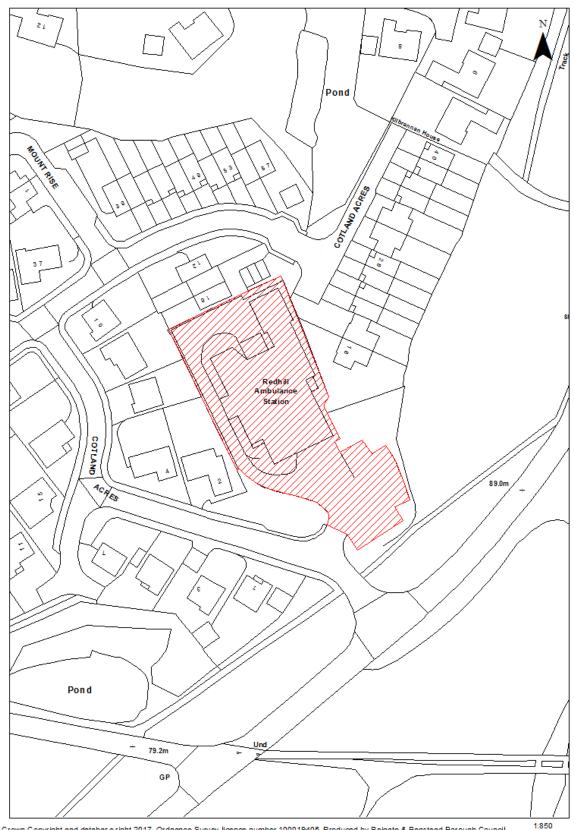


Development Management Plan (Regulation 19) Housing and Economic Land Availability Assessment (HELAA) Appendix 2.2b: Sites Promoted for Housing Area 2b

January 2018

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

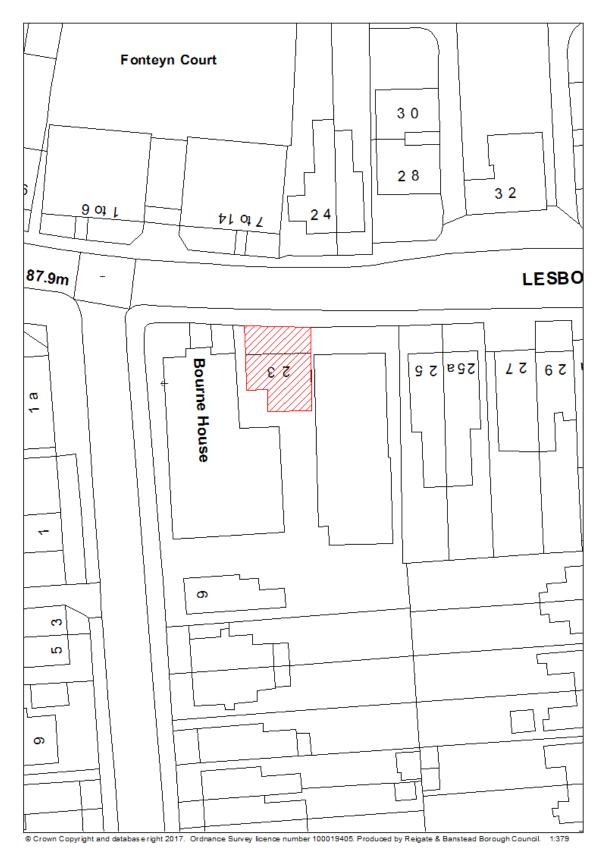


MSJ03 – Redhill Ambulance Station, Pendleton Road, Redhill

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Site details		
HELAA Reference	MSJ03	
Source of site	Call for Sites	
Site name	Redhill Ambulance Station, Pendleton Road, Reigate	
Existing use	Ambulance station	
Housing Potential		
Density	50dph	
Capacity	8	
Total site area (ha)	0.18	
Suitability	0.10	
Policy	The site lies within the urban area and therefore within a location contemplated for	
Considerations	housing development through Policy CS4 of the Core Strategy.	
considerations	The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	Loss of community uses would be contrary to policy.	
	Accessibility to local services, facilities and public transport is reasonable.	
Market	The site would most likely be suited to higher density development, potentially	
Considerations	incorporating flats and small family houses.	
Physical Limitations	There are no notable physical limitations associated with the site.	
Potential Impacts	There are no specific potential impacts associated with development of the site.	
	ered to be suitable for housing development.	
Availability		
	he SE Coast Ambulance Service.	
	perational as an ambulance station and redevelopment would be contingent on service	
needs.		
	en previously promoted for housing development.	
	le to confirm intentions.	
-	o housing development have been identified.	
	e for housing development is therefore uncertain	
Achievability		
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.	
Considerations	A site of this size/ characteristics would likely attract interest from local or regional	
	house builders who would likely have the capacity to deliver.	
	A scheme of this nature would be delivered in a single phase by a single developer.	
	Delivery rates of 20-30 units per annum could be achieved on a site such as this.	
	Development could therefore be completed within 12 months of commencement.	
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing	
Viability	development is uncertain.	
Considerations	Generic assessment of sties within Reigate suggests that development would be	
	economically viable.	
	The residential market in the area would most likely be capable of supporting the	
	type and scale of development envisaged.	
There is a reasonable	prospect that development of the site would be achievable.	
Summary		
	The site is not considered to be suitable for housing development and availability is uncertain.	
The site is therefore not considered to be developable.		
Overcoming constraints: availability; strategic policy change		

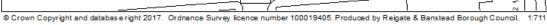
MSJ04 – City Space Filestores, Chapel Warehouse, Lesbourne Road, Reigate



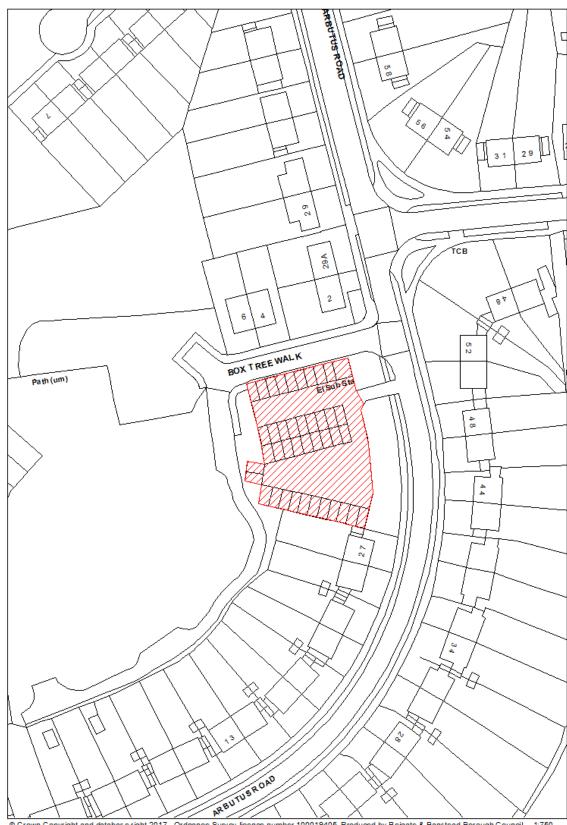
Site details	
HELAA Reference	MSJ04
Source of site	Extant Prior Approval
Site name	City Space Filestores, Lesbourne Road, Reigate
Existing use	Former offices
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	0.04
Policy	The site lies within the urban area adjacent to the Lesbourne Road Local Centre.
Considerations	The site therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan for housing development.
	The site benefits from prior approval for office to residential conversion.
	Accessibility to local services and facilities is excellent.
	Accessibility to public transport is excellent.
	Whilst the site does not lie within a designated employment area, loss of
	employment uses would run contrary to policy. However, the loss has been
	established through the prior approval.
Market	The site is proposed to deliver higher density units (flats).
Considerations	
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
	to be suitable for housing development.
Availability	
The site is owned by C	
	prior approval for office to residential conversion.
-	o development have been identified.
	prospect that the existing prior approval will be implemented.
Achievability	
Delivery & Timing Considerations	The site is owned by CS Property Company. A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. Development of the site would likely be delivered by a single developer in a single phase. Delivery rates of 30-40 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site benefits from prior
Viability	approval.
Considerations	The residential market in the area is good and would likely support the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
prospect that develop	to be suitable and available for housing development and there is a reasonable oment of the site would be achievable. Considered to be deliverable.



MSJ05 – Bourne House, Lesbourne Road, Reigate



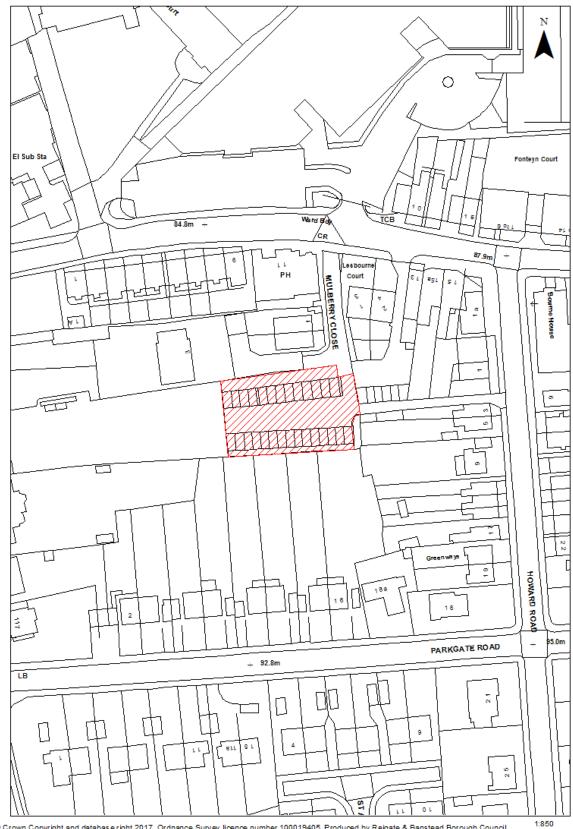
Site details			
HELAA Reference	MSJ05		
Source of site	Extant Prior Approval		
Site name	Bourne House, Lesbourne Road, Reigate		
Existing use	Vacant offices		
Housing Potential			
Density	433dph		
Capacity	13		
Total site area (ha)	0.03		
Suitability			
Policy	The site is within the urban area, adjacent to Reigate town centre and Lesbourne		
Considerations	Road Local Centre, and therefore within a location contemplated for housing		
	development through Policy CS4 of the Core Strategy.		
	The site has not been identified in the Regulation 19 Development Management Plan		
	for housing development.		
	The site has prior approval for 13 units.		
	Accessibility to local services, facilities and public transport is excellent.		
Market	The site is proposed to deliver higher density units (flats).		
Considerations			
Physical Limitations	There are no significant physical limitations associated with the site.		
Potential Impacts	There are no specific potential impacts associated with the site.		
	to be suitable for housing development.		
Availability			
The site is owned by N			
The site benefits from prior approval for 13 units.			
	A planning application has recently been submitted for exterior alterations to complement the prior		
approval.			
The site is vacant.	a deviate was and the vertice and intervet (Cond		
No legal constraints to development have been identified.			
	prospect that the current prior approval will be implemented.		
Achievability			
Delivery & Timing	The site is owned by a local developer who intends to build out the consent		
	\mathbf{r}		
Considerations	themselves. They have completed schemes previously in the borough and are		
Considerations	considered to have the capacity to complete the scheme.		
Considerations	considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of		
Considerations	considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum.		
	considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement.		
Market & Economic	considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior		
Market & Economic Viability	considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior approval.		
Market & Economic	 considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior approval. The residential market in the area for flats is very strong and would most likely be 		
Market & Economic Viability Considerations	 considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior approval. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged. 		
Market & Economic Viability Considerations There is a reasonable	 considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior approval. The residential market in the area for flats is very strong and would most likely be 		
Market & Economic Viability Considerations There is a reasonable Summary	 considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior approval. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged. 		
Market & Economic Viability Considerations There is a reasonable Summary The site is considered	 considered to have the capacity to complete the scheme. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum. Development could therefore be completed with 12-13 months of commencement. Specific viability work has not been undertaken as the site benefits from prior approval. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. 		



MSJ06 – Garages Arbutus Road, Redhill

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



MSJ13 – Garages, Howard Road, Reigate

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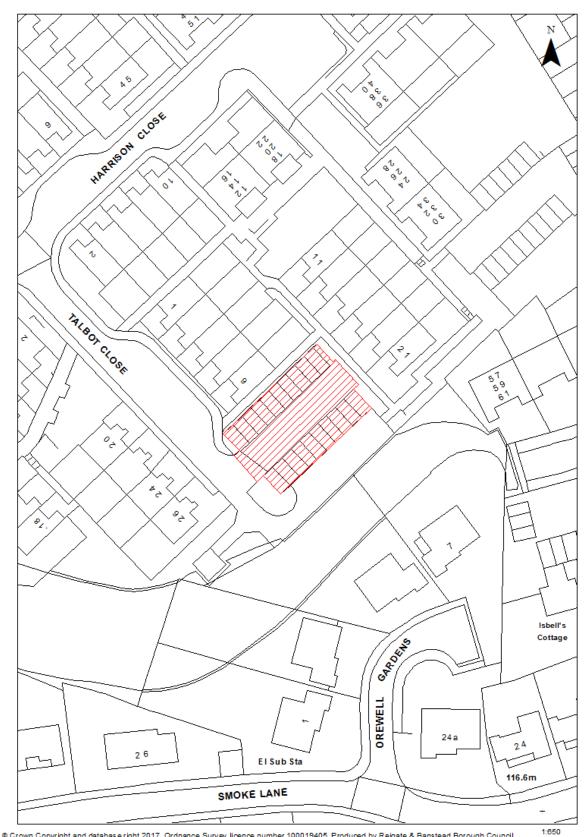
Site details	
HELAA Reference	MSJ13
Source of site	Garages
Site name	Garages, Howard Road, Reigate
Existing use	Garages
Housing Potential	
Density	6dhp
Capacity	6
Total site area (ha)	1.0
Suitability	
Policy	The site lies within the urban area, adjacent to Redhill town centre and Lesbourne
Considerations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



MSJ14 – Garages Harrison Close, Reigate



Site details		
HELAA Reference	MSJ14	
Source of site	Garages	
Site name	Garages Harrison Close, Reigate	
Existing use	Garages	
Housing Potential		
Density	125dph	
Capacity	5	
Total site area (ha)	0.04	
Suitability		
Policy	The site lies within the urban area and therefore within a location contemplated for	
Considerations	housing development through Policy CS4 of the Core Strategy.	
	The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	Accessibility to local services and facilities is good.	
	Accessibility to public transport is good.	
Market	The site would be most suitable to delivering higher density units (flats).	
Considerations		
Physical Limitations	No physical limitations have been identified.	
Potential Impacts	No potential impacts have been identified.	
The site is considered	to be suitable for housing development.	
Availability		
The site is currently us		
	number of landowners.	
	o be assembled in order to enable development.	
	le to confirm landowner intentions.	
	o development have been identified.	
-	e for housing development is uncertain.	
Achievability		
Delivery & Timing	There is not known to be any specific developer interest in the site at this point.	
Considerations	A site of this scale/ type would likely attract interest from local or regional developers	
	who would likely have the capacity to deliver a scheme such as this.	
	Development would be completed in a single phase by a single developer.	
	Delivery rates of 20-30 units per annum could be achieved on a site such as this.	
Market & Economic	Development could therefore be completed within 12 months of commencement. Specific viability work has not been undertaken as availability of the site for housing	
Viability	development is uncertain.	
Considerations	Generic assessment of sites for housing development within Reigate suggests that	
Considerations	development would be economically viable.	
	The residential market in the area is considered to be sufficient to support the scale	
	and type of development envisaged.	
There is a reasonable	prospect that development of the site would be achievable.	
Summary		
	to be suitable for housing development and there is a reasonable prospect that	
	development would be achievable, however, availability of the site is uncertain.	
The site is therefore not considered to be developable.		
Overcoming constraints: availability; assembly		



MSJ15 – Garages Talbot Close, Reigate



Site details	
HELAA Reference	MSJ15
Source of site	Garages
Site name	Garages Talbot Close, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy	The site is within the urban area and therefore within a location contemplated for
Considerations	housing through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would be most likely suited to deliver higher density units (flats).
Considerations	
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts to development have been identified.
The site is considered	to be suitable for housing development.
Availability	
The site is currently us	
	a number of landowners.
	o be assembled in order to enable development.
•	le to confirm landowner intentions.
	o development have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.
Considerations	A scheme of this scale/ type would attract interest from local or regional developers
	who would likely have the capacity to deliver a scheme such as this.
	Development of the site would be completed in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
considerations	development would be economically viable.
	The residential market in the area would most likely be capable of supporting the
	type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
	to be suitable for housing development and there is a reasonable prospect that
development of the site would be achievable, however, availability of the site is uncertain.	
The site is therefore not considered to be developable.	
Overcoming constraints: availability; assembly	



MSJ16 – Garages Cranston Close, Reigate



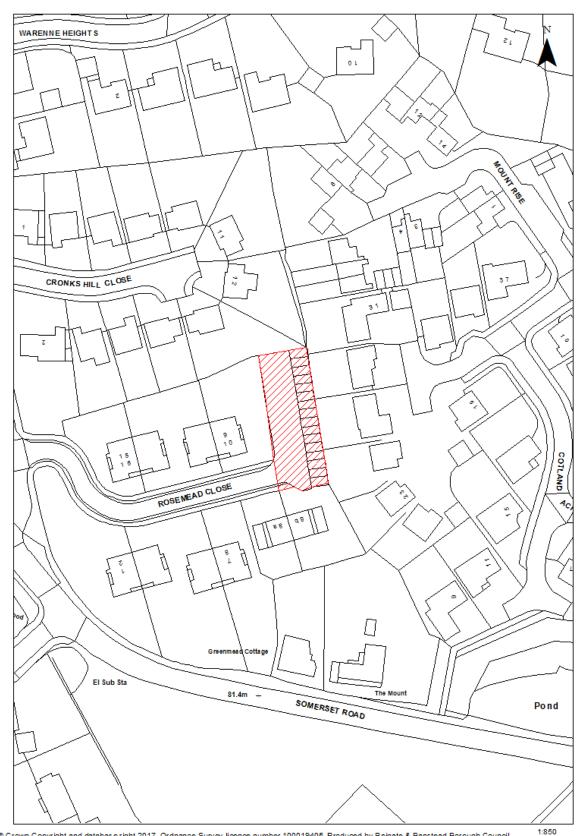
Site details	
HELAA Reference	MSJ16
Source of site	Garages
Site name	Garages Cranston Close, Reigate
Existing use	Garages
Housing Potential	
Density	200dph
Capacity	6
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area, within close proximity to Reigate town centre, and therefore lies within an area considered for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market	The site would most likely be suited to delivering higher density units (flats).
Considerations	
Physical Limitations	No physical limitations to development have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered	to be suitable for housing development.
Availability	
development. It has not been possib	number of landowners and would need to be assembled in order to enable le to confirm landowner intentions.
Achievability	for housing development is uncertain.
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional housebuilders. A site of this nature would be delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability Considerations	development is uncertain. Generic assessment of sites within Reigate for housing development suggests that development of the site would be economically viable. The residential market in the area is considered to be sufficient to support the scale and type of development proposed.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability of the site is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability; assembly	



