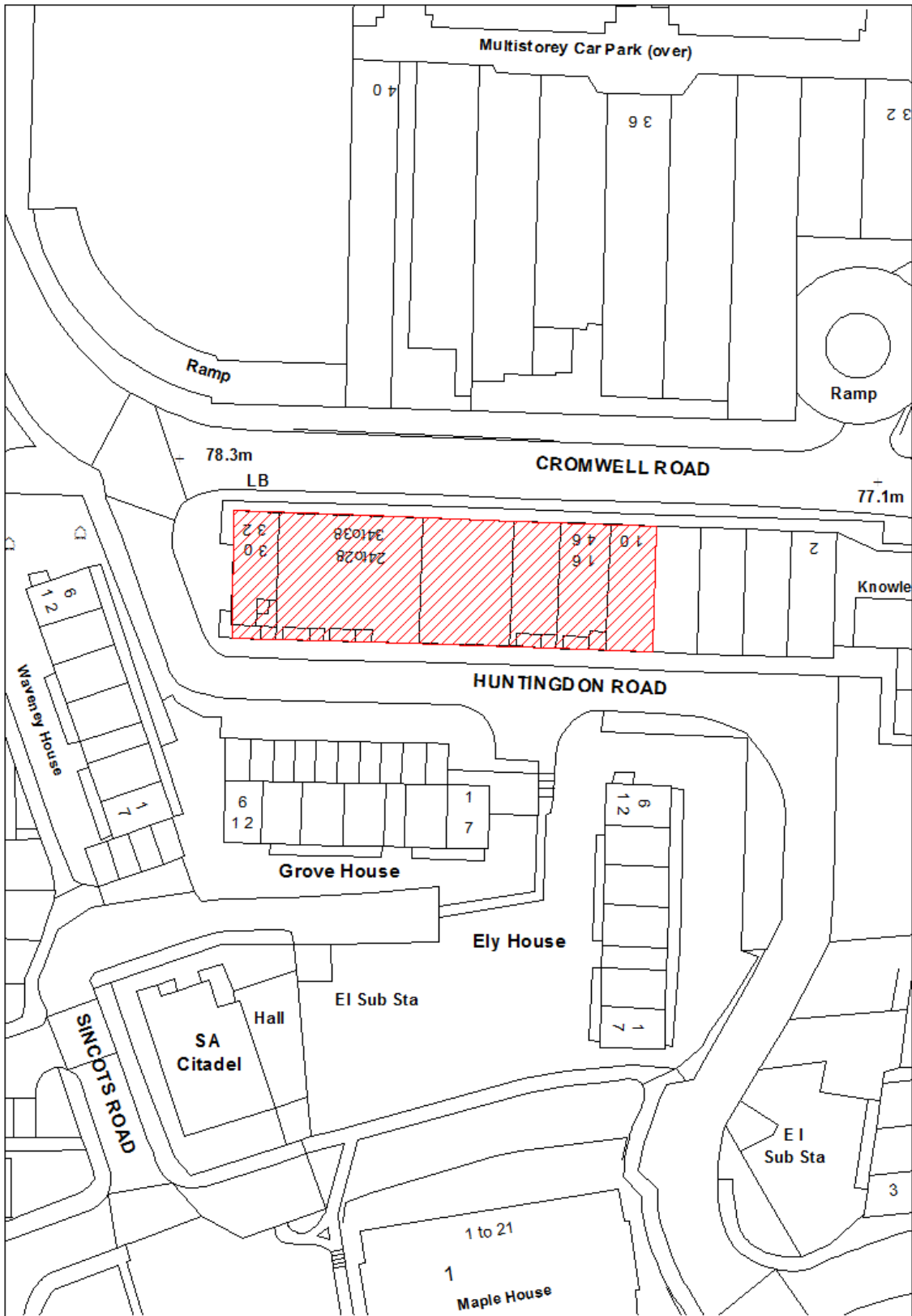
The site is therefore considered to be deliverable.

HE18 – Land at Harrowsley Green Farm, Smallfield Road, Horley



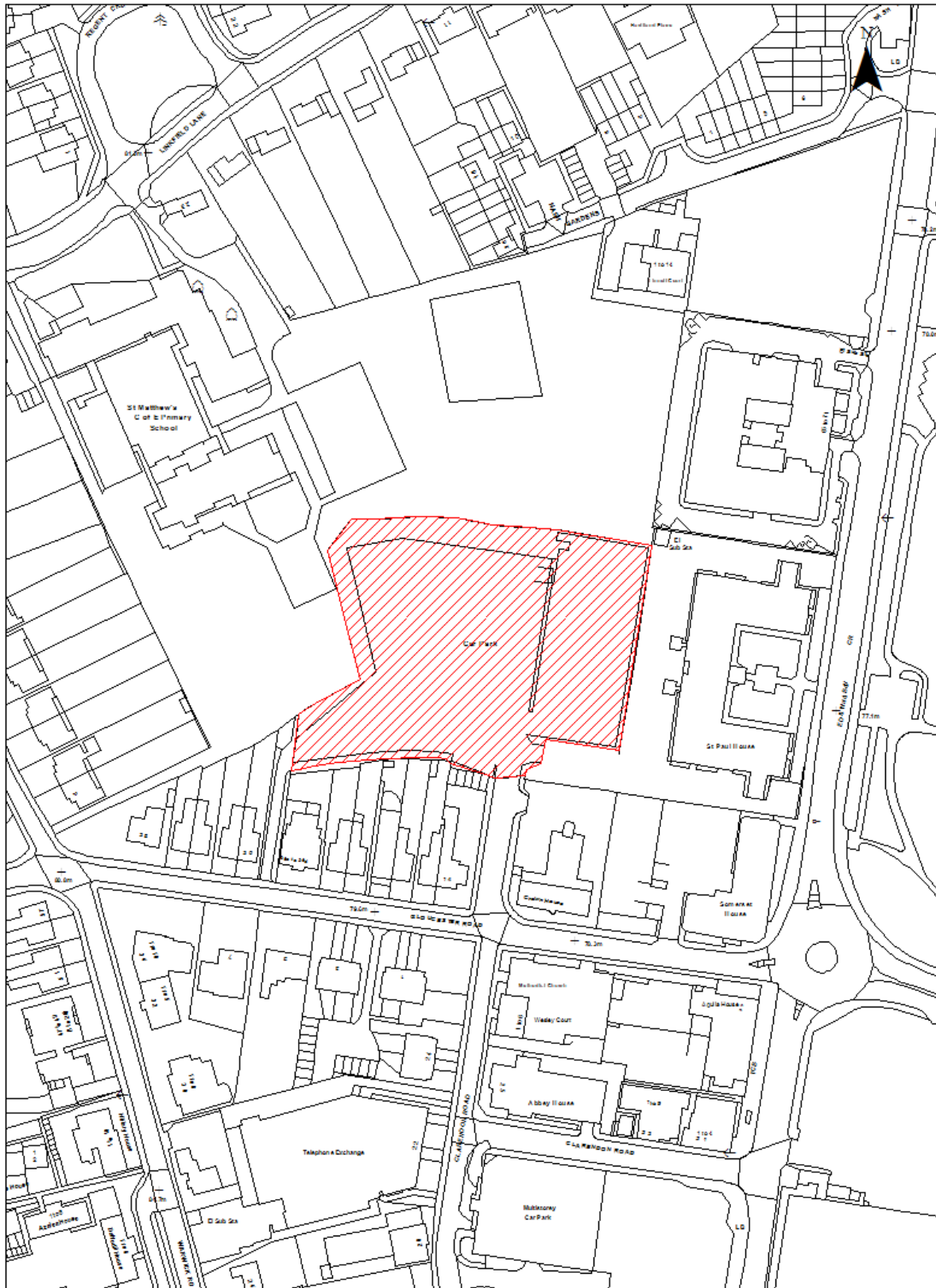
Site details	
HELAA Reference	HE18
Source of site	Extant Planning Permission
Site name	Harrowsley Green Farm
Existing use	Agricultural
Employment Potential	
Floorspace (sqm)	804
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site does not lie within a location prioritised for employment development.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for employment development.</p> <p>The site however benefits from planning permission for an agricultural barn.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site is proposed to deliver an agricultural barn (storage).
Physical Limitations	<p>The site lies within Flood Zones 2 and 3.</p> <p>During the course of the application the Council's drainage engineer felt that development would not increase the flood risk.</p>
Potential Impacts	<p>Development could impact upon the locally listed building – the Conservation Officer felt that the development would not impact upon the locally listed building.</p> <p>The site forms a significant part of the open landscape gap between Horley and Smallfield and development would impact significantly upon the landscape.</p>
The site is considered to be suitable for employment development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>Planning permission has been recently approved for the development of the barn.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for employment 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/ nature would be delivered in a single phase.</p> <p>Development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for employment development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