MSJ17 – Garages Cockshot Road, Reigate



Site details	
HELAA Reference	MSJ17
Source of site	Garages
Site name	Garages Cockshot Road, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy	The site lies within the urban area and therefore within a priority location for housing
Considerations	development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would most likely be suited to deliver higher density units (flats).
Considerations	
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	Parts of the site have been identified as being at risk from surface water flooding.
	ered to be suitable for housing development.
Availability	
The site is currently us	
	number of landowners.
	o be assembled to enable housing development.
	le to confirm landowner intentions.
-	o development have been identified. e for housing development is uncertain.
Achievability	
•	There is not known to be any specific developer involvement in the site at this point
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 or regional developers who
Considerations	would likely have the capacity to develop a scheme such as this.
	Development would be completed within a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved.
	Development of the site could be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of sites within Reigate for housing development suggests that
	development would be economically viable.
	The residential market in the area would most likely be capable of supporting the
	type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
The site is not considered to be suitable for housing development and availability is uncertain.	
The site is therefore not currently considered to be developable.	
Overcoming constraints: availability; access; land assembly	

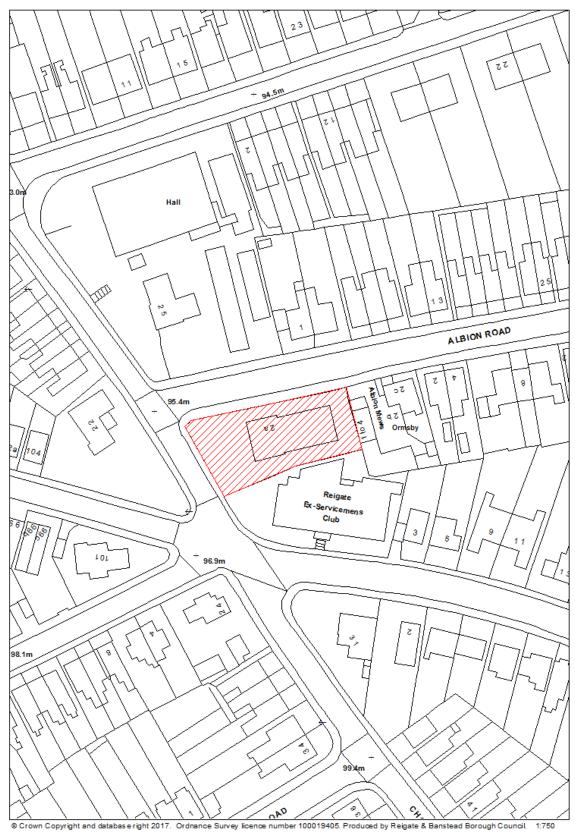


MSJ18 – Garages Rosemead Close, Reigate

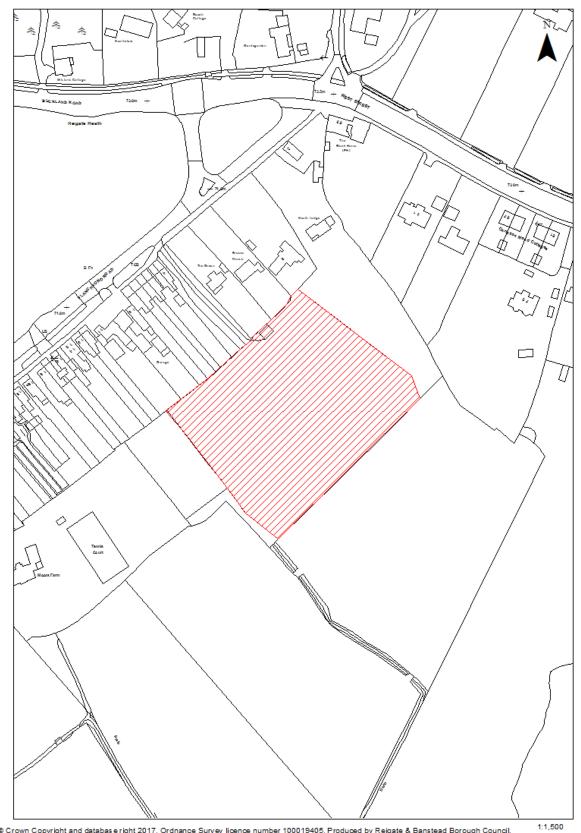
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Site details			
HELAA Reference	MSJ18		
Source of site	Garages		
Site name	Garages Rosemead Close, Redhill		
Existing use	Garages		
Housing Potential			
Density	100dph		
Capacity	6		
Total site area (ha)	0.06		
Suitability			
Policy	The site lies within the urban area and therefore within a location contemplated for		
Considerations	housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is excellent and there is good access to public transport.		
Market	The site would be most suitable to delivering higher density units (flats).		
Considerations			
Physical Limitations	A small part of the site has been identified as potentially being at risk from surface water flooding.		
Potential Impacts	No potential impacts have been identified.		
The site is considered	to be suitable for housing development.		
Availability			
The site is owned by a It has not been possib No legal constraints to	The site is currently used for garages. The site is owned by a single landowner. It has not been possible to confirm landowner intentions. No legal constraints to development have been identified.		
Availability of the site Achievability	e for housing development is uncertain.		
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.		
Considerations	A scheme such as this would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A site of this scale/ type would likely be completed in a single phase by a single developer.		
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing		
Viability	development is uncertain.		
Considerations	Generic assessment of sites within Reigate for housing development suggests that development would be economically viable. The residential market in the area would most likely be capable of supporting the		
	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 considered to be developable. Overcoming constraints: availability			





Site details	
HELAA Reference	MSJ19
Source of site	Extant planning permission
Site name	Group House, Albion Road, Reigate
Existing use	Offices
Housing Potential	
Density	114dph
Capacity	8
Total site area (ha)	0.07
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 8 units. Accessibility to local services and facilities is good. Accessibility to public transport is good. Whilst not in a designated employment area, loss of office accommodation would run contrary to policy. However, loss would be acceptable through permitted development.
Market	The site is proposed to deliver higher density units (flats).
Considerations	
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered	to be suitable for housing development.
Availability	
	he Sale Group. I planning permission for 8 units. D development have been identified.
-	prospect that the existing planning permission will be implemented.
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this point.
Considerations	A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this. Development of this nature would likely be delivered by a single developer in a single phase. Delivery rates of 25-30 units per annum could be achieved on a site such as this. Development of the site could therefore be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site benefits from planning
Viability	permission.
Considerations	The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
prospect that develop	to be suitable and available for housing development and there is a reasonable ment would be achievable. considered to be deliverable.



RC01 – Land R/O Flanchford Road, Reigate Heath

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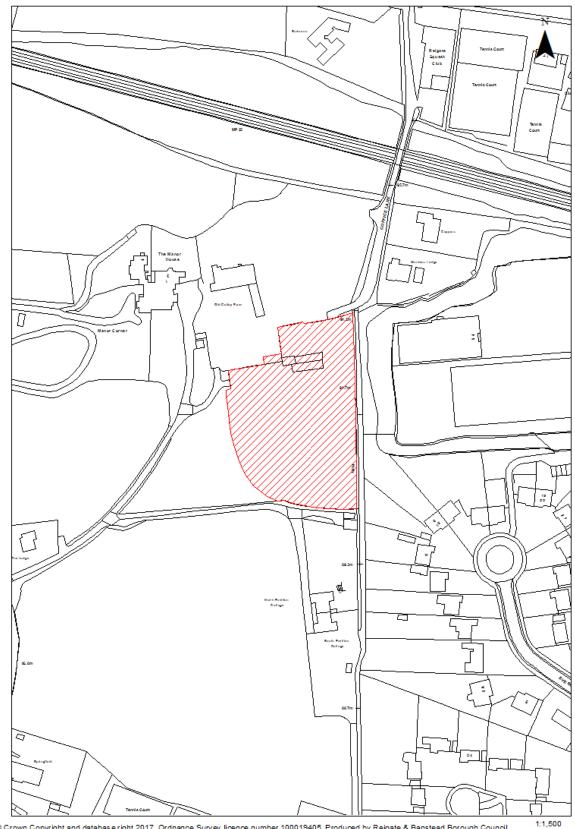
Site details	
HELAA Reference	RC01
Source of site	RBBC – Environmental Health
Site name	Land R/O Flanchford Road, Reigate
Existing use	Semi-natural open space
Housing Potential	
Density	20dph
Capacity	18
Total site area (ha)	0.89
Suitability	
Policy	The site is wholly within the Green Belt.
Considerations	The site does not lie within a broad location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is reasonable.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures, most likely geared towards family homes, thus potentially meeting a
	range of market requirements.
Physical Limitations	Access to the site is very constrained, via a narrow alley between frontage properties
	on Flanchford Road – this would be unlikely to be suitable for residential
	development.
	The site is identified as being potentially contaminated.
	A large part of the site is identified as being at risk from surface water flooding.
Potential Impacts	Development could potentially have an adverse visual impact upon the integrity and
	setting of the adjoining Conservation Area.
	Development could have an adverse visual impact upon the Area of Great Landscape
	Value.
	ered to be suitable for housing development.
Availability	
•	number of private individuals and would need to be assembled in order to enable
development.	and involvements of the site for housing development
	previously promoted the site for housing development.
	le to confirm availability.
	b housing development have been identified. e for housing development is therefore uncertain.
Achievability Delivery & Timing	There is not known to be any specific developer interest in the site at this point.
Considerations	A site of this size/ characteristics would likely attract interest from local and regional
Considerations	developers who would likely have the capacity to deliver.
	A scheme of this nature would be delivered in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved on a site such as this.
	Development could therefore be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable.
	The residential market in the area, particularly for family homes, is very strong and
	would most likely be capable of supporting the type and scale of development
	envisaged.

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

Summary

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

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

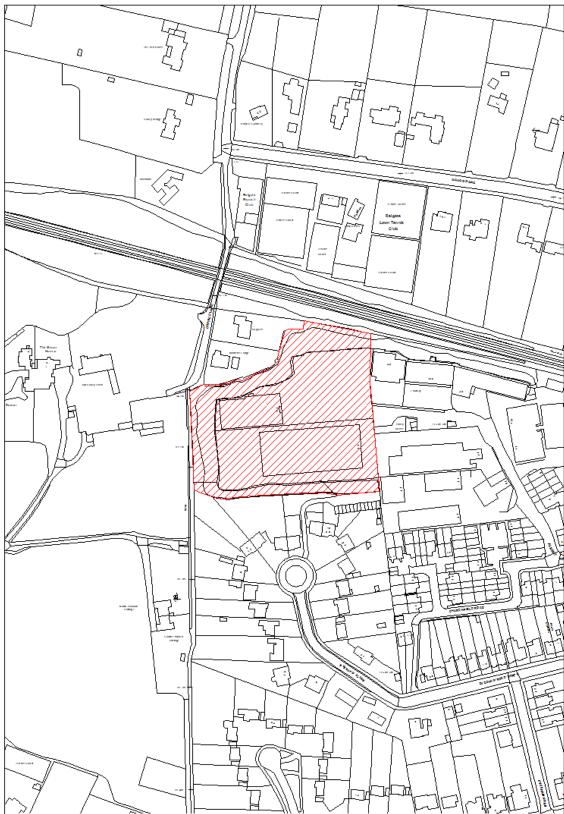


RC02 – Land at Old Colley Farm, Colley Lane, Reigate

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Site details	
HELAA Reference	RC02
Source of site	RBBC – Environmental Health
Site name	Old Colley Farm, Coppice Lane, Reigate
Existing use	Semi-natural open space/ woodland
Housing Potential	
Density	20dph
Capacity	10
Total site area (ha)	0.54
Suitability	
Policy	The site is wholly within the Green Belt.
Considerations	The site is located within a Conservation Area and a large part of the site is identified
	as a potential Site of Nature Conservation Importance.
	The site does not lie within a broad location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services and facilities is reasonable.
	Accessibility to public transport is reasonable.
Market	The site would likely be most suited to delivering larger family homes.
Considerations	
Physical Limitations	Access to the site is via a narrow private spur/ driveway from Coppice Lane which
	may be unsuitable for further residential development.
	The site is identified as being potentially contaminated.
	The site is quite densely wooded in part which may limit development potential –
	land levels also fall away quite sharply from north to south across the site.
Potential Impacts	Development could have an adverse visual impact upon the integrity of the
•	Conservation Area within which it sits and adjoining listed building.
	Development could adversely impact upon the recognised nature conservation value
	of the site.
The site is not conside	ered to be suitable for housing development.
Availability	
The site is owned by a	a private individual.
The landowner has pr	eviously promoted the site for housing development.
It has not been possib	le to ascertain landowner intentions.
	o development have been identified.
Availability of the site	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing	There is not known to be any specific developer interest in the site at this point.
Considerations	A site of this size/ characteristics would likely attract interest from local, regional and
	national house builders who would likely have the capacity to deliver.
	A scheme of this nature would be delivered in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved.
	Hence a scheme could be built out within 12-18 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable.
	The residential market in the area, particularly for family homes, is very strong and
	would most likely be capable of supporting the type and scale of development

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

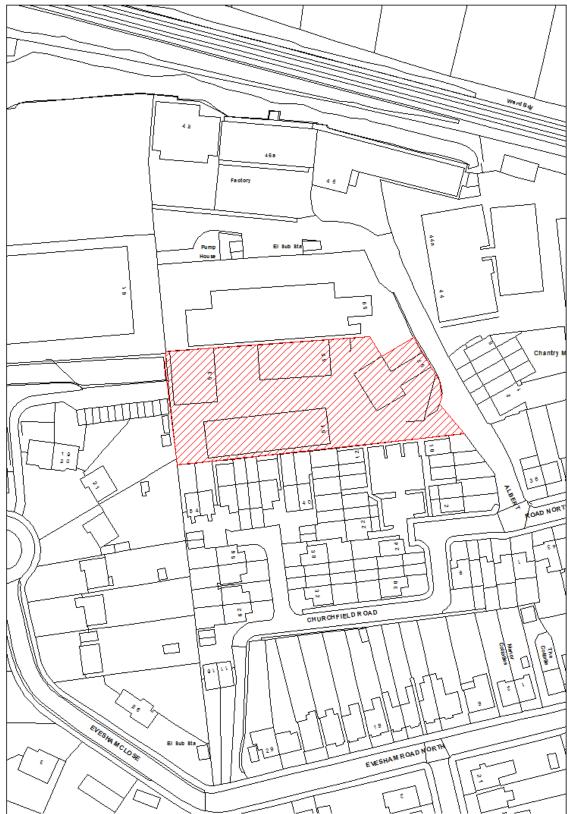


RC03 – Land at 50-52, Unit 54 and 61 Albert Road North, Reigate

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Site details	
HELAA Reference	RC03
Source of site	RBBC – Development Management
Site name	Land at 50-52, Unit 54 and 61, Albert Road North, Reigate
Existing use	Mixed industrial units and industrial storage land
Housing Potential	
Density	30dph
Capacity	40
Total site area (ha)	1.27
Suitability	1.27
Policy	The site forms part of a designated Employment Area – loss of employment would
Considerations	run contrary to policy.
Considerations	The site has however been identified, as part of a wider site, in the Regulation 19
	Development Management Plan as an opportunity site for mixed-use development.
	The site lies within the urban area, relatively close to Reigate town centre, and
	therefore within a location contemplated for housing development through Policy
	CS4 of the Core Strategy.
	Accessibility to local services and facilities is good.
	Accessibility to public transport is good.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures, thus meeting a range of market requirements.
Physical Limitations	The majority of the site is identified as being at risk from surface water flooding.
	The site is potentially contaminated as a result of existing and historic uses.
Potential Impacts	Proximity to the railway line and other adjoining industrial uses could give rise to
	residential amenity conflicts.
The site is considered	
	I to be suitable for housing development.
Availability	to be suitable for housing development.
Availability The site is owned by s	to be suitable for housing development. Several private landowners and has not been formally promoted to the Council for
Availability The site is owned by s housing development	to be suitable for housing development. Several private landowners and has not been formally promoted to the Council for
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Availability The site is owned by shousing development Availability of the site arrangements on the It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable	to be suitable for housing development. several private landowners and has not been formally promoted to the Council for would also be dependent upon vacant possession and as such the individual lease numerous occupied units. ole to ascertain landowner intentions. o housing development have been identified. e for housing development is uncertain. There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a 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 could be achieved on a site such as this. Viability work suggests that development within Reigate would be viable. Costs of remediation associated with any land contamination could impact upon financial viability. Residential market demand in the area, for both flats and houses, is considered to be
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The site is considered to be suitable for development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site is uncertain. **The site is therefore not currently considered to be developable. Overcoming constraints:** availability; contamination; residential amenity



RC04 – 51-57 Albert Road North, Reigate

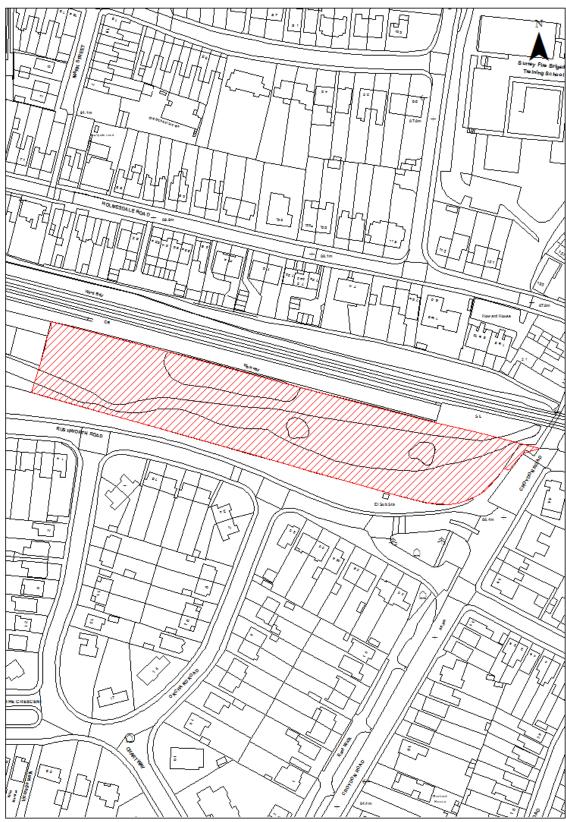
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Site details	
HELAA Reference	RC04
Source of site	51-57 Albert Road North, Reigate
Site name	RBBC – Development Management
Existing use	51-57 Albert Road North, Reigate
Housing Potential	
Density	30dph
Capacity	20
Total site area (ha)	0.59
Suitability	
Policy	The site forms part of a designated Employment Area – loss of employment would
Considerations	run contrary to policy.
	The site has however been identified, as part of a wider site, in the Regulation 19 Development Management Plan as an opportunity site for mixed-use development.
	The site lies within the urban area, relatively close to Reigate town centre, and
	therefore within a location contemplated for housing development through Policy
	CS4 of the Core Strategy.
	Accessibility to local services and facilities is good.
	Accessibility to public transport services is good.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	
	and tenures, thus meeting a range of market requirements.
Physical Limitations	The majority of the site is identified as being at risk from surface water flooding.
	The site is potentially contaminated as a result of existing and historic uses.
Potential Impacts	Proximity to the railway line and other adjoining industrial uses could give rise to
	residential amenity conflicts.
	I to be suitable for housing development.
Availability	
Availability The site is owned by F	Fieldwood Products Ltd.
Availability The site is owned by F The landowners have	Fieldwood Products Ltd. previously submitted a planning application for residential development. It was
Availability The site is owned by F The landowners have refused as it would le	Fieldwood Products Ltd. previously submitted a planning application for residential development. It was ad to a loss of employment provision. The allocation in the Development Management
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Availability The site is owned by F The landowners have refused as it would le Plan overcomes this is It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability	Fieldwood Products Ltd. previously submitted a planning application for residential development. It was ad to a loss of employment provision. The allocation in the Development Management ssue. Dele to confirm landowner intentions. De housing development have been identified. For housing development is therefore uncertain. There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a 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 could be achieved on a site such as this. Viability work suggests that development within Reigate would be viable. Costs of remediation associated with any land contamination could impact upon
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The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain.

The site is therefore not currently considered to be developable.

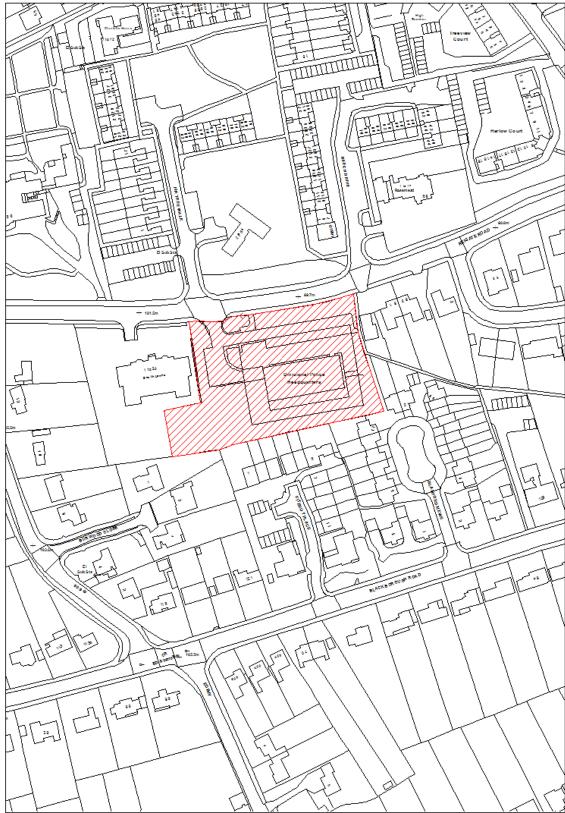
Overcoming constraints: availability; contamination; residential amenity



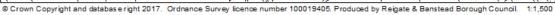
RC05 – Land at Rushford Road, Reigate



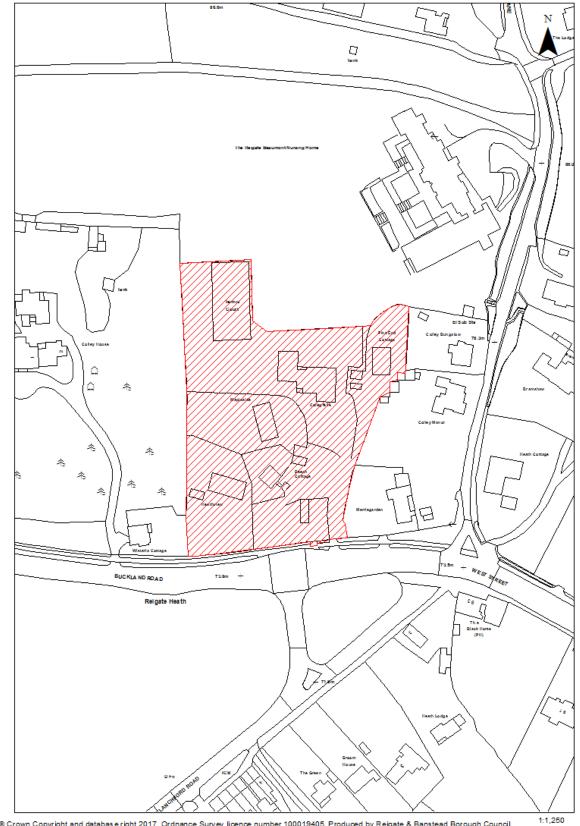
Site details	
HELAA Reference	RC05
Source of site	RBBC – Development Management
Site name	Land at Rushworth Road, Reigate
Existing use	Woodland
Housing Potential	
Density	40dph
Capacity	0
Total site area (ha)	0.89 (gross) / 0 (developable)
Suitability	
Policy	The site lies within the urban area close to Reigate town centre and therefore within
Considerations	 a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent.
Market	The site would likely be capable of delivering a mix of housing which is predominantly
Considerations	geared towards higher density flats.
Physical Limitations	The site is banked up to the railway line which could impinge upon development potential and the nature of development which could be achieved. The site is also entirely densely wooded which further limits capacity.
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
The site is not conside	ered to be suitable for housing development.
Availability	
No legal constraints to	is unknown. de to ascertain landowner intentions. o housing development have been identified. e for housing development is uncertain.
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract interest from local house builders who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would be delivered in a single phase and delivery rates of 20- 30 units per annum could be achieved. Hence a scheme could be built out within 12-18 months of commencement.
Market & Economic 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 Reigate suggests that the site would be economically viable. The residential market in the area, for both flats and houses, is very strong and would most likely be capable of supporting the type and scale of development envisaged.
	prospect that development of the site would be achievable.
Summary	
	ered to be suitable for housing development and availability is uncertain.
	not considered to be developable.
Overcoming constraints: availability; land/ topographical conditions; residential amenity	



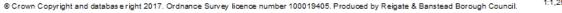
RC06 – Surrey Police Headquarters, Reigate Road, Reigate



Site details	
HELAA Reference	RC06
Source of site	Call for Sites
Site name	Surrey Police Headquarters, Reigate Road, Reigate
Existing use	Police station, offices and car parking
Housing Potential	
Density	40dph
Capacity	25
Total site area (ha)	0.57
Suitability	0.57
Policy	The site lies within the urban area between Redhill and Reigate town centres and
Considerations	therefore within a location contemplated for housing development through Policy
considerations	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.
Market	The site would likely be capable fo delivering a mix of housing which is predominantly
Considerations	geared towards higher density flats.
Physical Limitations	A small part of the site is affected by surface water flooding risk.
	The site is identified as being potentially contaminated as a result of previous and
	current uses.
Potential Impacts	There are no significant impacts associated with development.
· · ·	to be suitable for housing development.
Availability	
The site is assured by t	
The site is owned by t	he Police and Crime Commissioner for Surrey.
	he Police and Crime Commissioner for Surrey. n operational police station; however, the landowner has indicated that the police
	n operational police station; however, the landowner has indicated that the police
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RC12 – Land north of Buckland Road, Reigate



Site details	
HELAA Reference	RC12
Source of site	Call for sites
Site name	Land north of Buckland Road, Reigate
Existing use	Residential dwellings
Housing Potential	
Density	20dph
Capacity	15
Total site area (ha)	0.18
Suitability	
Policy	The site lies wholly within the Green belt but given the site is brownfield and there
Considerations	are existing buildings on the site, it may have limited potential for infilling or
	development in accordance with paragraph 89 of the NPPF.
	The site does not lie within a location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site lies within a conservation area.
	Accessibility to local services and facilities is good.
	Accessibility to public transport is good.
Market	The site would most likely be suited to delivering larger family homes.
Considerations	
Physical Limitations	There is a band of land running through the middle of the site which is identified as
	being at risk from surface water flooding.
	There is a group of TPO trees along the southern boundary of the site with Buckland
	Road.
Potential Impacts	Development could adversely impact upon the conservation area, the setting of the
	adjoining listed building and potentially upon the integrity of the listed wall which
	runs along the southern boundary of the site.
	ered to be suitable for housing development.
Availability	
	ive separate individual landowners, some of whom have previously promoted the site
for housing developm	
	le to ascertain whether all of the landowners are interested in promoting the site for
	and therefore there can be no certainty that the site could be assembled. b housing development have been identified.
U	
	e for housing development is uncertain.
Achievability	The set is a set in some to be a set of the description of the set of the description of the set of
Delivery & Timing	There is not known to be any specific developer interest in the site at this point.
Considerations	A site fo this size/ characteristics would likely attract interest form local or regional
	developers who would likely have the capacity to deliver.
	A scheme of this nature would be delivered in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12-18 months of commencement.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
Considerations	development of the site would likely be economically viable.
	The residential market in the area is very strong, particularly for family homes, and
	would be capable of supporting the type and scale of development envisaged.
	The set of a supporting the type and search a conception considered.

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

Summary

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

The site is therefore not considered to be developable.

Overcoming constraints: availability; land assembly; strategic policy change



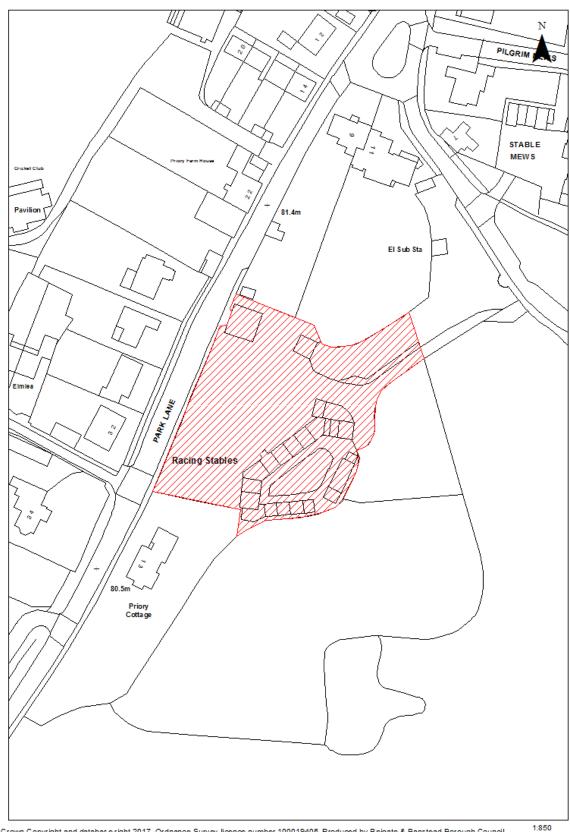
RC13 – Reigate Beaumont Care Home, Colley Lane, Reigate

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Site details	
HELAA Reference	RC13
Source of site	Call for Sites
Site name	Reigate Beaumont Care Home
Existing use	Residential dwellings
Housing Potential	
Density	20dph
Capacity	30 units (or additional care accommodation)
Total site area (ha)	1.4
Suitability	
Policy Considerations	The site lies wholly within the Green Belt but given part of the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF. The site also lies within a conservation area. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is good.
	Accessibility to public transport is good.
Market Considerations	The site would likely be most suited to delivering large family homes. The site could also provide accommodation for older residents, including additional care accommodation.
Physical Limitations	There is a band of land running through the middle of the site which is identified as being at risk from surface water flooding.There is a group of TPO trees along the southern boundary of the site with Buckland Road.Access to the site via Colley Lane is slightly constrained.
Potential Impacts	Development could adversely impact upon the conservation area, the setting of the adjoining listed building and potentially upon the integrity of the listed wall which runs along the southern boundary of the site.
	ered to be suitable for large scale housing development.
Availability	
It has not been possib No legal constraints to	previously promoted the site for housing development. Ie to confirm availability of the site for housing development. o development have been identified.
Availability of the site	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 18 months of commencement. Delivery of additional care accommodation would likely require a specialist developer/ operator.
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 greenfield development within the borough suggests that

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



RC15 – Former Priory Stables, Park Lane, Reigate

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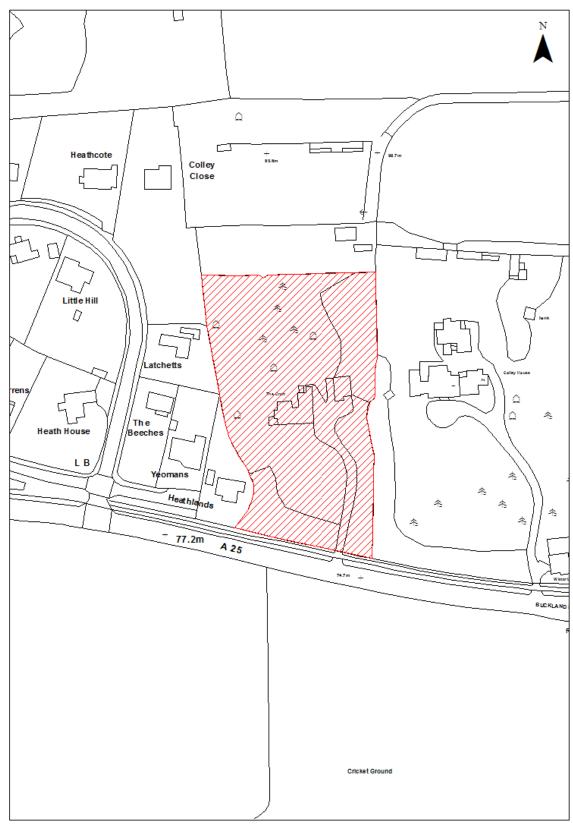
Site details	
HELAA Reference	RC15
Source of site	Call for Sites
Site name	Former Priory Stables, Park Lane, Reigate
Existing use	Derelict stable block and semi-natural grounds
Housing Potential	
Density	20dph
Capacity	5
Total site area (ha)	0.3
Suitability	
Policy Considerations	The site is adjacent to the urban area, adjacent to Reigate town centre. The site lies within the Green Belt. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Part of the site is previously developed. There may therefore be potential to develop
	the site through paragraph 89 of the NPPF. The site is within a conservation area. The site is within the boundary of a registered historic park. Accessibility to local services and facilities is excellent. Accessibility to public transport is excellent.
Market	The site would most likely be suited to delivering larger family homes.
Considerations	
Physical Limitations	There is an area of surface water flood risk in the centre of the site. Parts of the site are quite densely wooded with a large extent of mature tree coverage. Road access to the site is quite constrained and would require improvement to support residential development.
Potential Impacts	Development of the site could potentially impact adversely upon the integrity of the conservation area and historic park. Development could impact upon the adjoining Site of Nature Conservation Importance.
The site is not conside	ered to be suitable for housing development.
Availability	
No legal constraints to	moted to the Council for housing development. The housing development have been identified.
	prospect that the site would be made 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 site of this size/ characteristics would likely attract interest from local and regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and could be completed within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. prospect that the development of the site would be achievable.

Summary

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

The site is therefore not currently developable.