RW01 – Land at Cromwell Road/ Sincotts Road, Redhill



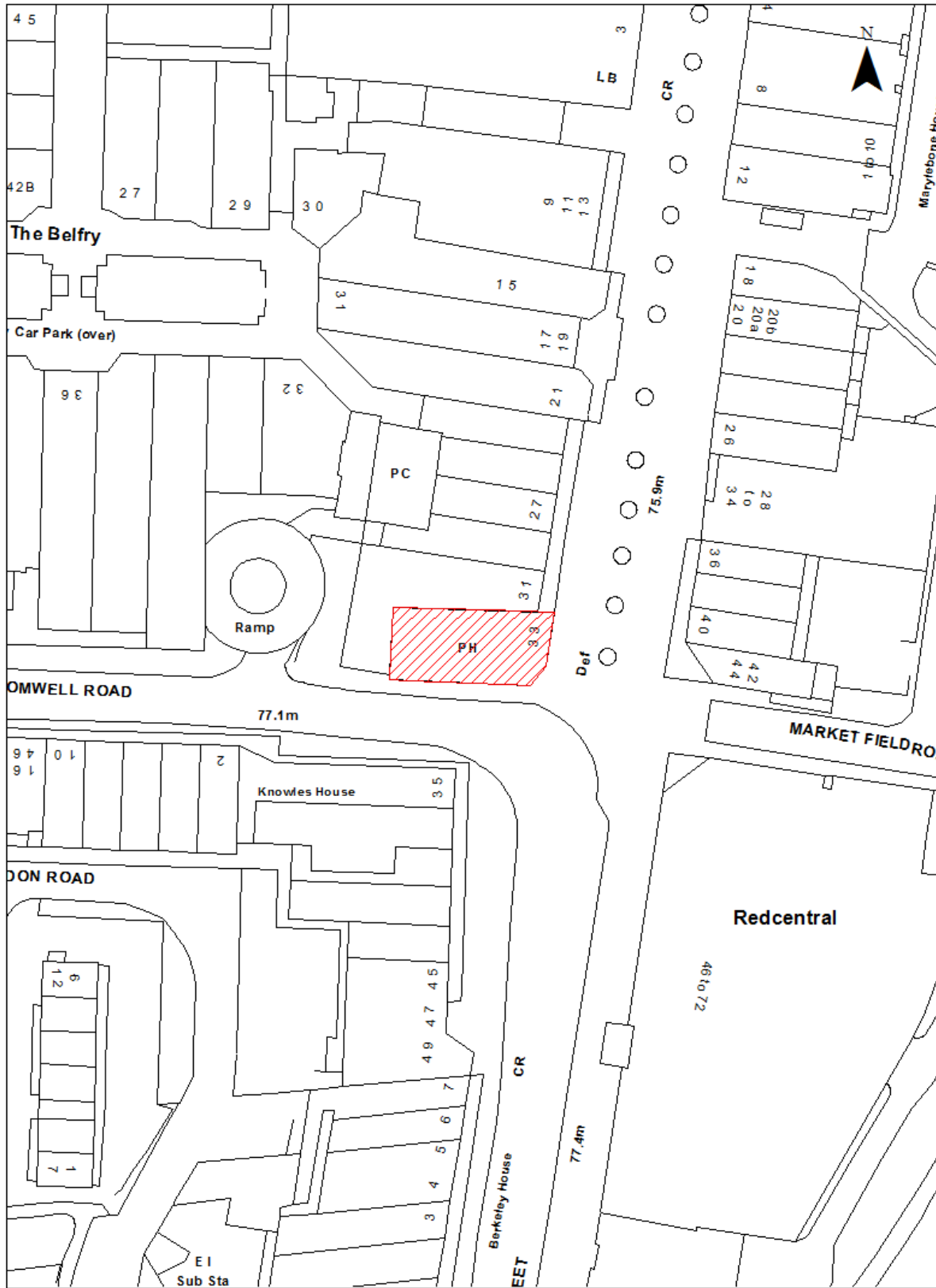
Site details	
HELAA Reference	RW01
Source of site	RBBC Property
Site name	Land at Cromwell Road/ Sincotts Road, Redhill
Existing use	Mixed use retail (mostly vacant)with vacant residential above
Employment Potential	
Floorspace (sqm)	370sqm (0sqm net)
Total site area (ha)	0.08ha
Suitability	
Policy Considerations	<p>The site lies within the urban area within Redhill town centre.</p> <p>The site lies within the primary shopping area.</p> <p>The site lies within a location prioritised for employment uses.</p> <p>Loss of retail would run contrary to policy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development including retail/ commercial floorspace on the ground floor.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site is proposed to deliver 370sqm of retail/ commercial floorspace (0sqm net).
Physical Limitations	Part of the site is identified as being affected by surface water flooding risk.
Potential Impacts	Development could potentially contribute to the regeneration of Redhill town centre.
The site is considered to be suitable for employment development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for mixed-use development.</p> <p>The majority of the retail units are vacant and all of the residential units are vacant.</p> <p>The landowner has indicated that development is anticipated within two years.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site will be made available for development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>The Council has recently completed a number of similar schemes and it is felt that they would have the capacity to deliver a scheme of this type/ scale.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved for the residential units.</p> <p>Development could therefore be completed within 2 years of commencement.</p>
Market & Economic Viability Considerations	Specific viability work suggests that development would be viable.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>The site is considered to be suitable and available for development and there is a reasonable prospect that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