Overcoming constraints: availability; strategic policy change; heritage impact



RC16 – The Croft, Buckland Road, Reigate



Site details	
HELAA Reference	RC16
Source of site	Call for Sites
Site name	The Croft, Buckland Road, Reigate
Existing use	Residential dwelling with substantial grounds
Housing Potential	
Density	15dph
Capacity	10
Total site area (ha)	0.80
Suitability	
Policy	The site lies wholly within the Green Belt but given the site is brownfield and there
Considerations	are existing buildings on the site, it may have limited potential for infilling or
	development in accordance with paragraph 89 of the NPPF.
	The site also lies within a conservation area.
	The site does not lie within a location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services and facilities is good.
	The site has good access to public transport services.
Market	The site would most likely be suited to delivering either a small number of large
Considerations	family homes or a single block of flats.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	Development could adversely impact upon the conservation area, the setting of the
i otentiai impueto	adjoining listed building and potentially upon the integrity of the listed wall which
	runs along the southern boundary of the site.
The site is not conside	ered to be suitable for large scale housing development.
Availability	
The site is owned by H	Heddmara Ltd.
	eviously promoted the site for housing development.
-	(15/00370/F) for housing redevelopment was refused in 2015 for inappropriate
design, bulk and mass	
	le to confirm landowner intentions.
	o housing development have been identified.
-	e is therefore uncertain.
Achievability	
, Delivery & Timing	There is not known to be any specific developer involvement in the site at this point;
Considerations	however, the withdrawn application was progressed by Stanton Construction, a local
	development firm who would have the capacity to build out a scheme of this scale.
	A scheme of this scale/ type would attract interest from local or regional developers
	who would have the capacity to deliver a scheme such as this.
	A scheme of this nature would achieve delivery rates of 20-30 units per annum and
Market & Fconomic	A scheme of this nature would achieve delivery rates of 20-30 units per annum and could therefore be completed within 12 months of commencement.
Market & Economic Viability	A scheme of this nature would achieve delivery rates of 20-30 units per annum and could therefore be completed within 12 months of commencement.No specific viability work for housing development has been undertaken as the site is
Viability	 A scheme of this nature would achieve delivery rates of 20-30 units per annum and could therefore be completed within 12 months of commencement. No specific viability work for housing development has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.
	 A scheme of this nature would achieve delivery rates of 20-30 units per annum and could therefore be completed within 12 months of commencement. No specific viability work for housing development has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of greenfield development in the borough indicates that
Viability	 A scheme of this nature would achieve delivery rates of 20-30 units per annum and could therefore be completed within 12 months of commencement. No specific viability work for housing development has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.
Viability	 A scheme of this nature would achieve delivery rates of 20-30 units per annum and could therefore be completed within 12 months of commencement. No specific viability work for housing development has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of greenfield development in the borough indicates that

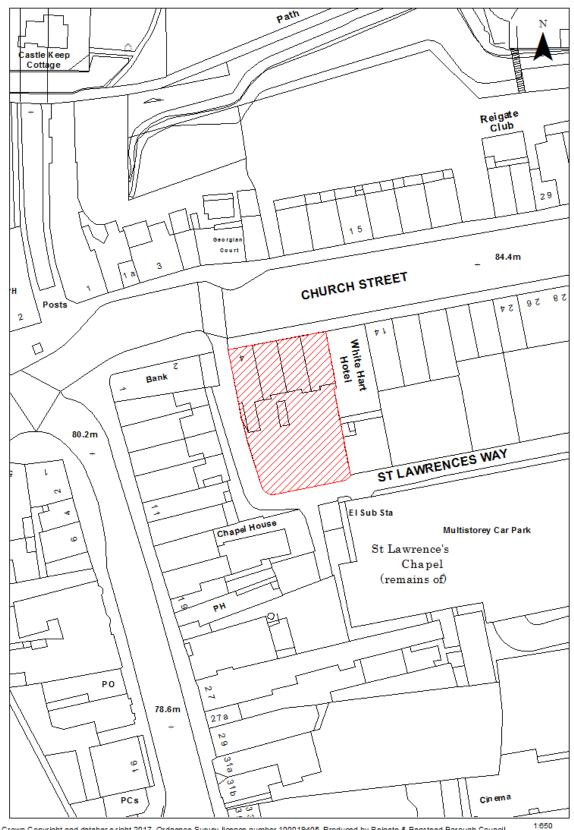
Summary

The site is not considered to be suitable for large scale development but may have limited potential in accordance with paragraph 89 pf the NPPF. There is a reasonable prospect that development would be achievable, however, availability of the site is uncertain.

The site is therefore not currently developable.

Overcoming constraints: availability; strategic policy change; heritage impact

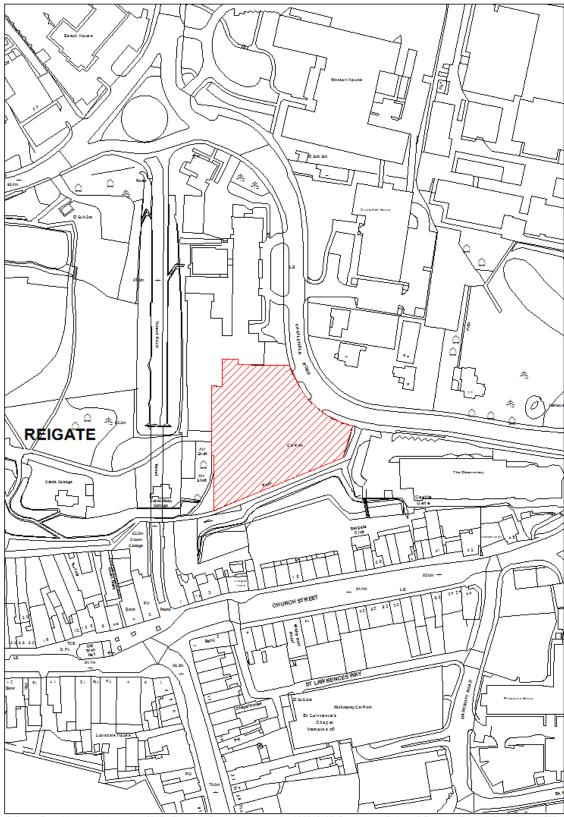






Site details	
HELAA Reference	RC20
Source of site	Extant Planning Permission
Site name	4-10 Church Street, Reigate
Existing use	Mixed use: retail and residential
Housing Potential	
Density	143dph
Capacity	10
Total site area (ha)	0.07
Suitability	
Policy	The site is within Reigate town centre and therefore within a location contemplated
Considerations	for housing development through Policy CS4 of the Core Strategy.
Considerations	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site benefits from planning permission for 10 units.
	The site falls within the Reigate Town Centre Conservation Area.
	The site falls within Reigate town centre primary shopping area.
	Accessibility to local services, facilities and public transport is excellent.
	The site lies within an area of high archaeological importance.
Market	The site is proposed to deliver higher density units (flats).
Considerations	
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	Development could potentially improve the appearance fo the Conservation Area by
	enhancing the current cluttered/ unattractive areas.
The site is considered	to be suitable for housing development.
Availability	
The site is owned by V	Nindsor Fairlawn
-	o development have been identified.
-	•
The site benefits from	planning permission for 10 units.
The site benefits from There are however a	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units
The site benefits from There are however a are currently leased, t	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units hese interests would need to be acquired or agreement reached with the individual
The site benefits from There are however a are currently leased, t parties before develo	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units hese interests would need to be acquired or agreement reached with the individual pment can commence.
The site benefits from There are however a are currently leased, t parties before develo The site also historica	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units hese interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented.
The site benefits from There are however a are currently leased, t parties before develo The site also historica No legal constraints to	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units hese interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. o housing development have been identified.
The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units hese interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented.
The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site Achievability	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. to housing development have been identified.
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The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site Achievability	 planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. b housing development have been identified. e for housing development is therefore uncertain. 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 developer or
The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site Achievability Delivery & Timing	a planning permission for 10 units. humber of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. b housing development have been identified. e for housing development is therefore uncertain. 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 developer or contractor in conjunction with the current landowner.
The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site Achievability Delivery & Timing	a planning permission for 10 units. humber of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. b housing development have been identified. For housing development is therefore uncertain. 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 developer or contractor in conjunction with the current landowner. A scheme of this size would likely be delivered in a single phase. Delivery rates of
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The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site Achievability Delivery & Timing Considerations	planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. to housing development have been identified. For housing development is therefore uncertain. 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 developer or contractor in conjunction with the current landowner. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings could be achieved on a site such as this; hence the development could be completed within 12 months of commencement.
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The site benefits from There are however and are currently leased, to parties before develop The site also historica No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary	 planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. b housing development have been identified. For housing development is therefore uncertain. 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 developer or contractor in conjunction with the current landowner. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings could be achieved on a site such as this; hence the development could be completed within 12 months of commencement. Specific viability appraisal has not been carried out as the site benefits from planning permission. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.
The site benefits from There are however and are currently leased, to parties before develoy The site also historica No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered	 planning permission for 10 units. number of existing residential occupiers and all of the existing ground floor retail units these interests would need to be acquired or agreement reached with the individual pment can commence. Ily had planning consents for the same development which was not implemented. b housing development have been identified. For housing development is therefore uncertain. 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 developer or contractor in conjunction with the current landowner. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings could be achieved on a site such as this; hence the development could be completed within 12 months of commencement. Specific viability appraisal has not been carried out as the site benefits from planning permission. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.

previous permissions indicates that there may be problems resolving these issues. The site is therefore not considered to be currently developable. Overcoming constraints: availability; land assembly

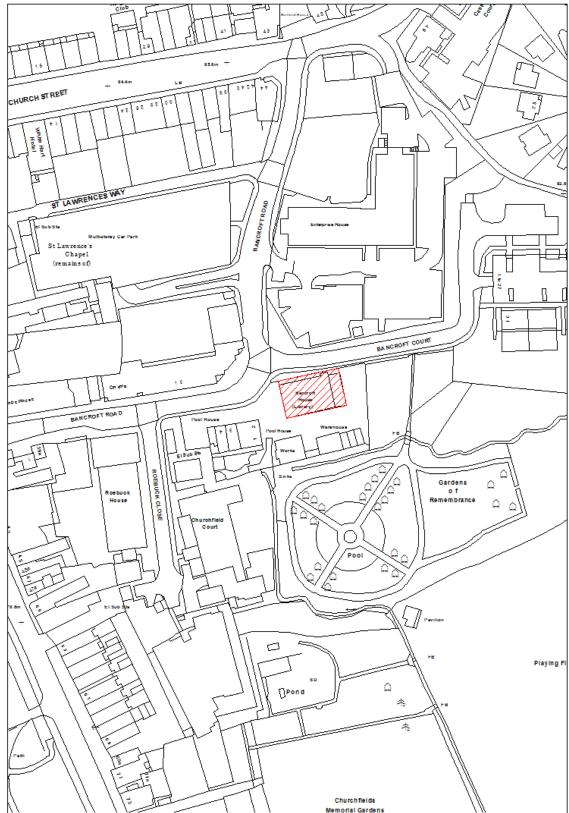


RC22 – Town Hall, Castlefield Road, Reigate

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Site details	
HELAA Reference	RC22
Source of site	Call for sites
Site name	Town Hall, Castlefield Road, Reigate
Existing use	Car park
Housing Potential	
Density	77dph
Capacity	23
Total site area (ha)	0.3
Suitability	0.5
Policy	The site is within Deigate town centre and is therefore within a location
Considerations	The site is within Reigate town centre and is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
	The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.
	Accessibility to local services, facilities and public transport is excellent.
	The site lies within Reigate Town Centre Conservation Area and adjacent to the
	Grade II Listed Town Hall.
	The site lies within an area of archaeological potential and is adjacent to Castle Grounds (a Schedule Monument and Historic Park).
Market	The site would most likely deliver higher density units (predominantly flats),
Considerations	potentially as part of a mixed use office scheme.
Physical Limitations	No specific physical limitations have been identified.
Potential Impacts	Development would result in the loss of car parking provision.
	The site is accessed directly from Castlefield Road (A217/A25) – access would need to
	be carefully considered to avoid adverse highway impacts.
	Development could potentially impact upon the setting of the conservation area and
	adjoining listed building.
The site is considered	I to be suitable for housing development.
Availability	
The site is owned by F	Reigate & Banstead Borough Council.
The landowners have	actively promoted the site for housing development.
No existing uses need	
No legal constraints to	o development have been identified.
The site is considered	l to be available for housing development.
Achievability	
Delivery & Timing	The landowner has indicated that they would like to develop the site themselves. The
Considerations	landowner has recently completed similar sized schemes and therefore would have the capacity to deliver.
	A scheme of this size would likely be delivered in a single phase.
	Delivery rates of between 20-30 dwellings per annum could be achieved on a site
	such as this; hence the development could be completed within 12-18 months of
	commencement.
Market & Economic	Viability work suggests that development within Reigate would be viable.
Viability	The residential market in the area, particularly for flats, is very strong and would
Considerations	most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
The site has been ider	ntified in the Regulation 19 Development Management Plan as a site for mixed-use
development.	
	to be suitable and available for housing development and there is a reasonable

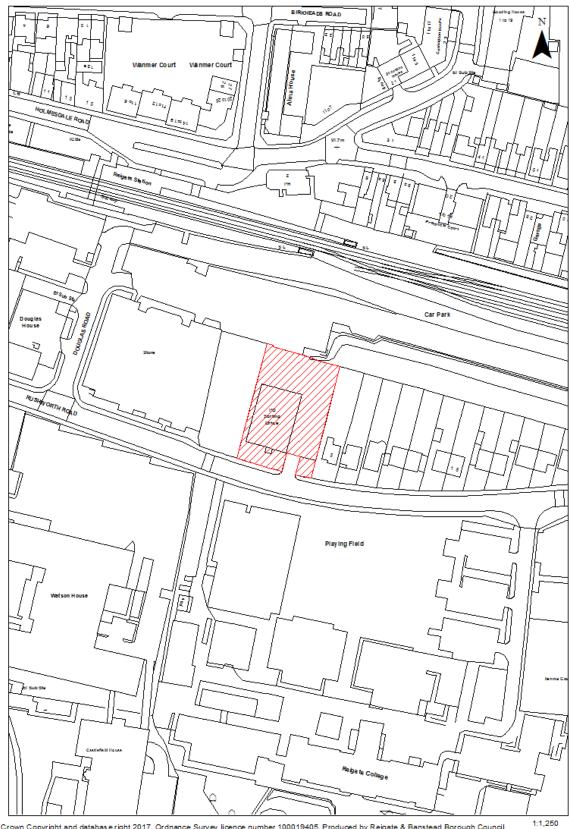
prospect that development of the site would be achievable. The site is therefore considered to be deliverable.



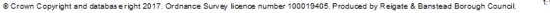
RC23 – Reigate Library, Bancroft Road, Reigate

Memorial Gardens
 Memorial Gardens
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Site details	
HELAA Reference	RC23
Source of site	Call for Sites
Site name	Reigate Library, Bancroft Road, Reigate
Existing use	Library and registry office
Housing Potential	
Density	45dph
Capacity	10
Total site area (ha)	0.22
Suitability	0.22
Policy	The site lies within Reigate town centre and therefore within a location contemplated
Considerations	for housing development through Policy CS4 of the Core Strategy.
considerations	Loss of community uses runs contrary to policy.
	The site has however been identified, as part of a wider site, in the Regulation 19
	Development Management Plan as an opportunity site for mixed-use development.
	The site is adjacent to Reigate Conservation Area.
	Accessibility to local services, facilities and public transport is excellent.
Market	The site would most likely be suited to delivering higher density units (flats) as part of
Considerations	mixed-use development including retail, commercial leisure, community and
Considerations	residential development.
Physical Limitations	Part of the site lies within Flood Zone 2.
Potential Impacts	No potential impacts have been identified.
	to be suitable for housing development.
Availability	
The site is owned by S	Surrey County Council
	I has actively promoted the site for housing development.
	is dependent upon alternative library and registry office accommodation being sought
•	own timeframe for this at the moment, it is considered that this will be completed
before the end of the	•
	b housing development have been identified.
	prospect that the site will be made available for housing development within the
plan period.	
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this moment in time.
Considerations	A site of this size/ type would likely attract interest from a local/ regional developer
	who would likely have the capacity to deliver a scheme of this nature.
	A scheme of this nature would likely be delivered in a single phase by a single
	developer.
	Delivery rates of 20-30 dwellings per developer per annum could be achieved.
	Development could therefore be completed within 12-18 months of commencement.
Market & Economic	Viability work suggests that development within Reigate would be viable.
Viability	The residential market in the area, particularly for flats, is very strong and would
Considerations	most likely be capable of supporting the type and scale of development envisaged.
	prospect that development of the site would be achievable.
Summary	
	ntified, as part of a wider site, in the Regulation 19 Development Management Plan as
	r mixed-use development.
	to be suitable for housing development and there is a reasonable prospect that the
	lable for development within the plan period and that development will be achievable.
	considered to be developable.

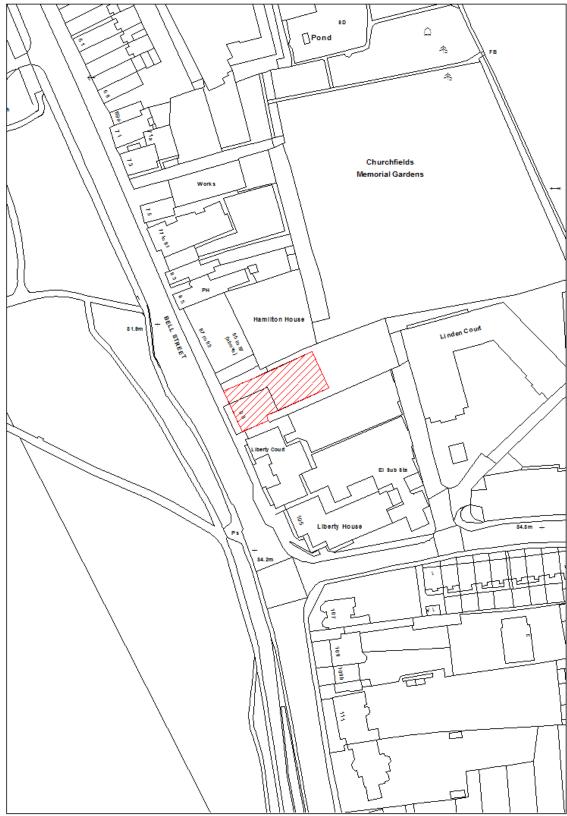


RC24 – Royal Mail Delivery Office, Rushworth Road, Reigate



Site details	
HELAA Reference	RC24
Source of site	Call for Sites
Site name	Royal Mail Delivery Office, Rushworth Road, Reigate
Existing use	Royal Mail Delivery Office
Housing Potential	
Density	88dph
Capacity	15
Total site area (ha)	0.17
Suitability	0.17
Policy	The site is within the urban area adjacent to Reigate town centre.
Considerations	The site is therefore within a location contemplated for housing development
considerations	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is excellent.
	Whilst the site does not fall within a designated employment area, loss of
	employment uses would run contrary to policy.
Market	The site would be most suitable to delivering high density dwellings (units).
Considerations	The site would be most suitable to derivering high density dwennings (drifts).
Physical Limitations	No physical constraints to development have been identified.
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
· · ·	ered to be suitable for housing development.
Availability	
	Reliance Mutual Insurance Society who has actively promoted the site for housing
development.	tenance Mutual insurance society who has actively promoted the site for housing
•	leasehold interest which would need to be acquired or negotiated in order to enable
development to progr	
	dicated that the site could be made available for housing development within 2 years.
	b development have been identified.
	prospect that the site would be made available for housing development within the
plan period.	
Achievability	
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.
Considerations	A site of this scale/ type would attract local or regional developers who would likely
considerations	have the capacity to deliver a scheme such as this.
	Development would be completed in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved.
	Development could therefore be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development.
Considerations	Generic assessment of sites within Reigate for housing development suggests that
CONSIDERATIONS	development would be economically viable.
	The residential market in the area for flats is very strong and would most likely be
Thora is a research	capable of supporting the type and scale of development proposed.
	prospect that development of the site would be achievable.
Summary	proceeds that the city would be prede as itable for hearing development and the
There is a reasonable	prospect that the site would be made available for housing development and that
alou al orene en trata	to would be achieved to The site in how we have the second to the the site of the second s
development of the s development.	ite would be achievable. The site is however not considered to be suitable for housing

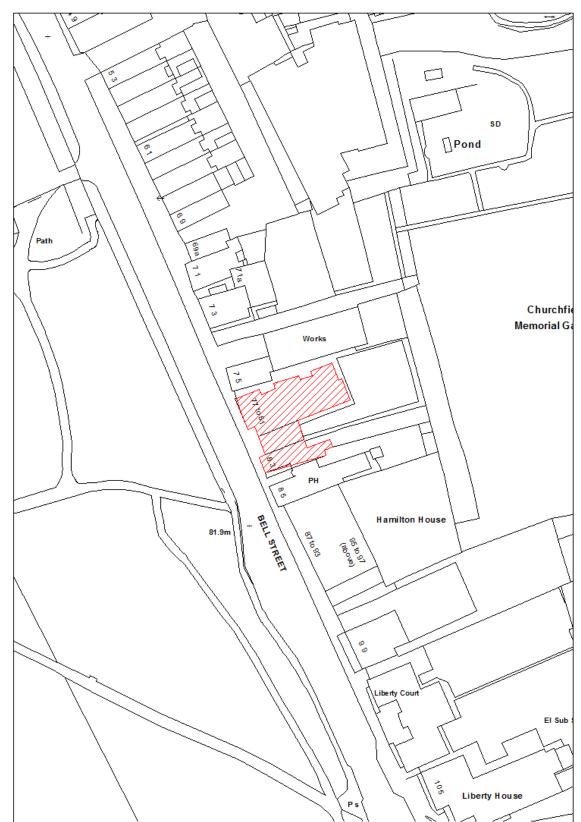
The site is therefore not currently developable. Overcoming constraints: strategic policy change



RC26 – Millennium House, 99 Bell Street, Reigate

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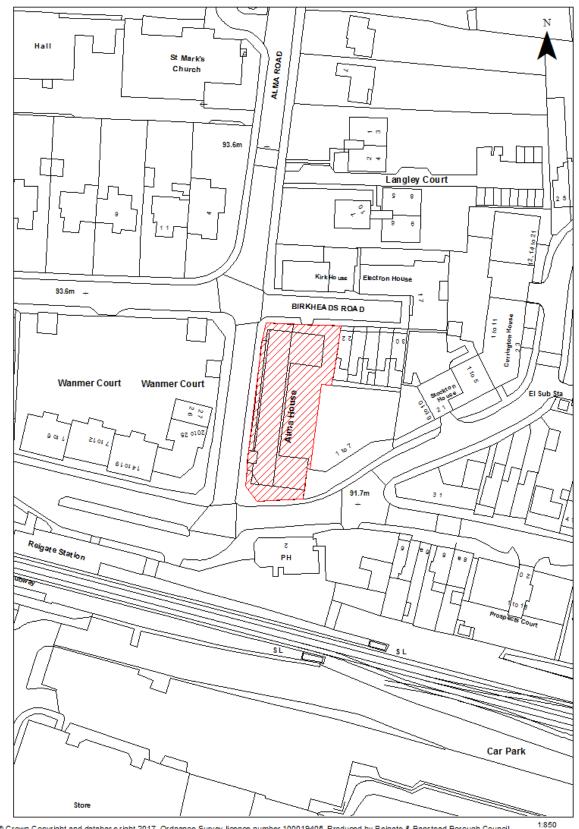
Site details	
HELAA Reference	RC26
Source of site	Extant Planning Permission and Extant Prior Approval
Site name	Millennium House, 99 Bell Street, Reigate
Existing use	Offices
Housing Potential	
	100dph
Density	190dph
Capacity	19
Total site area (ha)	0.1
Suitability	
Policy	The site lies within Reigate town centre and therefore a location prioritised for
Considerations	housing development through Policy CS4.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site benefits from prior approval for 16 units and planning permission to create
	an additional 3 units through the addition of an extra storey.
	The site lies within the Reigate town centre conservation area.
	The site has excellent access to public transport.
	Accessibility to local services and facilities is excellent.
	Whilst the site is not within a designated employment area, loss of employment uses
	would run contrary to policy. However, the site benefits from prior approval for office
	to residential conversation.
Market	The site is proposed to deliver higher density units (flats).
Considerations	
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	Development may impact upon the Reigate town centre conservation area.
The site is considered	to be suitable for housing development.
Availability	
	Aillennium House Sussex Ltd.
	both prior approval and planning permission for residential units.
	al – for a different configuration of units – has been recently submitted and is awaiting
decision.	
	o development have been identified.
-	prospect that the site will be made available for housing development.
Achievability	P
Delivery & Timing	There is not known to be any specific developer interest in the site at this point.
Considerations	A site of this scale/ type would attract local or regional developers who would likely
Considerations	have the capacity to deliver a scheme such as this.
	A scheme of this nature would be developed in a single phase by a single 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 development.
Market & Economic	Specific viability work has not been undertaken as the site benefits from prior
Viability	approval and planning permission.
Considerations	The residential market in the area, particularly for flats, is very strong and would
	most likely be capable fo supporting the type and scale of development proposed.
Thora is a reasonable	
	prospect that development of the site would be achievable.
Summary	to be suitable and susible for bousing development and there is a research to
	to be suitable and available for housing development and there is a reasonable
	ment would be achievable.
The site is therefore of	ienverapie.



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

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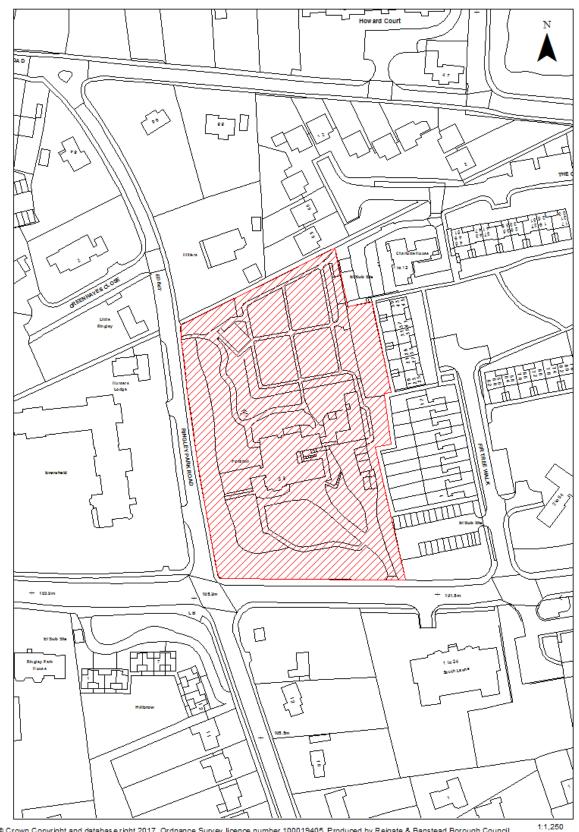
Site details		
HELAA Reference	RC27	
Source of site	Extant Prior Approval	
Site name	Park House, 77-83 Bell Street, Reigate	
Existing use	Offices	
Housing Potential		
Density	267dph	
Capacity	16	
Total site area (ha)	0.06	
Suitability		
Policy	The site is lies within the urban area, within Reigate town centre, and therefore lies	
Considerations	within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	The site benefits from office to residential conversion for office to residential conversion.	
	Accessibility to local services, facilities and public transport is excellent. Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. However, the site benefits from prior approval for office to residential conversation.	
	The site lies within the Reigate town centre conservation area. The site is a locally listed building.	
Market	The site is proposed to deliver higher density units (flats).	
Considerations		
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.	
Potential Impacts	Development could impact upon the listed building and conservation area.	
The site is considered	to be suitable for residential development.	
Availability		
The site is owned by D	Debonair Homes Ltd.	
The site benefits from prior approval for office to residential conversion.		
No legal constraints to	o development have been identified.	
There is a reasonable prospect that the extant prior approval will be implemented.		
Achievability		
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver. A scheme of this nature would likely be delivered in a single phase and delivery rates of 25-30 units per annum could be achieved. Hence a scheme could be completed within 12 months of commencement.	
Market & Economic	Specific viability work has not been undertaken as the site benefits from prior	
Viability	approval for office to residential conversion.	
Considerations	The residential market in the area, particularly for flats, is very strong and would	
	most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable	prospect that development of the site would be achievable.	
Summary		
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.		
The site is therefore deliverable.		



RC28 – Alma House, Alma Road, Reigate

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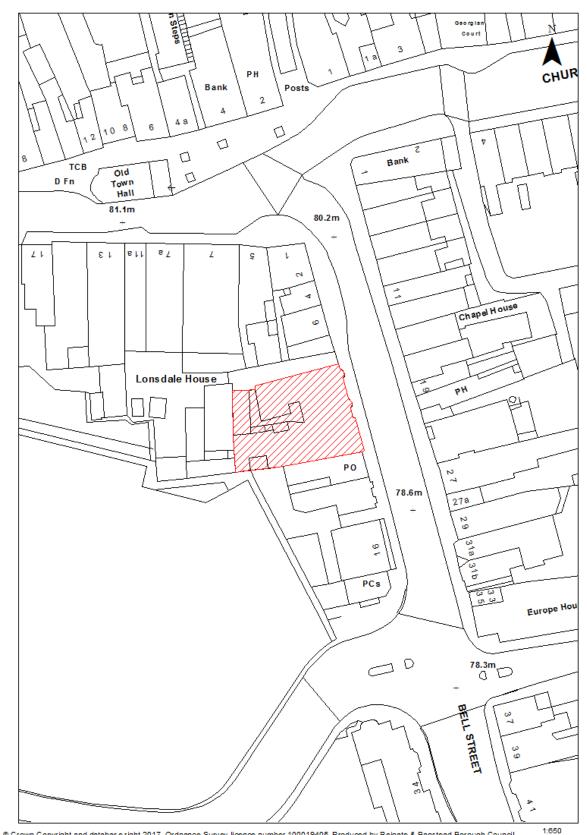
Site details			
HELAA Reference	RC28		
Source of site	Regulation 18 Development Management Plan Consultation		
Site name	Alma House, Alma Road, Reigate		
Existing use	Offices		
Housing Potential			
Density	133dph		
Capacity	12		
Total site area (ha)	0.09		
Suitability			
Policy	The site lies within the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



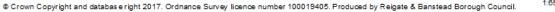
RC29 – 2 Fonthill, 58 Reigate Road, Reigate



Site details		
HELAA Reference	RC29	
Source of site	Extant Planning Permission	
Site name	2 Fonthill, 58 Reigate Road, Reigate	
Existing use	Former Nursing Home	
Housing Potential		
Density	29dph	
Capacity	29	
Total site area (ha)	1.0	
Suitability		
Policy	The site lies within the urban area, within close proximity to Reigate town centre, and	
Considerations	therefore within a location contemplated for housing development through Policy	
Considerations	CS4 of the Core Strategy.	
	The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	The site benefits from planning permission for 29 units.	
	Accessibility of local services, facilities and public transport is good.	
	The building is locally listed.	
	The site is within the Wray Common Conservation Area.	
	There is a TPO covering three large groups of trees along the Reigate Road frontage.	
Market	The site is proposed to deliver high density units (flats).	
Considerations		
Physical Limitations	No physical limitations have been identified.	
Potential Impacts	Development could impact upon the locally listed building and conservation area.	
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 29 units; however, there is a history of unimplemented		
planning permissions.		
It has not been possib	le to ascertain whether the landowner intends to implement the current planning	
permission.		
	o development have been identified.	
Availability of the site	e for development is therefore uncertain.	
Achievability		
	There is not known to be any specific developer involvement in the site at this point.	
Achievability		
Achievability Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.	
Achievability Delivery & Timing	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional	
Achievability Delivery & Timing	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver.	
Achievability Delivery & Timing	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of	
Achievability Delivery & Timing	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development	
Achievability Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement.	
Achievability Delivery & Timing Considerations Market & Economic	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning	
Achievability Delivery & Timing Considerations Market & Economic Viability Considerations	 There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. 	
Achievability Delivery & Timing Considerations Market & Economic Viability Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of	
Achievability Delivery & Timing Considerations Market & Economic Viability Considerations	 There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. 	
Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable.	
Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered development of the si	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable.	
Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary The site is considered development of the si	 There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristics would likely be delivered by a local/ regional developer who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 units could be achieved on a site such as this; hence the development could be completed within 24 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable. to be suitable for housing development and there is a reasonable prospect that te would be achievable, however, availability of the site is uncertain. 	



RC30 – Former Knights, 8-10 Bell Street, Reigate



Site details			
HELAA Reference	RC30		
Source of site	Extant Planning Permission		
Site name	Former Knights, 8-10 Bell Street, Reigate		
Existing use	Vacant retail store		
Housing Potential			
Density	120dph		
Capacity	7		
Total site area (ha)	0.05		
Suitability			
Policy Considerations	The site lies within the urban area, within Reigate town centre, and therefore within a priority location for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. The site benefits from planning permission for 7 units. Accessibility to local services, facilities and public transport is excellent. The building is a Grade II Listed Building.		
Markat	The site lies within the Reigate Conservation Area.		
Market Considerations	The site is proposed to deliver higher density units (flats).		
Physical Limitations	No physical limitations have been identified.		
Potential Impacts	Development of the site may impact upon the listed building and the conservation		
r otentiar impacts	area.		
The site is considered	to be suitable for housing development.		
Availability			
The site is owned by St Dominic's Property Ltd. The site benefits from planning permission for 7 residential units. The landowners are currently seeking to discharge the conditions. No legal constraints to development have been identified.			
	to be available for housing development.		
Achievability			
Delivery & Timing Considerations	The landowner has indicated that they are intending to develop the site themselves and are currently in the process of discharging conditions. A scheme of this size would likely be delivered in a single phase. Delivery rates of 10- 20 units per annum could be achieved on a site such as this; hence development could be completed within 12 months of commencement.		
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area, particularly for flats, is very strong and would most likely be sanable of supporting the type and scale of development proposed.		
There is a recorded by	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			
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.			



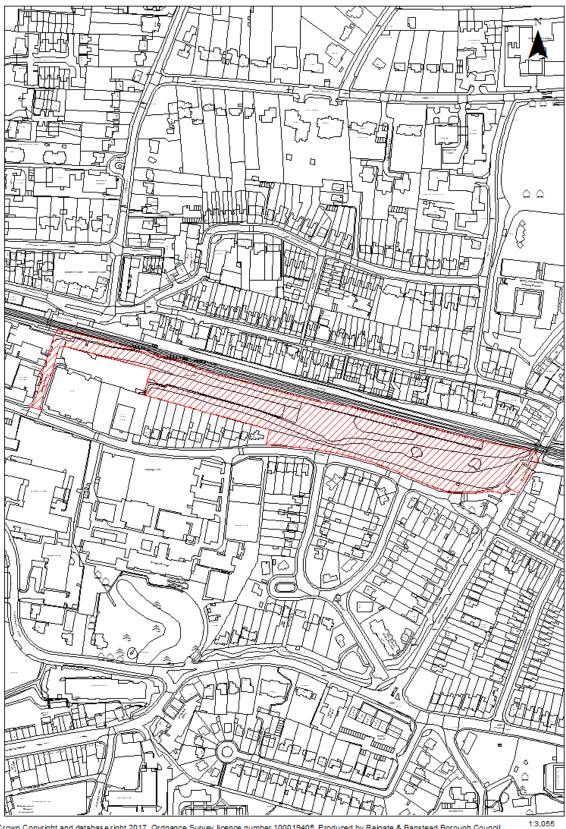
RC31 – 31 Blackborough Road, Reigate

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Site details	
HELAA Reference	RC31
Source of site	Extant Planning Permission
Site name	31 Blackborough Road, Reigate
Existing use	Car sales and workshop
Housing Potential	
Density	50dph
Capacity	5
Total site area (ha)	0.1
Suitability	
Policy	The site lies within the urban area, within close proximity of Lesbourne Road Local
, Considerations	Centre, and therefore within a location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site benefits from planning permission for 5 units.
	Accessibility to local services, facilities and public transport is excellent.
	The site is adjacent to the Chart Lane Conservation Area.
	The site is adjacent to an area of Urban Open Land.
Market	The site is proposed to deliver a mix of low and high density units (houses and flats).
Considerations	
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	Development of the site may impact upon the adjoining conservation area and urban
	open land.
The site is considered	to be suitable for housing development.
Availability	
The site is owned by a	
The site benefits from	planning permission for 5 units; however, there is a history of unimplemented
planning permissions.	
The site is currently u	sed as an active car sales and workshop – availability may be dependent upon
The site is currently us alternative accommod	sed as an active car sales and workshop – availability may be dependent upon dation being sought.
The site is currently us alternative accommod It has not been possib	sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ie to ascertain whether the landowner intends to implement the planning permission.
The site is currently us alternative accommod It has not been possib No legal constraints to	sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ie to ascertain whether the landowner intends to implement the planning permission. D development have been identified.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site	sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ie to ascertain whether the landowner intends to implement the planning permission.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability	sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ile to ascertain whether the landowner intends to implement the planning permission. In development have been identified. In for housing is therefore uncertain.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ile to ascertain whether the landowner intends to implement the planning permission. In development have been identified. If for housing is therefore uncertain . There is no known specific developer interest in the site at this point.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability	Sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ile to ascertain whether the landowner intends to implement the planning permission. In development have been identified. If there is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	sed as an active car sales and workshop – availability may be dependent upon dation being sought. le to ascertain whether the landowner intends to implement the planning permission. o development have been identified. a for housing is therefore uncertain. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	Sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ile to ascertain whether the landowner intends to implement the planning permission. In development have been identified. If there is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	Sed as an active car sales and workshop – availability may be dependent upon dation being sought. Ile to ascertain whether the landowner intends to implement the planning permission. In development have been identified. If there is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	Sed as an active car sales and workshop – availability may be dependent upon dation being sought. We to ascertain whether the landowner intends to implement the planning permission. Development have been identified. If there is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	Sed as an active car sales and workshop – availability may be dependent upon dation being sought. The to ascertain whether the landowner intends to implement the planning permission. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations	Sed as an active car sales and workshop – availability may be dependent upon dation being sought. Is to ascertain whether the landowner intends to implement the planning permission. Is development have been identified. Is therefore uncertain. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations	 as an active car sales and workshop – availability may be dependent upon dation being sought. le to ascertain whether the landowner intends to implement the planning permission. development have been identified. for housing is therefore uncertain. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site benefits from planning
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations	 ased as an active car sales and workshop – availability may be dependent upon dation being sought. be to ascertain whether the landowner intends to implement the planning permission. be development have been identified. be for housing is therefore uncertain. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations	 ased as an active car sales and workshop – availability may be dependent upon dation being sought. be to ascertain whether the landowner intends to implement the planning permission. be development have been identified. a for housing is therefore uncertain. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations	 Seed as an active car sales and workshop – availability may be dependent upon dation being sought. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning the type and scale of development proposed.
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable	 ased as an active car sales and workshop – availability may be dependent upon dation being sought. be to ascertain whether the landowner intends to implement the planning permission. be development have been identified. a for housing is therefore uncertain. There is no known specific developer interest in the site at this point. A scheme of this size/ characteristic would likely be delivered by a local/ regional developer who would likely have the capacity to deliver a scheme of this nature. A scheme of this characteristic would likely be delivered in a single phase by a single developer. Delivery rates of 10-15 dwellings per developer per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site benefits from planning permission. The residential market in the area is very strong and would most likely be capable of
The site is currently us alternative accommod It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary	 Seed as an active car sales and workshop – availability may be dependent upon dation being sought. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning permission. Ide to ascertain whether the landowner intends to implement the planning the type and scale of development proposed.