RW02 – Land at Gloucester Road, Redhill



Site details	
HELAA Reference	RW02
Source of site	RBBC Property
Site name	Land at Gloucester Road, Redhill
Existing use	Public surface car park
Employment Potential	
Floorspace (sqm)	4,000sqm
Total site area (ha)	0.76
Suitability	
Policy Considerations	The site lies within the urban area within Redhill town centre. The site has been identified in the Regulation 19 Development Management Plan as a site for either offices only (4,000sqm) or mixed-use office and residential (2,500sqm offices). Accessibility to public transport is excellent. Accessibility to local facilities and services is excellent.
Market Considerations	The site has been allocated in the Development Management Plan for either offices only (4,000sqm) or mixed-use office and residential (2,500sqm offices).
Physical Limitations	The northern part of the site falls within Flood Zones 3a and 3b.
Potential Impacts	Development could contribute to the regeneration of Redhill town centre. Redevelopment of the site could have an impact on the availability of parking for town centre users however capacity is expected to increase as a result of other proposals in the town centre.
The site is considered to be suitable for employment development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The landowners have actively promoted the site for development. No legal constraints to development have been identified. Availability of the site would be dependent upon alternative car parking provision/ demonstration that car parking provision is surplus to requirements.	
There is a reasonable prospect that the site will be made available for development within the plan period.	
Achievability	
Delivery & Timing Considerations	The landowner has indicated that they intend to develop the site themselves. A site of this scale/ nature would likely attract interest from well-established developers. Mixed-use development may require a specialist developer. If the site were to be brought forward on a mixed-use basis, a scheme of this nature could be delivered in a single phase. Delivery rates of 30-40 units could be achieved. Development could therefore be completed within 2 years of commencement.
Market & Economic Viability Considerations	Specific viability work for full/ part office development has not been undertaken. Viability work for a residential only scheme suggests that development would require a reduction in affordable housing.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a site for either offices only (4,000sqm) or mixed-use office and residential (2,500sqm offices). The site is considered to be suitable and available for development and there is a reasonable prospect that development would be achievable. The site is therefore considered to be developable.	

RW44 – Tower Public House, Redhill



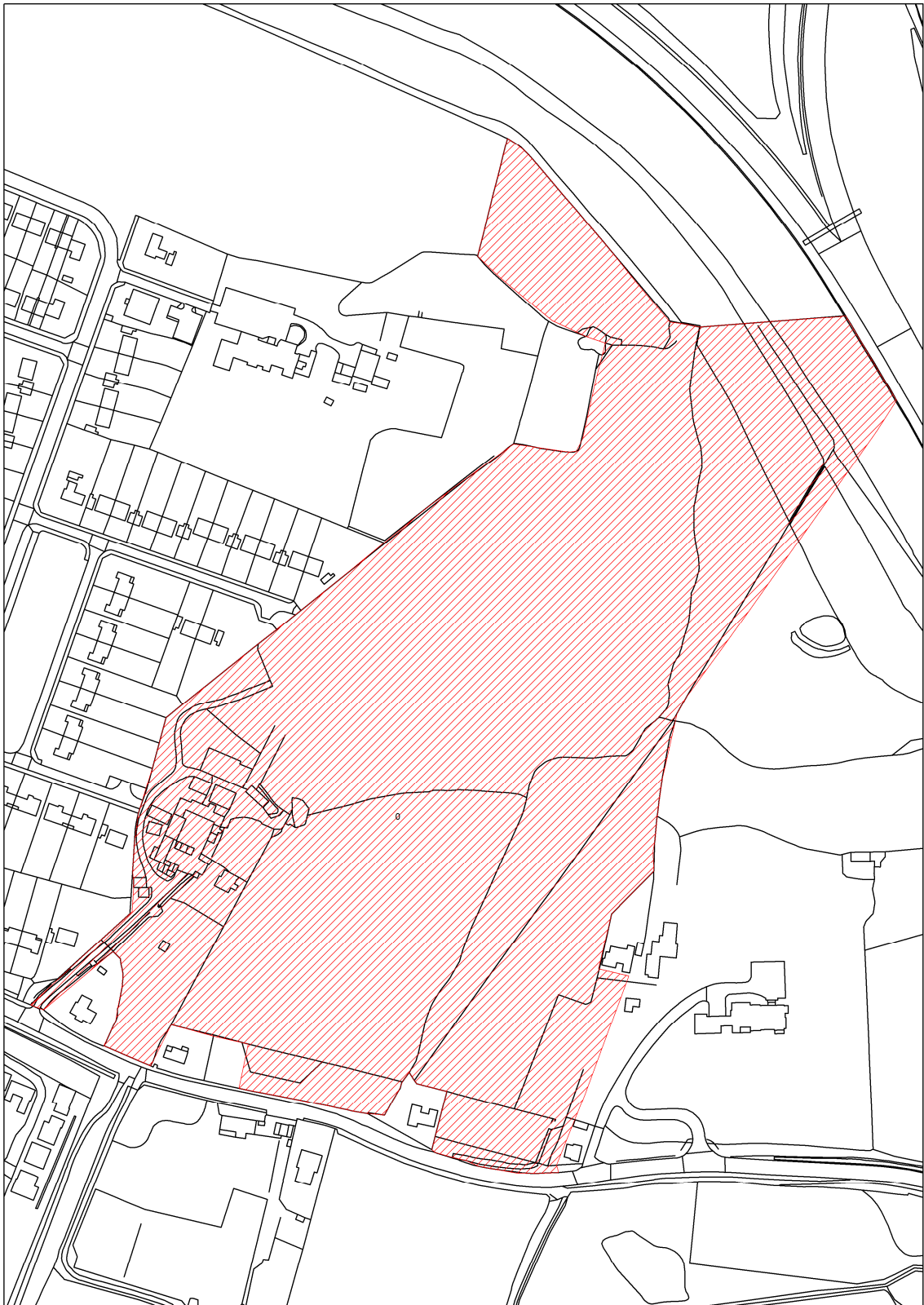
Site details	
HELAA Reference	<u>RW44</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Tower Public House, Redhill</u>
Existing use	<u>Former public house</u>
Employment Potential	
Floorspace (sqm)	<u>240sqm</u>
Total site area (ha)	<u>0.02</u>
Suitability	
Policy Considerations	<p><u>The site lies within the urban area within Redhill town centre.</u></p> <p><u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u></p> <p><u>The site was formally used as a public house; the loss of this facility would not run contrary to policy.</u></p> <p><u>The Borough Local Plan directs employment uses to the Town Centre Business Area, Town Centre Shopping Areas, Areas for Small Businesses and the Employment Areas. The wording says that changes of use and redevelopment schemes for new business use will normally be acceptable where there is no loss of existing and proposed retail floorspace or where the retail function will not be impaired.</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 has been proposed to deliver retail/ commercial uses on the ground floor and residential on the upper floors.</u>
Physical Limitations	<p><u>The site lies within Flood Zone 2.</u></p> <p><u>The site has been identified as being at risk from surface water flooding.</u></p>
Potential Impacts	<p><u>No potential impacts have been identified.</u></p> <p><u>Commercial premises here could impact upon the viability and vitality of the town centre.</u></p>
The site is considered to be suitable for employment uses.	
Availability	
<p><u>The site is owned by The Belfry Shopping Centre.</u></p> <p><u>The landowners have actively promoted the site for redevelopment to include retail/ commercial on the ground floor and residential development on the upper floors.</u></p> <p><u>The landowner has indicated that they are currently exploring options for the site.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
There is a reasonable prospect that the site will be made available for employment uses.	
Achievability	
Delivery & Timing Considerations	<p><u>There is not known to be any specific developer involvement in the site at this point. A site of these characteristics would likely attract local/ regional developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A specialist contractor may be required to complete the residential/ commercial element of the scheme.</u></p> <p><u>A scheme of this scale/ type would likely be completed in a single phase, however, the retail/ commercial uses may be completed separately to the residential.</u></p> <p><u>A scheme of this nature could be completed within 12 months.</u></p>
Market & Economic Viability Considerations	<p><u>No specific viability work has been undertaken.</u></p> <p><u>Generic viability of urban residential schemes suggests that development would be achievable. The provision of the retail/ commercial uses may impact upon viability.</u></p>
There is a reasonable prospect that development of the site will be achievable.	
Summary	