development would be achievable, availability of the site is uncertain. The site is therefore not considered to be developable. Overcoming constraints: availability

RC32 – Reigate Station Car Park



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Site details	
HELAA Reference	RC32
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Reigate Station Car Park
Existing use	Car park
Housing Potential	
Density	12.3dph
Capacity	20
Total site area (ha)	1.62
Suitability	1.02
Policy	The site lies within the urban area, adjacent to Reigate town centre, and therefore
Considerations	within a location contemplated for housing development through Policy CS4 of the
Considerations	Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
Mauliat	Accessibility to local services, facilities and public transport is excellent.
Market	The site would be most suitable to deliver higher density units (flats).
Considerations	A construction in the state in the state of
Physical Limitations	Access to the site is via the Homebase store entrance. There may be need to acquire
	access permissions.
	The site is long and thin – this may impact upon the type of development possible.
Potential Impacts	Loss of car parking could impact upon the viability of the station.
	Proximity to the railway line could give rise to residential amenity conflicts.
	considered to be suitable for housing development.
Availability	
The site is owned by I	
-	ole to ascertain landowner intentions.
There may be a need	
	o development have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing	No specific developer involvement in the site is known at this point.
Considerations	A site of this size/ characteristics would likely attract interest from regional
	developers who would likely have the capacity to deliver.
	A scheme of this nature would likely be delivered in a single phase by a single
	developer.
	Delivery rates of 20-30 units could be achieved.
	Development could therefore be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site is not currently considered
Viability	to be suitable for housing development and availability is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
	development would be economically viable.
	The residential market in the area, particularly for flats, is considered to be very
	strong and would most likely be capable of supporting the type and scale of
	development proposed.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
· ·	to be potentially suitable for housing development and there is a reasonable prospect
	the site would be achievable. However, availability of the site for housing development
is uncertain.	

The site is therefore not currently developable. Overcoming constraints: availability; site characteristics; access; alternative car park provision

RC33 – Old Colley Farm, Reigate



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Site details	
HELAA Reference	RC33
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Old Colley Farm, Reigate
Existing use	Semi-natural open space/ woodland
Housing Potential	
Density	20dph
Capacity	10
Total site area (ha)	0.54
Suitability	
Policy	The site lies wholly within the Green Belt.
Considerations	The site does not lie within a location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site is located within a Conservation Area.
	A large part of the site is identified as a potential Site of Nature Conservation
	Importance.
	Accessibility to local services and facilities is reasonable.
N A I I	The site has reasonable access to public transport services.
Market	The site would be most suited to delivering larger family homes.
Considerations	Access to the site is view permanenties to sever / drivenuew from Compiles Long which
Physical Limitations	Access to the site is via a narrow private spur/ driveway from Coppice Lane which
	may be unsuitable for further residential development. The site is identified as being potentially contaminated.
	The site is quite densely wooded in part which may limit development potential –
	land levels also fall away quite sharply from north to south across the site.
Potential Impacts	Development could have an adverse visual impact upon the integrity of the
	Conservation Area within which it sites and adjoining listed building.
	Development could adversely impact upon the recognised nature conservation value
	of the site.
The site is not conside	ered to be suitable for housing development.
Availability	
The site is owned by a	private individual.
It has not been possib	le to ascertain whether the site would be made available for housing development.
	o housing development have been identified.
Availability of the site	e is therefore uncertain.
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this point.
Considerations	A scheme of this nature would likely attract interest from local/ regional developers
	who would likely have the capacity to deliver.
	A scheme of this nature would be delivered in a single phase.
	Delivery rates of 30-40 units per annum could be achieved.
	Development could therefore be completed within 12 months from commencement.
Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable.
	The residential market in the area is considered to be sufficient to support the scale
	and type of development proposed.

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

Summary

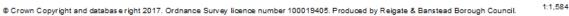
The site is not considered to be suitable for housing development and availability is uncertain.

The site is therefore not considered to be currently developable.

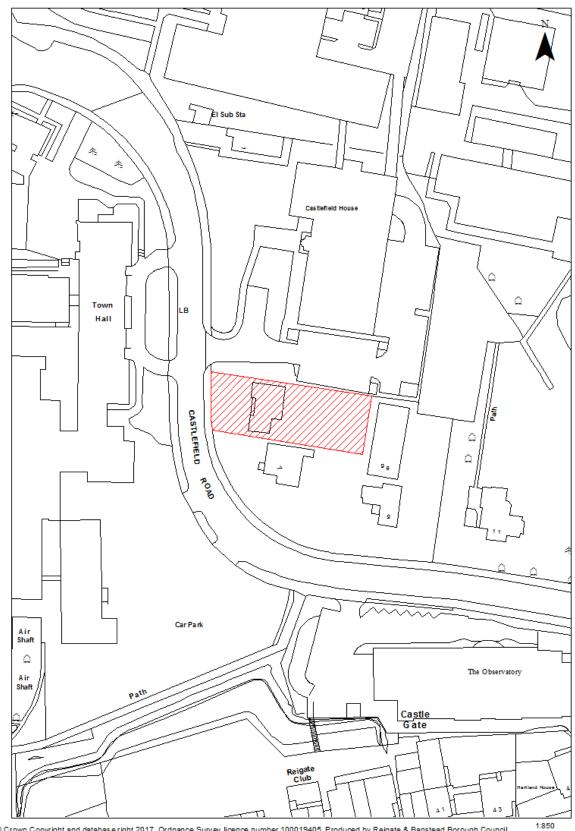
Overcoming constraints: availability; access; contamination; strategic policy change



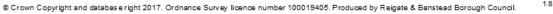
RC34 – Land R/O Retail Frontage Bell Street, Reigate



RC34
Regulation 18 Development Management Plan Consultation
Land R/O Retail Frontage Bell Street, Reigate
Land rear of retail frontage
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The site lies within the urban area, within Redhill town centre, and therefore within a
location contemplated for housing development through Policy CS4 of the Core
Strategy.
The site has not been identified in the Regulation 19 Development Management Plan
for housing development.
The site is adjacent to the primary shopping area.
The site lies within the Reigate town centre conservation area.
There are a number of locally listed buildings within the street frontage.
Accessibility to local services, facilities and public transport is excellent.
The site would be most suitable to delivering higher density units (flats).
Parts of the site have been identified as being at risk from surface water flooding.
Development may impact upon the locally listed buildings and conservation area.
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o development have been identified.
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RC43 – 5a Castlefield Road, Reigate

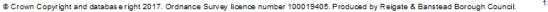


HELAA Reference RC43 Source of site Vacant Property Site name Sa Castlefield Road, Reigate Existing use Vacant property – offices Housing Potential Density Galph Capacity Total site area (ha) 0.08 Suitability For the site lies within the urban area, within Redhill town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent. The site is adjacent to Reigate Town Centre Conservation Area and is within close proximity to Chart Lane Conservation Area. The site is opposite the Grade II Listed Town Hall. Whilst the site is not within a designated employment area, loss of employment uses would run contrary to policy. However, there may be potential under prior approval for office to residential conversion. Market The site would most likely be suited to deliver higher density residential units (flats). Considerations No physical constraints to development have bee identified. Physical limitations No physical constraints to development. Availability The site is accessed directly from Castle	Site details	
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AchievabilityDelivery & Timing ConsiderationsThere is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.Market & Economic ViabilityNo specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area is very strong and would likely support the type and scale of development of the site would be achievable.There is a reasonable prospect that development of the site would be achievable.	No legal constraints to	o development have been identified.
Delivery & Timing ConsiderationsThere is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.Market & Economic ViabilityNo specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area is very strong and would likely support the type and scale of development of the site would be achievable.	Availability of the site	e for housing development is uncertain.
ConsiderationsA site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 12 months of commencement.Market & Economic ViabilityNo specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.ConsiderationsGeneric assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area is very strong and would likely support the type and scale of development of the site would be achievable.There is a reasonable prospect that development of the site would be achievable.	Achievability	
Market & EconomicNo specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.ConsiderationsGeneric assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area is very strong and would likely support the type and scale of development envisaged.There is a reasonable prospect that development of the site would be achievable.		A site of this size/ characteristics would likely attract interest from local/ regional house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved.
	Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Reigate suggests that development would be economically viable. The residential market in the area is very strong and would likely support the type and scale of development envisaged.
Summary	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; strategic policy change



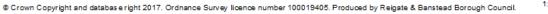
RC67 – Garages adjacent to 41 Beech Drive, Reigate



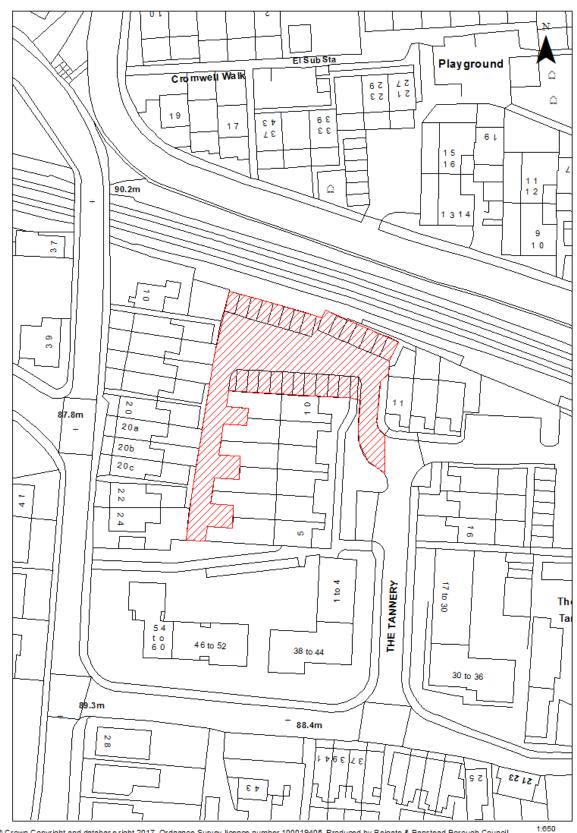
Site details	
HELAA Reference	RC67
Source of site	Garages
Site name	Garages adjacent to 41 Beech Drive, Reigate
Existing use	Garages
Housing Potential	
Density	60dph
Capacity	6
Total site area (ha)	1.0
Suitability	
Policy	The site lies within the urban area and therefore is within an area considered for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would likely be most suited to delivering higher density units (flats).
Considerations	
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
	to be suitable for housing development.
Availability	
The site is currently us	
The site is owned by a	-
	le to ascertain landowner intentions.
	o development have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional housebuilders who would likely have the capacity to deliver.
	A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved.
	Development could therefore be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
	development would be economically viable.
	The residential market in the area is felt to be sufficient to support the scale of development proposed.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
	to be suitable for housing development and there is a reasonable prospect that
development would be achievable, however, availability is uncertain.	
The site is therefore not currently developable.	
Overcoming constraints: availability	



RC68 – Garages Fir Tree Walk, Reigate



Site details		
HELAA Reference	RC68	
Source of site	Garages	
Site name	Garages Fir Tree Walk, Reigate	
Existing use	Garages	
Housing Potential		
Density	171dph	
Capacity	12	
Total site area (ha)	0.07	
Suitability	0.07	
•	The site lies within the urban area and therefore within a location identified for	
Policy		
Considerations	housing development through Policy CS4 of the Core Strategy.	
	The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	Accessibility to local services, facilities and public transport is good.	
	The site previously benefitted from planning permission for 12 flats.	
Market	The site is considered to be most suited to deliver higher density units (flats).	
Considerations		
Physical Limitations	Part of the site has been identified as being potentially at risk from surface water	
	flooding.	
Potential Impacts	No potential impacts have been identified.	
	I to be suitable for housing development.	
Availability		
The site is currently u		
•	Mount Green Housing Association.	
	has previously been granted for the replacement of the garages with 12 flats,	
however, it has not be		
	le to ascertain landowner intentions.	
	o development have been identified.	
	e for housing development is uncertain.	
Achievability		
Delivery & Timing	There is no known specific developer involvement in the site at this point in time.	
Considerations	A site of this size/ characteristics would likely attract interest from local/ regional	
	housebuilders who would likely have the capacity to deliver a scheme of this nature.	
	A site 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 on a site such as this.	
	Development could therefore be completed within 12 months of commencement.	
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing	
Viability	development is uncertain.	
Considerations	Generic assessment of sites within Reigate for housing development suggests that	
	development of the site would be economically viable.	
	The residential market in the area is considered to be very strong and therefore	
	would likely be capable of supporting the scale and type of development proposed.	
There is a reasonable	prospect that development of the site would be achievable.	
Summary		
The site is considered	to be suitable for housing development and there is a reasonable prospect that	
development would b	development would be achievable, however, availability of the site is uncertain.	
The site is therefore not currently developable.		
Overcoming constrain	Overcoming constraints: availability	



RC69 – Garages R/O 10 The Tannery, Redhill

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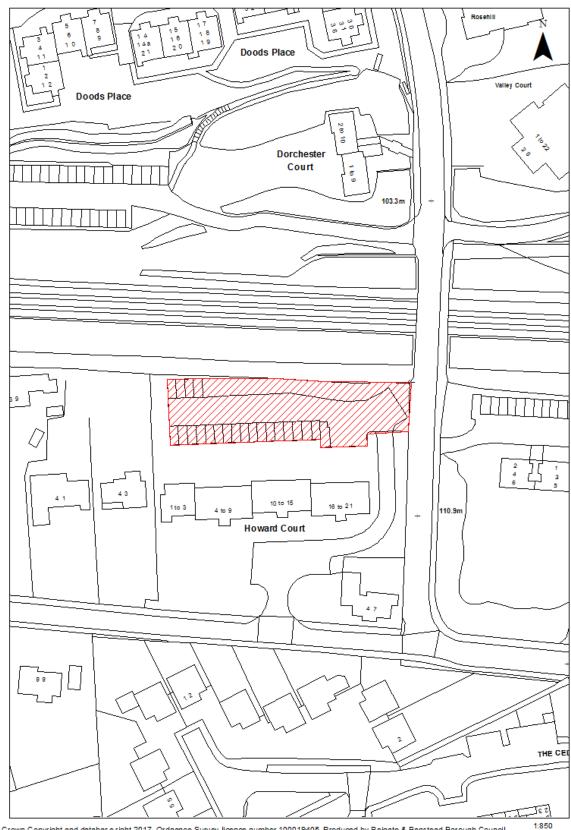
Site details	
HELAA Reference	RC69
Source of site	Garages
Site name	Garages R/O 10 The Tannery Reigate
Existing use	Garages
Housing Potential	
Density	63dph
Capacity	5
Total site area (ha)	0.08
Suitability	
Policy	The site lies within the urban area and therefore within a priority location for housing
Considerations	development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would be most suitable to delivering small family homes.
Considerations	
Physical Limitations	Parts of the site have been identified as potentially being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered	to be suitable for housing development.
Availability	
The site is currently us	
The site is owned by F	-
•	le to ascertain landowner intentions.
	o development have been identified.
-	e for housing is uncertain.
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A site of this size/ characteristics would attract interest from local and regional house builders who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development could therefore be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that development would be economically viable.
	The residential market in the area is very strong and would therefore be likely to
	support the scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
	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 considered to be currently developable.	
Overcoming constraints: availability	



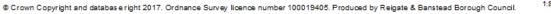
RC70- Garages R/O 129 Blackborough Road, Reigate