The site is considered to be suitable for employment uses.

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

The site is considered to be deliverable.

M14 – Oakley Farm, Bletchingley Road, Merstham



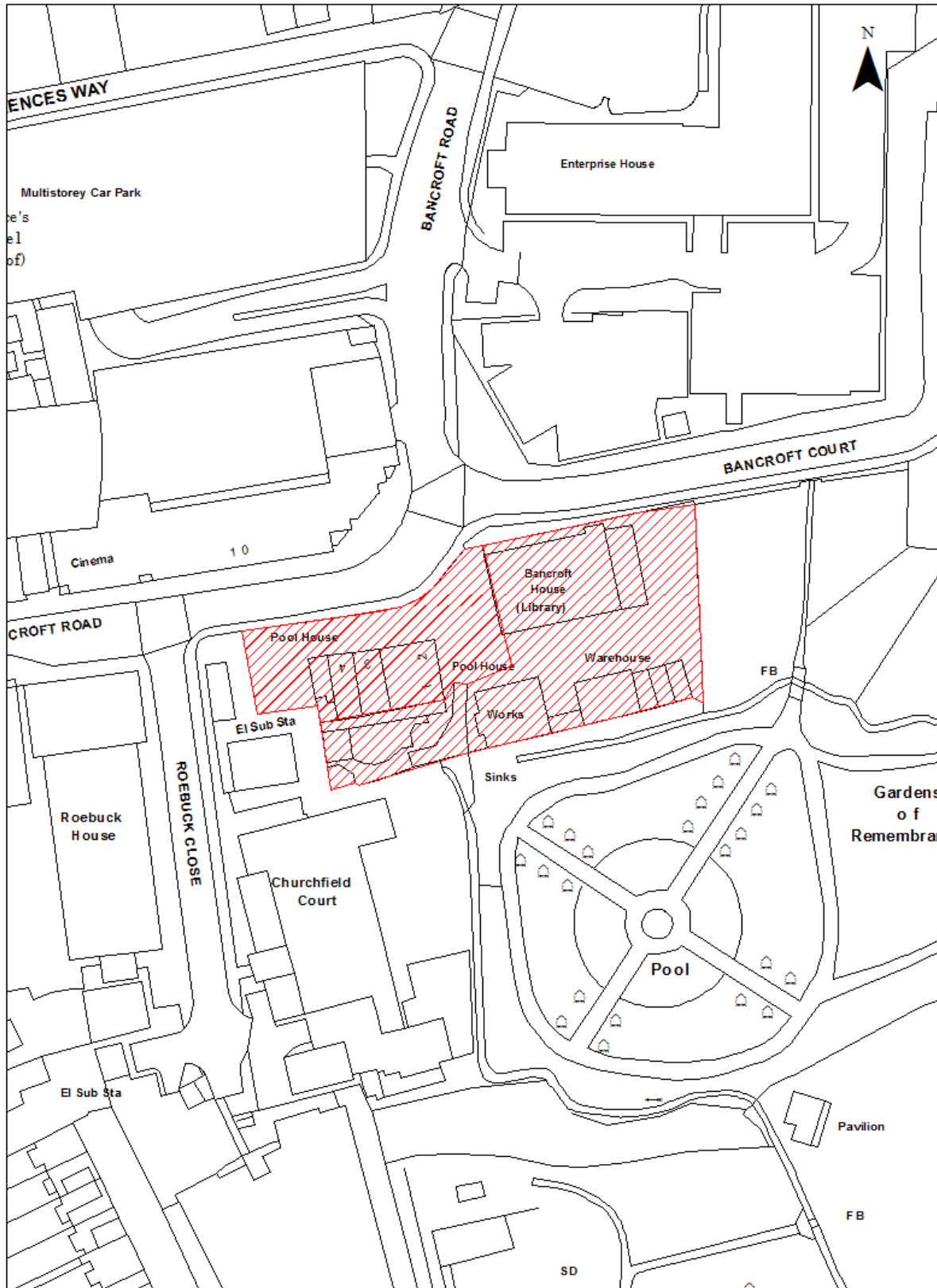
Site details	
HELAA Reference	M14
Source of site	Call for Sites
Site name	Oakley Farm, Bletchingley Road, Merstham
Existing use	Agricultural fields/ grazing
Employment Potential	
Floorspace (sqm)	Small business space (offices and workshops)
Total site area (ha)	8.3 (gross)/ 7.0 (developable)
Suitability	
Policy Considerations	The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. The site has been identified for residential development with ancillary small business space (office and/or workshops) and/or community space. Accessibility to local services and facilities is good. Accessibility to public transport is good. A small part in the north of the site is within the Area of Outstanding Natural Beauty.
Market Considerations	The site has been allocated in the Development Management Plan for residential development with ancillary small business space (office and/or workshops) and/or community space.
Physical Limitations	Land levels across the site rise quite markedly from south to north.
Potential Impacts	Development could potentially impact upon the integrity and setting of the listed buildings within and adjoining the site. Due to the topography of the site, development could potentially have a visual impact within the landscape, particularly when viewed from the south. Proximity to the motorway may give rise to residential amenity conflicts.
The site is considered to be suitable for employment development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>The landowner has previously actively promoted the site for housing development.</p> <p>Taylor Wimpey has an option agreement on the site.</p> <p>Taylor Wimpey actively promoted the site through the Regulation 18 Development Management Plan Consultation.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for development.	
Achievability	
Delivery & Timing Considerations	Taylor Wimpey has an option agreement to develop the site. Taylor Wimpey are national developers who would have the capacity to deliver a scheme such as this. A scheme of this nature would be delivered in a small number of discrete phases by a single developer. Delivery rates of 30-40 units per annum could be achieved on the residential part of the development; hence development could be completed within 4-5 years.
Market & Economic Viability Considerations	Specific viability work suggests that development of the site as envisaged in the Regulation 19 Development Management Plan would be viable.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply	

and is subject to proposed phasing policy MLS1.