Site details	
HELAA Reference	RC70
Source of site	Garages
Site name	Garages R/O 129 Blackborough Road, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would be most suitable of delivering higher density units (flats).
Considerations	
Physical Limitations	Access to the site is quite constrained.
Potential Impacts	Development may give rise to residential amenity constraints.
	to be potentially suitable for housing development.
Availability	
The site is currently us	• •
The site is owned by a	-
•	le to ascertain landowner intentions.
	o development have been identified.
	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this size/ characteristics would likely attract interest from local/ regional housebuilders who would likely have the capacity to deliver a scheme of this nature. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units could be achieved on a site such as this. Development could therefore be completed within 12 months from commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites within Reigate for housing development suggests that
	development would be economically viable.
	The residential market in the area is considered to be sufficient to deliver the type of
	development envisaged.
	prospect that development of the site would be achievable.
that development of t The site is therefore r	to be potentially suitable for housing development and there is a reasonable prospect he site would be achievable. However, availability of the site is uncertain. Not currently developable. Its: availability; access; residential amenity constraints

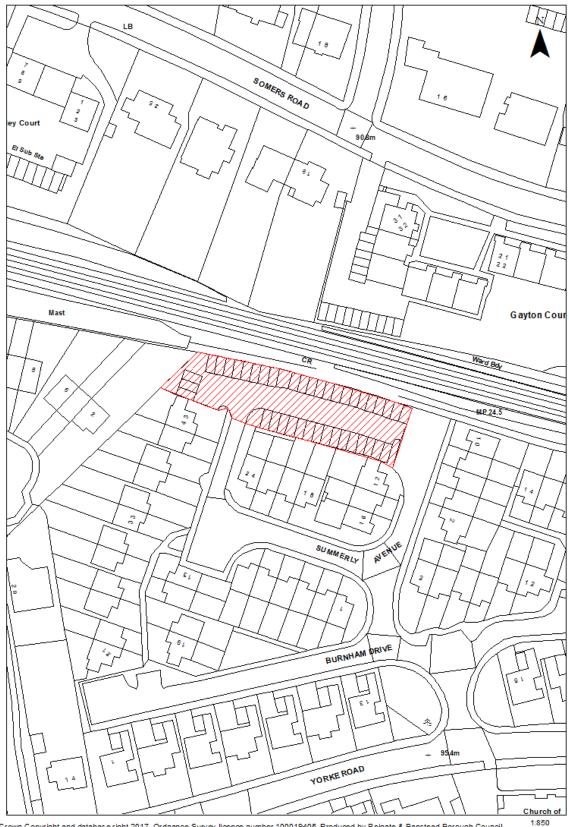


RC71 – Garages Howard Court, Doods Park Road, Reigate

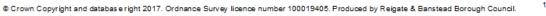


Site details	
HELAA Reference	RC71
Source of site	Garages
Site name	Garages Howard Court, Doods Park Road, Reigate
Existing use	Garages
Housing Potential	
Density	50dph
Capacity	10
Total site area (ha)	0.2
Suitability	
Policy	The site lies within the urban area and therefore within a location identified for
Considerations	residential development through Policy CS4 of the Core Strategy.
Constactations	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site has good accessibility to local facilities, services and public transport.
Market	The site would be most suitable to delivering higher density units (flats).
Considerations	
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	Proximity to the railway line may give rise to residential amenity constraints.
	Proximity to residential properties may give rise to residential amenity constraints.
The site is not consid	ered to be suitable for housing development.
Availability	
The site is currently u	sed as garages.
The site is own by a si	
•	ole to confirm landowner intentions.
No legal constraints to	o development have been identified.
Availability of the site	e is uncertain.
Achievability	
Delivery & Timing	There is no known specific developer interest in the site at this point.
Considerations	A site of this size/ characteristics would likely attract interest from local/ regional
	developers who would likely have the capacity to deliver a scheme of this nature.
	A scheme of this nature would be delivered in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved on a site such as this.
	Development could therefore be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
	development would be achievable.
	The residential market in the area is considered to be very strong. It is likely that the
	market would be able to support the type of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
The site is not conside	ered to be suitable for housing development and availability is uncertain.
The site is therefore	not currently developable.
Concernation of the second second	ates overlightlike a second vestighter the second type of the second vestights

Overcoming constraints: availability; access; residential amenity constraints



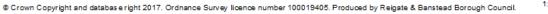
RC72 – Garages Summerly Avenue, Reigate



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

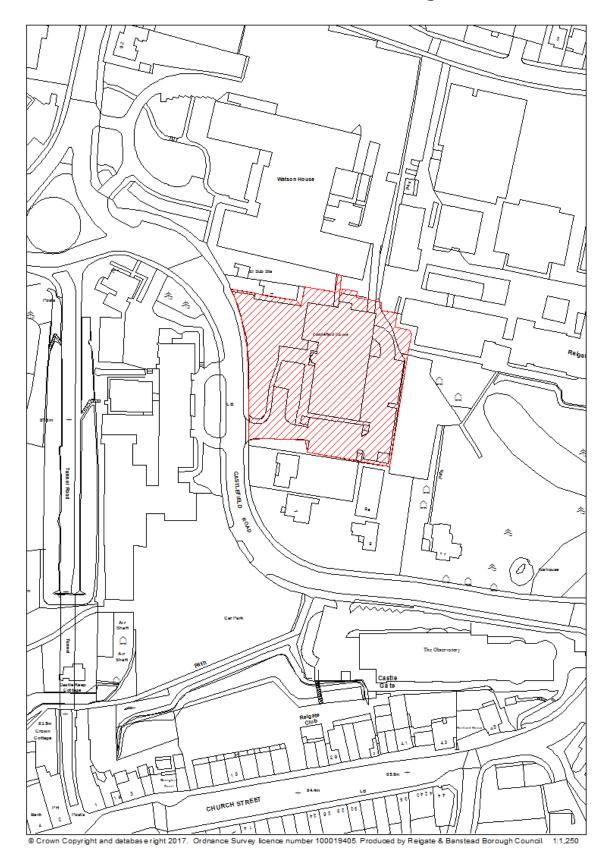


RC73 – Garages Burnham Drive, Reigate



Site details	
HELAA Reference	RC73
Source of site	Garages
Site name	Garages Burnham Drive, Reigate
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy	The site falls within the urban area and therefore is within an area contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is excellent.
Market	The site would be most suitable to delivering higher density units (flats).
Considerations	
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development would give rise to residential amenity constraints.
	ered to be suitable for housing development.
Availability	
The site is currently us	
	a number of landowners and would need to be assembled in order to enable
development.	
•	le to ascertain landowner intentions.
_	o development have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.
Considerations	A site of this size/ characteristics would likely attract interest from local/ regional
	house builders who would likely have the capacity to deliver.
	A scheme of this nature would be completed by a single developer in a single phase.
	Delivery rates of 20-30 units per annum could be achieved on a site such as this.
Market & Economic	Development could therefore be completed within 12 months of commencement. No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
Considerations	development would be economically viable.
	The residential market in the area is very strong and would be capable of supporting
	the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
	ered to be suitable for housing development and availability is uncertain.
	not currently considered to be developable.
Overcoming constraints: availability: residential amenity constraints	

Overcoming constraints: availability; residential amenity constraints.



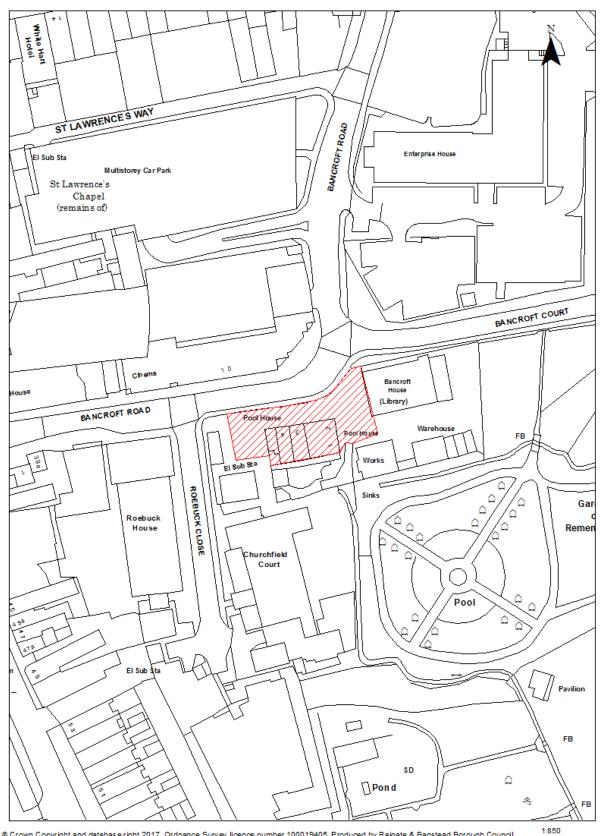
RC74 – Castlefield House, 3-5 Castlefield Road, Reigate

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

Summary

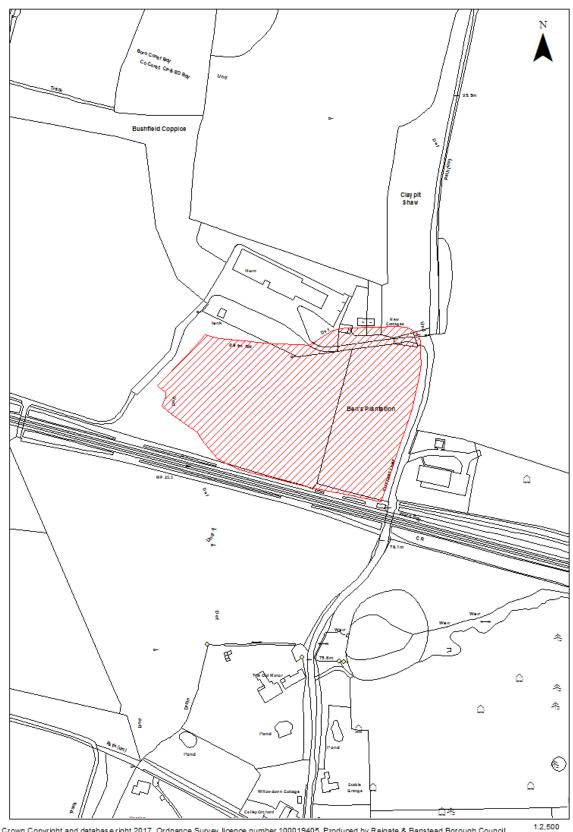
The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable. **The site is therefore considered to be deliverable.**

RC76 – Pool House, Reigate





Site details	
HELAA Reference	RC76
Source of site	Identified Site
Site name	Pool House, Reigate
Existing use	Mixed-uses
Housing Potential	
Density	215dph
Capacity	15
Total site area (ha)	0.07
Suitability	0.07
	The site lies within Deigete town centre and therefore within a location contemplated
Policy	The site lies within Reigate town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Considerations	The site lies adjacent to the primary shopping area.
	Loss of retail uses would run contrary to policy.
	The site has however been identified, as part of a wider site, in the Regulation 19
	Development Management Plan as an opportunity site for mixed-use development.
	Accessibility to local services, facilities and public transport is excellent.
Market	The site would most likely be suited to delivering higher density units (flats) as part of
Considerations	mixed-use development including retail, commercial leisure, community and
Considerations	residential development.
Physical Limitations	A small part of the site lies within Flood Zone 2.
Filysical Limitations	Small parts of the site have been identified as being at risk from surface water
	flooding.
Potential Impacts	No potential impacts have been identified.
	to be suitable for housing development.
Availability	
•	a number of landowners.
•	formally promoted for housing development.
	o be assembled in order to enable development.
	o development have been identified.
	e is therefore uncertain.
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this moment in time.
Considerations	A site of this size/ type would likely attract interest from a local/ regional developer
considerations	who would likely have the capacity to deliver a scheme of this nature.
	A scheme of this nature would likely be delivered in a single phase by a single
	developer.
	Delivery rates of 20-30 dwellings per developer per annum could be achieved.
	Development could therefore be completed within 12-18 months of commencement.
Market & Economic	Viability work suggests that development within Reigate would be viable.
Viability	The residential market in the area is good and would likely support the type and scale
	of development envisaged.
Considerations	of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
There is a reasonable Summary	prospect that development of the site would be achievable.
There is a reasonable Summary The site has been ider	prospect that development of the site would be achievable. ntified, as part of a wider site, in the Regulation 19 Development Management Plan as
There is a reasonable Summary The site has been iden an opportunity site for	prospect that development of the site would be achievable.
There is a reasonable Summary The site has been ider an opportunity site fo The site is considered	prospect that development of the site would be achievable. ntified, as part of a wider site, in the Regulation 19 Development Management Plan as r mixed-use development.
There is a reasonable Summary The site has been ider an opportunity site fo The site is considered will be achievable, ho	prospect that development of the site would be achievable. ntified, as part of a wider site, in the Regulation 19 Development Management Plan as r mixed-use development. to be suitable for development and there is a reasonable prospect that development



RH01 – Land at Clifton's Lane, Reigate

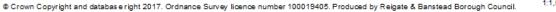


Site details		
HELAA Reference	RH01	
Source of site	RBBC – Environmental Health	
Site name	Land at Clifton's Lane, Reigate	
Existing use	Agricultural fields	
Housing Potential		
Density	20dph	
Capacity	50	
Total site area (ha)	2.47	
Suitability		
Policy	The site is wholly within the Green Belt.	
Considerations	The site is within the Area of Great Landscape Vale and the western half falls within the Area of Outstanding Natural Beauty. The site does not lie within a broad location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	Accessibility to local services, facilities and public transport is limited.	
Market 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	Access to the site is via a narrow lane which is constrained, compounded further via the narrow passage under the railway bridge – access arrangements would be unsuitable to support residential development. The site is identified as being potentially contaminated.	
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns. Development could have an adverse visual impact upon the Area of Great Landscape Value and Area of Outstanding Natural Beauty. Given proximity to the borough boundary, it would be necessary to consider cross- boundary impacts as part of Duty to Co-Operate.	
The site is not conside	ered to be suitable for housing development.	
Availability		
, The site is owned by a	a private individual.	
	eviously promoted the site for housing development.	
	le to confirm landowner intentions.	
	o development have been identified.	
	e for housing development is therefore uncertain.	
Achievability		
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract interest from local, regional and national housebuilders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20- 30 units per annum could be achieved. Hence, a scheme could be completed within 12-18 months of commencement.	
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain. Generic assessment of sites for housing development within Reigate suggests that development of the site would be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development	

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



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



Site details	
HELAA Reference	RH02
Source of site	RBBC – Property
Site name	Madeira Sandpit, Highlands Road, Reigate
Existing use	Semi-natural open space
Housing Potential	
Density	20dph
Capacity	20
Total site area (ha)	1.67 (gross)/ 1.00 (developable)
Suitability	
Policy	The site is within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site is designated as Urban Open Land – the Urban Open Space Review
	concluded that the site had a medium overall value but recommended that it should
	be retained as urban open space.
	Accessibility to local services and facilities is reasonable.
	Accessibility to public transport is reasonable.
Market	The site would most likely be suited to delivering larger family homes.
Considerations	
Physical Limitations	There is currently no road access to the site – this would need to be created to
	support residential development.
	Land around the site is steeply banked and parts are quite heavily wooded which may
	impinge upon development capacity and potential.
	There are potential contamination issues owing to previous landfilling activities on
-	the site.
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
	Development could potentially impact upon two areas of archaeological potential
	located just outside the southern boundary of the site.
	ered to be suitable for housing development.
Availability	
	Reigate & Banstead Borough Council.
	actively promoted the site for housing development.
-	o development have been identified.
	prospect that the site would be made available for housing development within the
plan period.	
Achievability	
Delivery & Timing	The landowner has indicated that they intend to develop the site themselves.
Considerations	They have recently completed a number of similar schemes and are therefore likely
	to have the capacity to deliver a scheme of this nature.
	A development of this nature would be completed within a single phase and delivery
	rates of 20-30 dwellings per annum could be expected. Development could therefore
Market & Economic	be completed within 12 months of commencement. Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development.
Considerations	Generic assessment of sites within Reigate for housing development suggests that
Considerations	development would be economically viable.
	The residential market in the area would most likely be capable of supporting the
	scale and type of development proposed.

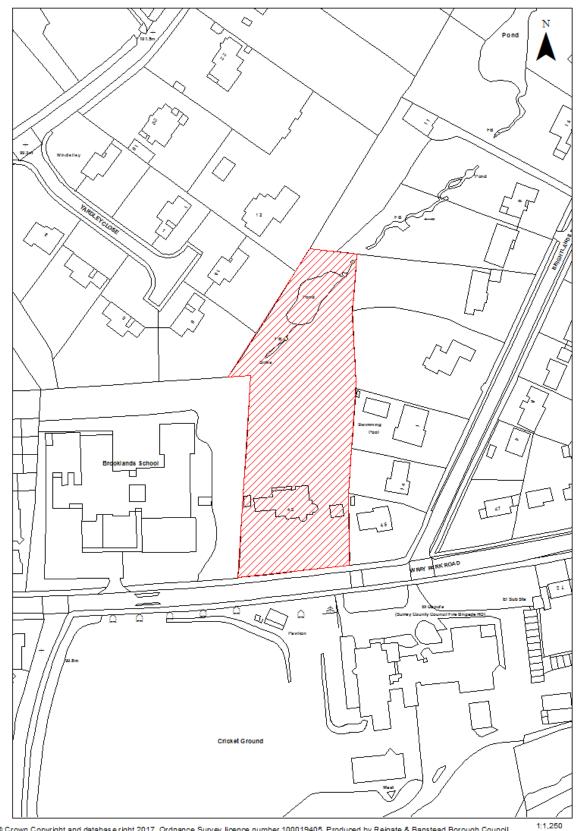
There is a reasonable prospect that development of the site would be achievable.

Summary

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

The site is therefore not considered to be developable.

Overcoming constraints: strategic policy change; access; contamination.