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

The site is therefore considered to be developable.

RC76 – Reigate Library and Pool House, Bancroft Road, Reigate



Site details	
HELAA Reference	RC76
Source of site	Call for Sites
Site name	Reigate Library and Pool House, Reigate
Existing use	Mixed-use
Employment Potential	
Floorspace (sqm)	1,000
Total site area (ha)	0.22
Suitability	
Policy Considerations	<p>The site lies within the urban area within Reigate town centre.</p> <p>The site therefore lies within a location prioritised for employment development.</p> <p>The site is adjacent to Reigate Conservation Area.</p> <p>The site is adjacent to the primary shopping area.</p> <p>Loss of community uses and retail uses is contrary to policy.</p> <p>The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan including up to 1,000sqm of retail/ commercial/ leisure/ community uses on the ground floor.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver 1,000sqm of retail/ commercial/ community uses as part of a mixed-use scheme.
Physical Limitations	Part of the site lies within Flood Zone 2.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for employment development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>Surrey County Council has actively promoted their part of the site for housing development. They have noted that development of their part is dependent upon relocation/ alternative library and registry office provision. Whilst there is no known timeframe for this at the moment, it is considered that this will be completed before the end of the plan period. <u>There is no known timeframe for this. Surrey County Council has indicated that the site could be made available for development in the medium to long term.</u></p> <p>The other landowners have not promoted their parts of the site.</p> <p>Availability of the site would be dependent upon land assembly.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore not currently considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this moment in time.</p> <p>A site of this size/ type would likely attract interest from a local/ regional developer who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per developer per annum could be achieved on the residential part of the development.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken.</p> <p>Generic assessment of sites within Reigate suggest that the development envisaged in the Regulation 19 Development Management Plan would be viable.</p> <p>Provision of community/retail/leisure/commercial facilities may impact upon viability.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

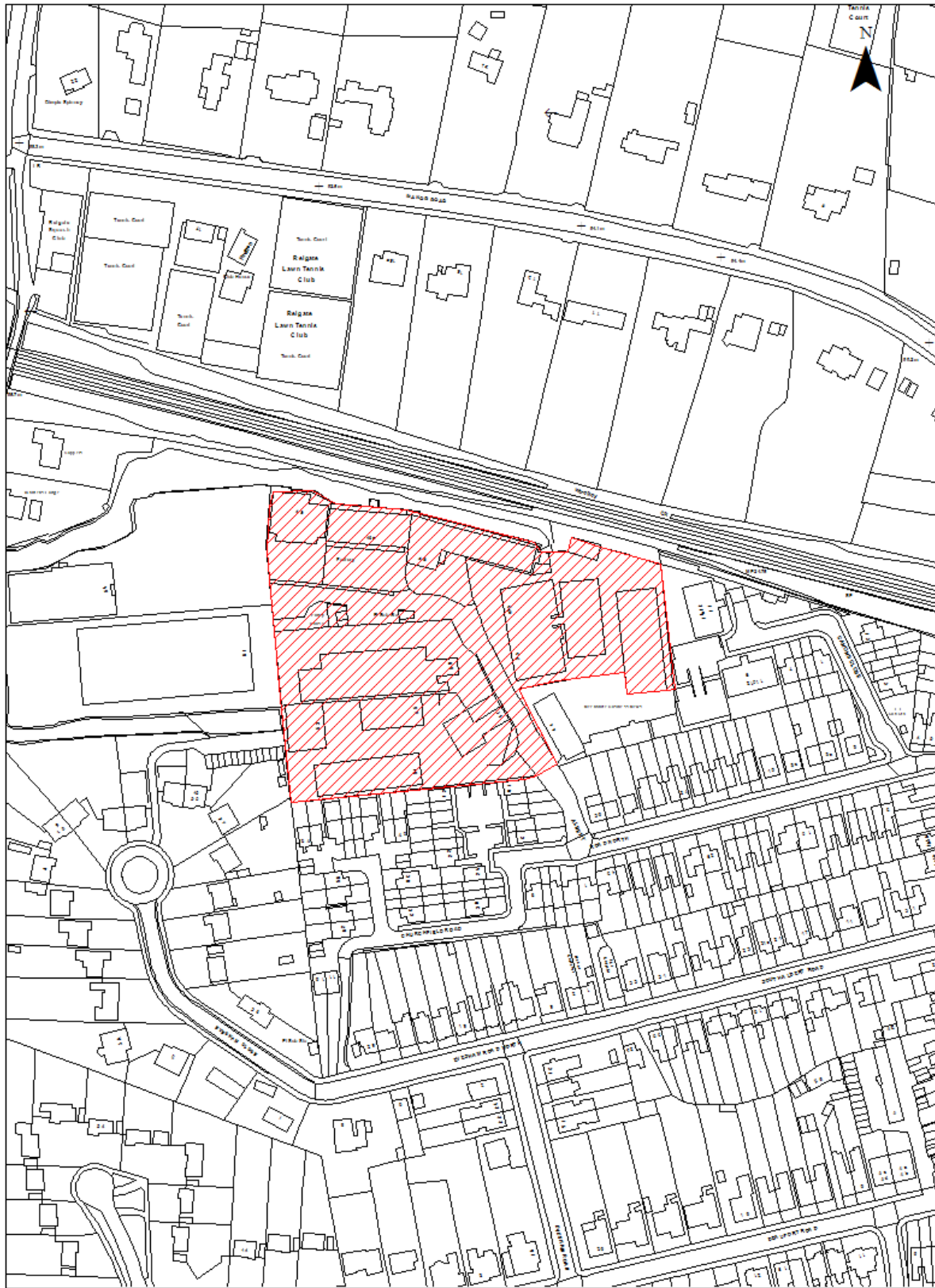
The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan.

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

The site is therefore not currently developable.

Overcoming constraints: alternative provision; land assembly; availability

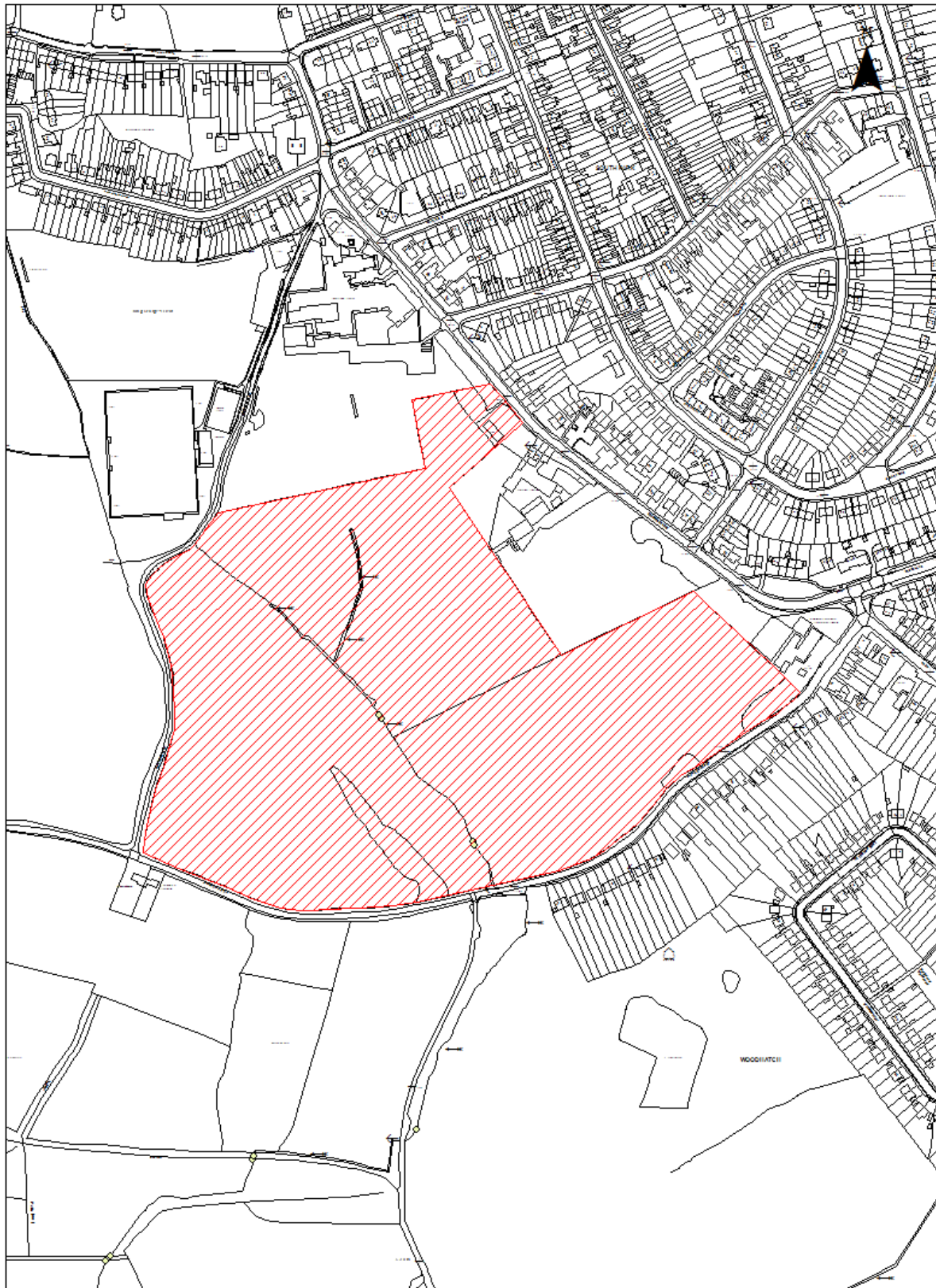
RC75 – Albert Road North Industrial Estate, Reigate



Site details	
HELAA Reference	RC75
Source of site	Identified site
Site name	Albert Road North Industrial Estate, Reigate
Existing use	Industrial Estate
Employment Potential	
Floorspace (sqm)	7,500 (gross) -3,405 (net)
Total site area (ha)	2.4
Suitability	
Policy Considerations	The site lies within the urban area. The site lies within a designated employment area. Loss of employment uses would run contrary to policy. The site has however been identified as a town centre opportunity site in the Regulation 19 Development Management Plan. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market Considerations	The site is proposed to deliver mixed-use residential and employment development. Employment use is proposed to be focussed on small business/ incubator space and comprise a mix of offices and small workshops.
Physical Limitations	The majority of the site is identified as being at risk from surface water flooding. The site is potentially contaminated as a result of existing and historic uses.
Potential Impacts	Redevelopment of the site would provide a good opportunity for intensification of an existing previously developed site in an accessible location. Proximity to the railway line may give rise to amenity conflicts.
The site is considered to be suitable for employment development.	
Availability	
The site is owned by a number of landowners. A number of the landowners have previously promoted the site for housing development. It has not been possible to confirm all landowner intentions. The site would need to be assembled in order to enable development. No legal constraints to development have been identified.	
Availability of the site 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 scale/ nature would likely be delivered in a single phase. A specialist developer may be required to provide the commercial uses. The residential part of the development could achieve delivery rates of 20-30 units per annum. Development could therefore be completed within 3 years from commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken. Generic assessment suggests that development envisaged in the Regulation 19 Development Management Plan would be viable. Costs associated with land contamination may impact upon viability.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan. The site is considered to be suitable for development and there is a reasonable prospect that development would be achievable. Availability of the site is however uncertain. The site is not currently considered to be developable.	

Overcoming constraints: availability; assembly; contamination

SPW04 – Land at Sandcross Lane, Reigate



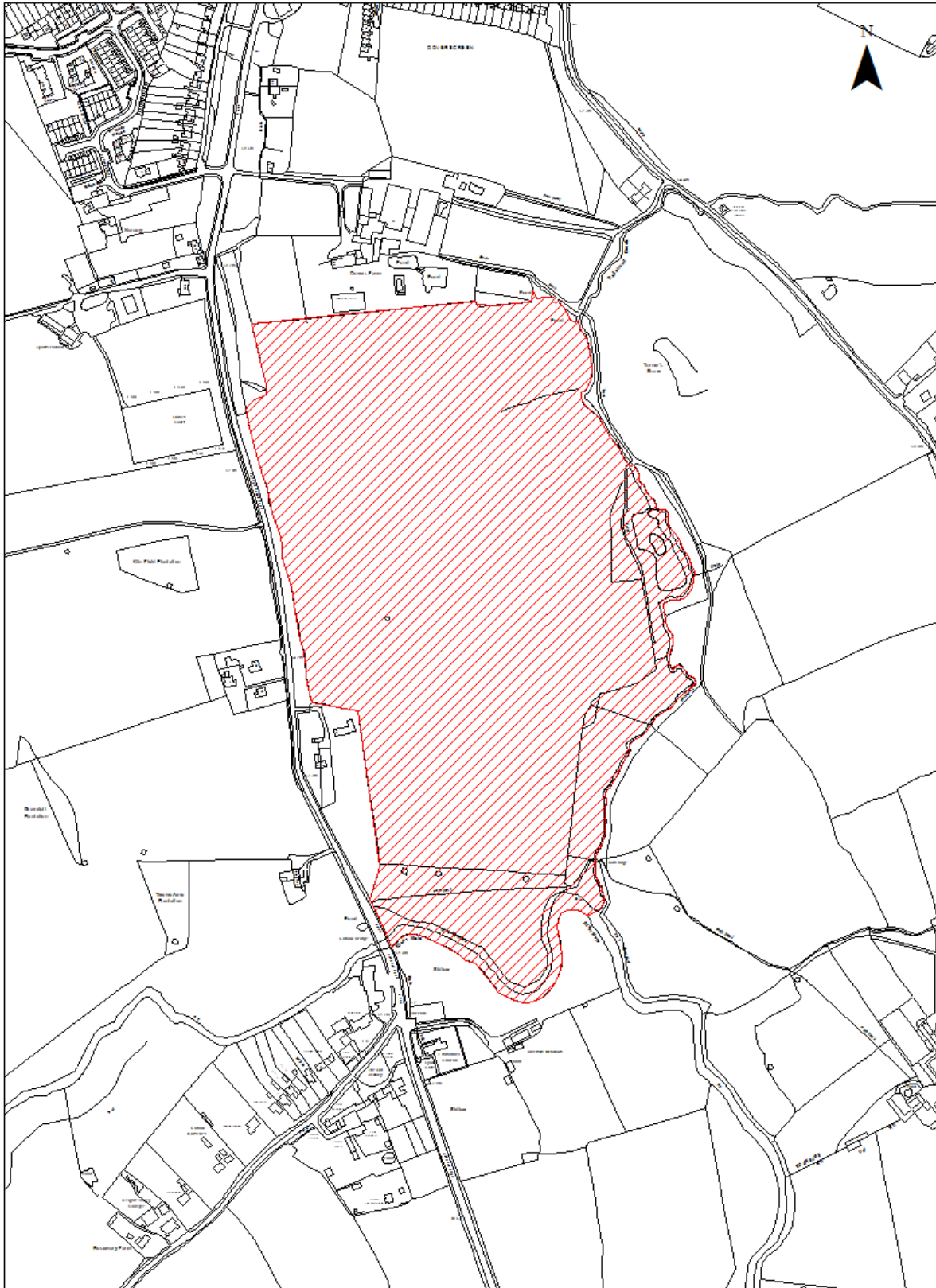
Site details	
HELAA Reference	SPW04
Source of site	Call for Sites
Site name	Land at Sandcross Lane, Reigate
Existing use	Agricultural
Employment Potential	
Floorspace (sqm)	Small-scale complementary to proposed residential development.
Total site area (ha)	14.5
Suitability	
Policy Considerations	The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. The site is proposed to deliver mixed-use development including small-scale local commercial facilities. Accessibility to local services and facilities is good. Accessibility to public transport is reasonable.
Market Considerations	The site is proposed to deliver mixed-use development including small-scale local commercial facilities.
Physical Limitations	There is a band of land running through the site which is identified as being at risk from surface water flooding, corresponding with a ditch present in the site. Access to the site from Sandcross Land and Slipshatch Road would need to be carefully designed to ensure highway safety.
Potential Impacts	Capacity of the surrounding road network (particularly Woodhatch junction) to support development needs to be carefully considered.
The site is considered to be suitable for employment development.	
Availability	
The site is owned by a single landowner. The landowner has actively promoted the site for housing development. Miller Homes have an option agreement to develop the site. No legal constraints have been identified.	
The site is considered to be available for development.	
Achievability	
Delivery & Timing Considerations	Miller Homes, a national developer, has an option agreement to develop the site for housing development. It is understood that they intend to develop the site themselves. Given the scale of commercial development proposed (small-scale complementary to proposed residential development) it is considered that they would have the capacity to deliver the commercial part of a scheme such as this. A scheme of this scale would likely be delivered in a small number of discrete phases and potentially be a consortium of developers. Delivery rates of 30-40 units could be achieved on the residential part of the development. Assuming two developers operation on-site, a scheme could be completed within 5-6 years of commencement.
Market & Economic Viability Considerations	Specific viability work suggests that the development envisaged in the Regulation 19 Development Management Plan will be viable.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban	

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

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

The site is therefore considered to be developable.

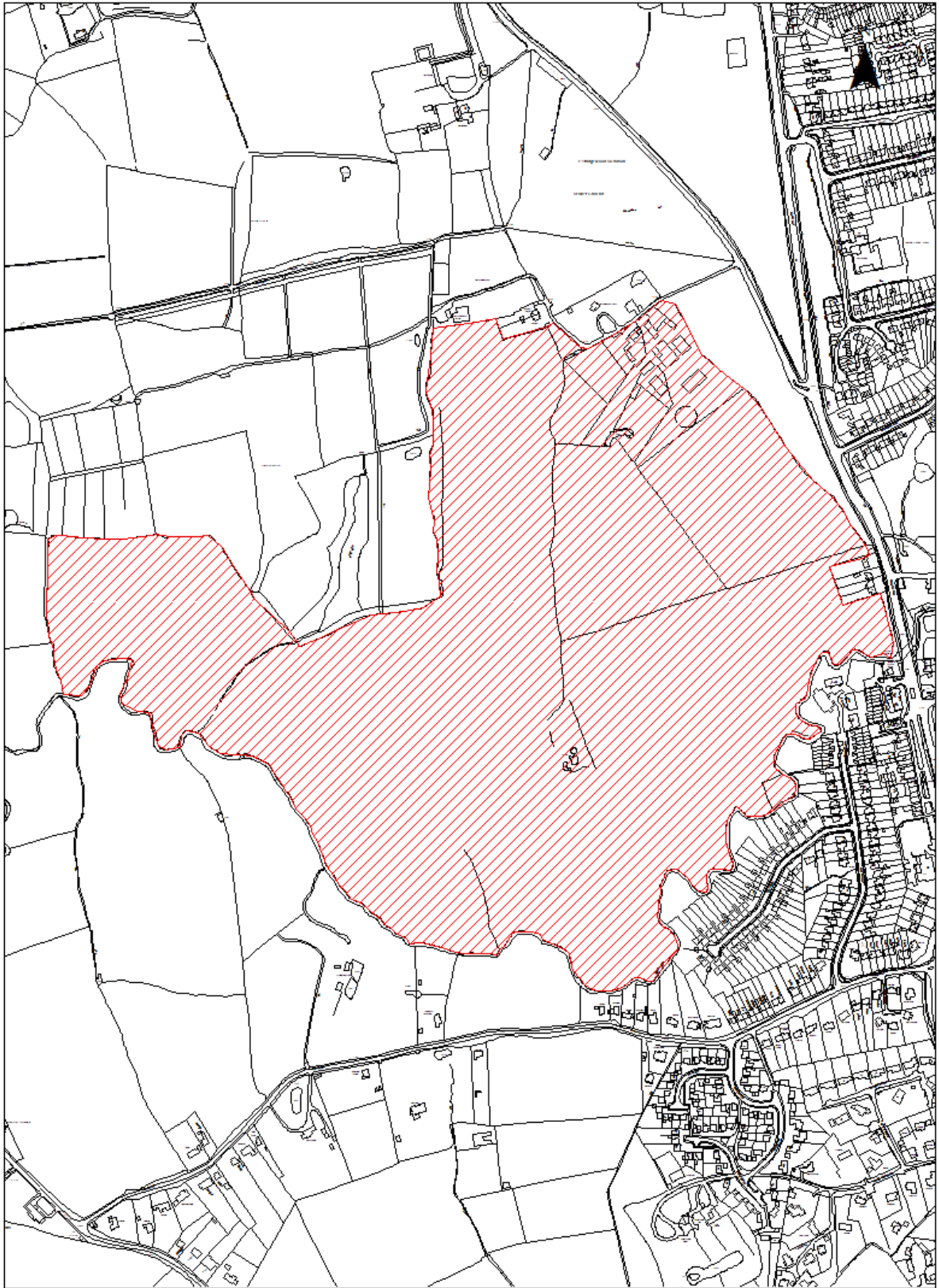
SPW33 – Land south of Duxhurst Farm, Dovers Green Road, Reigate



Site details	
HELAA Reference	<u>SPW33</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Land south of Dovers Farm, Dovers Green Road, Reigate</u>
Existing use	<u>Agriculture</u>
Employment Potential	
Employment Floorspace (sqm)	<u>Small-scale ancillary to the proposed development</u>
Total site area (ha)	<u>24.25 (gross) 20.24(net) ha</u>
Suitability	
Policy Considerations	<p><u>The site lies within the Green Belt.</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 does not lie within a location prioritised for employment uses. Proposed policy EMP3 permits employment development outside of designated employment areas providing that the development is appropriate to the locality and accessibility of the site and would not harm the character of the area or amenity of neighbouring properties/ occupants.</u></p> <p><u>Adjoining the site to the north is a Grade II Statutory Listed Building.</u></p> <p><u>Accessibility to local services and facilities is reasonable, however, given the scale of development proposed would require enhancement.</u></p> <p><u>Accessibility to public transport is limited given the scale of development envisaged.</u></p>
Market Considerations	<p><u>The site has been promoted for housing development with ancillary uses such as retail, community facilities, recreation and open space.</u></p> <p><u>The site could therefore meet a range of market requirements.</u></p>
Physical Limitations	<p><u>Whilst there are a number of mature trees on the site, none are protected by TPOs.</u></p> <p><u>Land in the east and south of the site adjoining the Salfords Stream and Earlswood Brook falls within Flood Zone 2 and 3.</u></p> <p><u>Small parts of the site have been identified as being at risk from surface water flooding.</u></p>
Potential Impacts	<u>Development may impact upon the setting of the statutory listed building adjacent to the site.</u>
<u>The site is not considered to be appropriate for development.</u>	
Availability	
<p><u>The site is owned by a single landowner.</u></p> <p><u>The site has been promoted for development by Emmerton Developments with the landowners consent.</u></p> <p><u>It has been confirmed that there is no third party land required to access the adopted highway or enable the development of the site.</u></p> <p><u>It has also been confirmed that there are no other occupational tenancies or licences that would need to be acquired/ terminated to enable development.</u></p> <p><u>It has been confirmed that the site is available for development immediately.</u></p> <p><u>No legal constraints to development have been identified.</u></p>	
<u>There is a reasonable prospect that the site will be made available for development.</u>	
Achievability	
Delivery & Timing Considerations	<p><u>The site has been submitted by a local developer, Emmerton Developments.</u></p> <p><u>A site with these characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</u></p> <p><u>A scheme of this nature would most likely be delivered in a number of phases.</u></p> <p><u>The site would most likely be delivered by a number of housing developers.</u></p> <p><u>Delivery rates of 20-30 units per annum could be achieved per developer.</u></p> <p><u>Assuming three developers working in tandem, development could be completed</u></p>

	<u>within 5-8 years.</u>
Market & Economic Viability Considerations	<u>No viability work has been undertaken as the site is not considered to be suitable for development.</u> <u>Generic assessment of greenfield development suggests that the residential development would be viable. No specific viability work has been undertaken of the provision of the proposed other uses.</u>
There is a reasonable prospect that the development of the site would be achievable.	
Summary	
<p>The site is considered to be available for 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 development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; heritage</p>	

SS48 – Brookside Farm, Brighton Road, Salfords



Site details	
HELAA Reference	<u>SS48</u>
Source of site	<u>Call for Sites</u>
Site name	<u>Brookside Farm, Brighton Road, Salfords</u>
Existing use	<u>Agriculture, woodland, business centre, commercial buildings</u>
Employment Potential	
Employment (sqm)	<u>Small scale, complementary to proposed residential</u>
Total site area (ha)	<u>44.53 (gross) 32.29 (net) ha</u>
Suitability	
Policy Considerations	<u>The site lies within the Metropolitan Green Belt.</u> <u>The site does not lie within a location contemplated for employment uses.</u> <u>The site has not been identified for development within the Regulation 19 Development Management Plan.</u> <u>Accessibility to local services and facilities is good; however, additional facilities would be required given the scale of development proposed.</u> <u>Accessibility to public transport is good.</u>
Market Considerations	<u>The site is proposed to deliver a range of housing types and tenures, open space and recreation provision, employment provision and public amenities (i.e. school).</u> <u>This would meet a range of market requirements.</u>
Physical Limitations	<u>Areas in the south of the site adjoining the Salfords Stream lie within Flood Zone 2 and 3. The majority of the site lies within Flood Zone 1.</u> <u>Small areas of the site have been identified as being at risk from surface water flooding.</u> <u>There are a number of established trees within the site, however, none are protected.</u>
Potential Impacts	<u>Benting Wood potential SNCI adjoins the northern boundary of the site.</u> <u>Development may potentially impact upon the setting of the potential SNCI.</u>
The site is not considered to be suitable for development.	
Availability	
<u>The site is owned by two landowners.</u> <u>The site has been promoted for housing development by Emmerton Developments.</u> <u>It has been confirmed that no third party land is required to access the adopted highway or enable the development of the site.</u> <u>It has also been confirmed that whilst there are some occupational tenancies in relation to the farm buildings, these do not benefit from any form of security of tenure and can be terminated with appropriate notice.</u> <u>It has been confirmed that the site could be made available for development immediately.</u> <u>No legal constraints to development have been identified.</u>	
The site is considered to be available for development.	
Achievability	
Delivery & Timing Considerations	<u>The site has been promoted for housing development by Emmerton Developments, a local developer.</u> <u>For the type of development proposed, the site would most likely attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</u> <u>A scheme of this size would likely be developed by two or more developers working in tandem.</u> <u>A scheme of this nature would likely be delivered in a number of phases.</u> <u>Delivery rates of 20-30 units per annum per developer could be achieved on a site such as this.</u> <u>Assuming three developers working in tandem, the site could be completed within 8-</u>

	<u>13 years.</u>
Market & Economic Viability Considerations	<u>No specific viability work has been undertaken as the site is not considered to be suitable for development.</u>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p><u>The site is considered to be available for development and there is a reasonable prospect that development of the site would be achievable. However, the site is not considered to be suitable for housing development.</u></p> <p><u>The site is therefore not currently developable.</u></p> <p><u>Overcoming constraints:</u> strategic policy change; SNCI</p>	