RH07 – Brockmere, Wray Park Road, Reigate

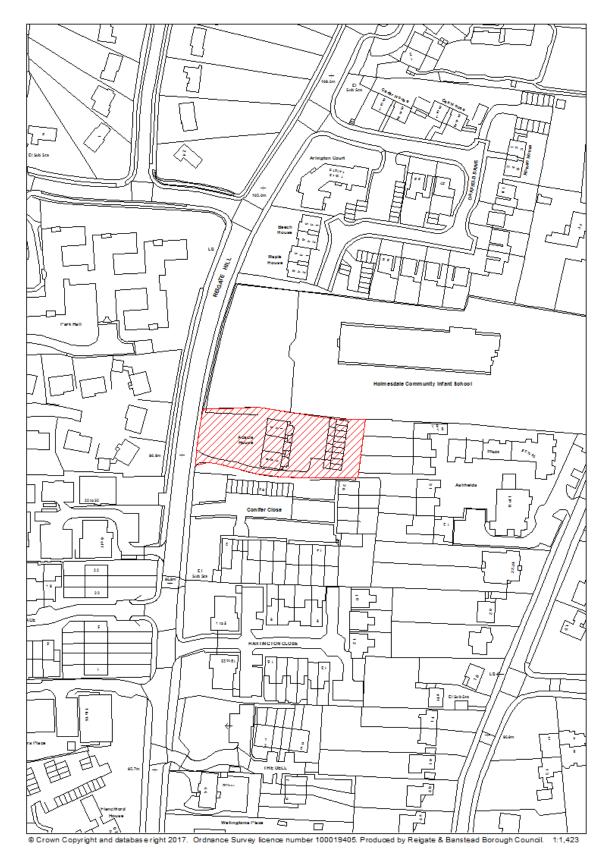
Site details	
HELAA Reference	RH07
Source of site	Extant Planning Permission
Site name	Brockmere, Wray Park Road, Reigate
Existing use	Residential dwelling in large curtilage
Housing Potential	
Density	12dph
Capacity	7
Total site area (ha)	0.59
Suitability	
Policy	The site lies within the urban area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



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

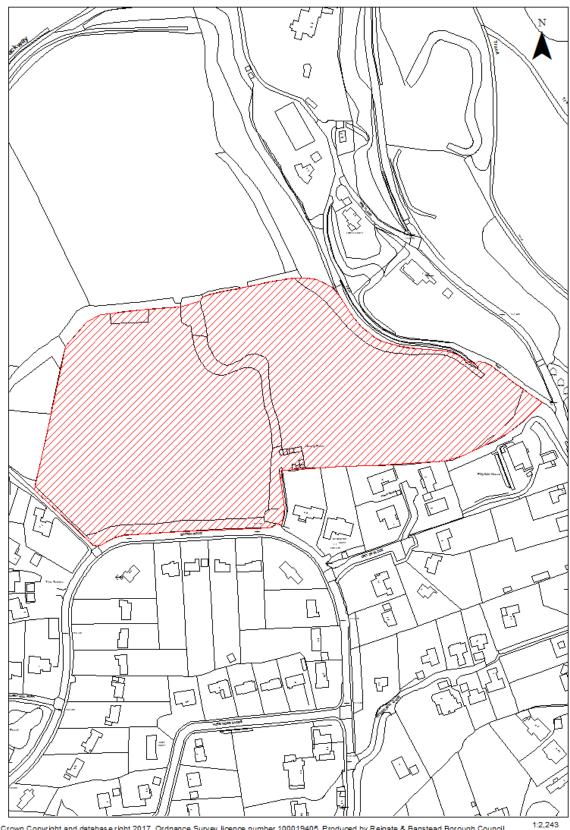


Site details	
HELAA Reference	RH08
Source of site	Call for Sites
Site name	Land south of Dorchester Court, Wray Common Road, Reigate
Existing use	Garage block
Housing Potential	
Density	50dph
Capacity	8
Total site area (ha)	0.17
Suitability	
Policy	The site is within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is reasonable.
Market	The site would most likely be suited to higher density development (predominantly
Considerations	flats).
Physical Limitations	A small area in the south of the site is identified as being at risk from surface water
	flooding.
	The site is quite densely wooded, although there are no protected trees on the site.
	Access to the site from Wray Common Road would need to be carefully considered to
	provide safe residential access.
Potential Impacts	Proximity to the railway line could give rise to residential amenity concerns.
The site is considered	I to be suitable for housing development.
Availability	
The site is owned by a	a private individual.
-	eviously promoted the site for housing development.
	le to confirm landowner intentions.
No legal constraints to	o development have been identified.
	e for housing development is uncertain.
Achievability	1
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.
Considerations	A site fo this size/ characteristics would likely attract interest from local or regional
	developers who would likely have the capacity to deliver.
	A scheme of this nature would be delivered in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved on a site such as this.
	A scheme could therefore be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable. The residential market in the area is strong, with good demand for flats, and would
Thoro is a reasonable	most likely be capable of supporting the type and scale of development envisaged. prospect that development of the site would be achievable.
	prospect that development of the site would be achievable.
Summary	to be suitable for housing development and there is a reasonable prospect that
	be achievable, however, availability of the site is uncertain.
	not currently developable.
Overcoming constrain	



RH12 – Acacia House, Reigate Hill, Reigate

Site details		
HELAA Reference	RH12	
Source of site	Extant planning permission	
Site name	Acacia House, Reigate Hill, Reigate	
Existing use	Residential and garages	
Housing Potential		
Density	75dph	
Capacity	22	
Total site area (ha)	0.29	
Suitability		
Policy	The site is within the urban area, close to Reigate town centre, and therefore within a	
Considerations	location contemplated for housing development through Policy CS4 of the Core Strategy.	
	The site has not been identified in the Regulation 19 Development Management Plan for housing development.	
	The site benefits from planning permission for 22 units.	
	Accessibility to local services, facilities and public transport is excellent.	
Market	The site is proposed to deliver higher density units (flats)	
Considerations		
Physical Limitations	There are no specific limitations associated with the site.	
Potential Impacts	There are no specific potential impacts associated with development of the site.	
· · · · ·	to be suitable for housing development.	
Availability		
The site is owned by a	private organisation, JAK Blake Investments.	
The site is understood to be subject to two further private residential leasehold interests which would need		
to be acquired or nego	otiated in order to enable development to progress.	
The site benefits from		
-	b housing development have been identified.	
	prospect that the existing planning permission will be implemented.	
Achievability		
Delivery & Timing Considerations	There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder.	
	A scheme of this nature would be delivered by a single developer in a single phase. Delivery rates of 20-30 units per annum could be achieved.	
	Development could therefore be completed within 12 months of commencement.	
Market & Economic Viability	No specific viability work has been undertaken as the site benefits from planning permission.	
Considerations	The residential market in the area, particularly for flats, is very strong and would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable	prospect that development of the site would be achievable.	
Summary		
	to be suitable for housing development and there is a reasonable prospect that the	
	nission will be implemented and that development would be achievable.	
	onsidered to be deliverable.	



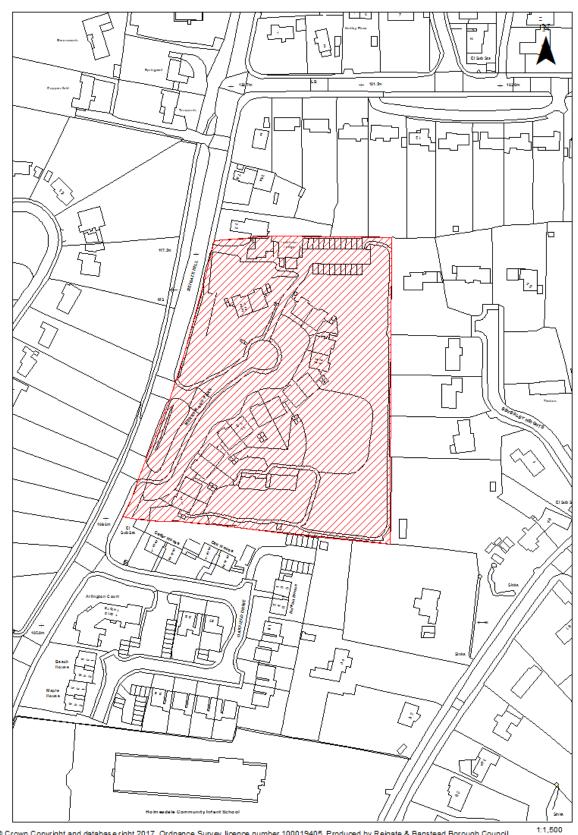
RH13 – Quarry Farm, Gatton Road, Reigate

Site details	
HELAA Reference	RH13
Source of site	Call for Sites
Site name	Land at Quarry Farm, Gatton Road, Reigate
Existing use	Paddock
Housing Potential	
Density	20dph
Capacity	99
Total site area (ha)	4.95
Suitability	•
Policy	The site lies within the Green Belt.
Considerations	The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good. The site lies within an Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site lies within close proximity of the Mole Gap to Reigate Escarpment Special Area of Conservation. The southern and western boundaries of the parcel have been identified as being at risk of surface water flooding. The site is within close proximity to the Gatton Park Road Conservation Area.
Market	Given the scale of the site, it would be most suited to delivering a range of housing
Considerations	types and tenures. Development could therefore potentially meet a range of market requirements.
Physical Limitations	The northern part of the site slopes.
Potential Impacts	Development could potentially impact upon the Conservation Area, Area of Outstanding Natural Beauty, Area of Great Landscape Value and Mole Gap to Reigate Escarpment Special Area of Conservation.
	ered to be suitable for housing development within the plan period.
Availability	
•	hree landowners who have promoted the site for housing development. o development have been identified.
There is a reasonable period.	prospect that the site would be made available for development within the plan
Achievability	
Delivery & Timing Considerations	 It is understood that a number of development companies have made expressions of interest in developing the site. A site of this size/ characteristic would likely attract interest from a regional or national house builder who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a number of discrete phases. Each developer could achieve delivery rates of 30-40 units per annum.
Market & Economic 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, particularly for family homes, is very strong and

	would most likely be capable of supporting the type and scale of development
	envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
Whilst there is a reaso	nable prospect that the site would be made available for housing development within
the plan period and th	at development would be achievable; the site is not considered to be suitable for
development.	
	and the second

The site is therefore not currently developable.

Overcoming constraints: Strategic policy change; landscape impact



RH14 – Land to the north of Merrywood Park, Reigate

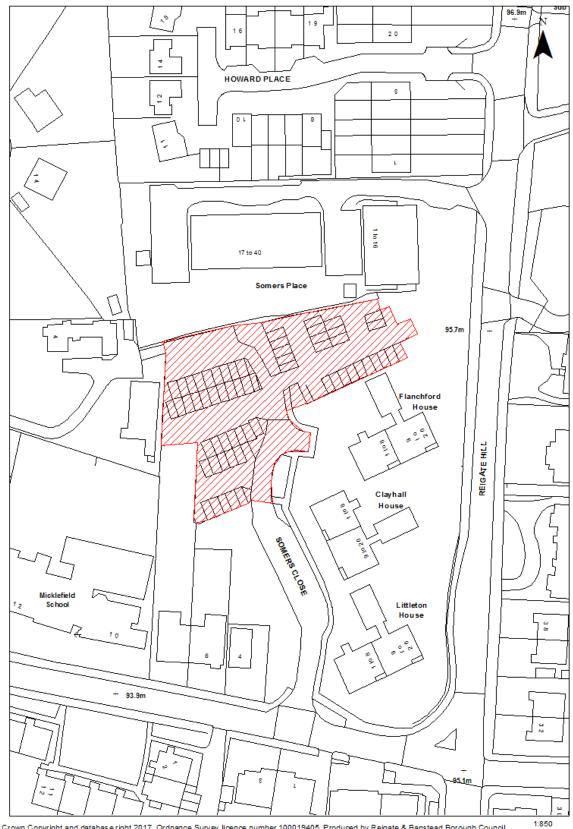


Site details	
HELAA Reference	RH14
Source of site	Extant Planning Permission
Site name	Land to the north of Merrywood Park, Reigate
Existing use	Former garage block
Housing Potential	
Density	33dph
Capacity	8
Total site area (ha)	0.24
Suitability	
Policy	The site lies within the urban area and therefore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



RH15 – Garages adjacent to Rowan House, Reigate

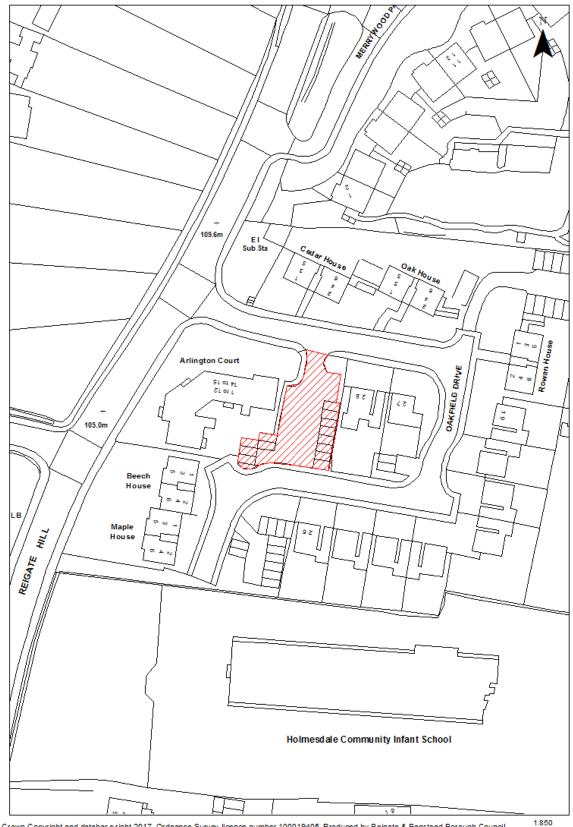
HELAA Reference Source of site Site name Existing use Housing Potential Density Capacity Total site area (ha) Suitability Policy Considerations	RH15 Garages Garages adjacent to Rowan House, Reigate Garages 100dph 5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Site name Existing use Housing Potential Density Capacity Total site area (ha) Suitability Policy	Garages Garages adjacent to Rowan House, Reigate Garages 100dph 5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Existing use Housing Potential Density Capacity Total site area (ha) Suitability Policy	Garages adjacent to Rowan House, Reigate Garages 100dph 5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Housing Potential Density Capacity Total site area (ha) Suitability Policy	Garages 100dph 5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Housing Potential Density Capacity Total site area (ha) Suitability Policy	5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Density Capacity Total site area (ha) Suitability Policy	5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Capacity Total site area (ha) Suitability Policy	5 0.05 The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Total site area (ha) Suitability Policy	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Suitability Policy	The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.
Policy	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good. The site adjoins the Merrywood Park Residential Area of Special Character. There are a number of TPOs along the northern boundary of the site.
Market	The site would be most suited to delivering higher density units (flats).
Considerations	
Physical Limitations	No specific physical limitations have been identified.
Potential Impacts	Development could potentially impact upon the Residential Area of Special Character. Development of the site may give rise to residential amenity constraints.
The site is considered	to be potentially suitable for housing development.
Availability	
The site is currently us	ed for garages.
The site is owned by a	single landowner.
It has not been possibl	e to confirm landowner intentions.
	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 size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this. A scheme of this nature would likely be completed within a single phase and delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability Considerations	development is uncertain. Generic assessment of sites within Reigate for housing development suggests that development would be economically viable. The residential market in the area, particularly for flats, is very good and would likely be capable of supporting the scale of development proposed.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
that development of the housing development. The site is therefore near the site is the si	to be potentially suitable for housing development and there is a reasonable prospect he site would be achievable. However, the site is not considered to be suitable for ot currently considered to be developable. ts: availability; residential amenity conflict; landscape impact



RH17 – Garage Somers Close, Reigate

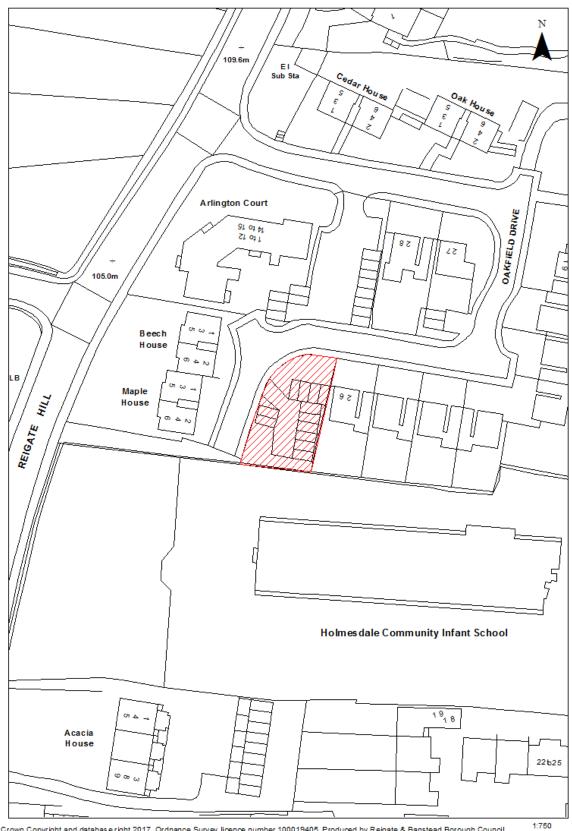
Site details	
HELAA Reference	RH17
Source of site	Garages Somers Close, Reigate
Site name	Garages
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	30
Total site area (ha)	0.4
Suitability	
Policy	The site lies within the urban area, within close proximity of Reigate town centre, and
Considerations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

Overcoming constraints: availability; landscape impact

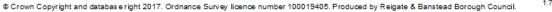


RH18 – Garages Arlington Court, Oakfield Drive, Reigate

Site details	
HELAA Reference	RH18
Source of site	Garages
Site name	Garages Arlington Court, Oakfield Drive, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services, facilities and public transport is good.
Market	The site would be most suited to delivering higher density units (flats).
Considerations	
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered	to be suitable for housing development.
Availability	
The site is currently us	
The site is owned by a	•
•	le to ascertain landowner intentions.
	o development have been identified.
	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point. A site of this type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme of this size. A scheme of this nature would likely be completed within a single phase and delivery rates of 20-30 units per annum could be achieved, hence development of the site could be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability Considerations	development is uncertain.Generic assessment of sites for housing development within Reigate suggests that development of the site would be achievable.The residential market in the area, particularly for flats, is considered to be strong and would likely be capable of supporting the type and scale of development proposed.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
development would b The site is therefore r	to be suitable for housing development and there is a reasonable prospect that be achievable, however, availability of the site is uncertain. Not considered to be currently development. Ints: availability; landscape impact



RH19 – Garages Adjacent to 26 Oakfield Drive, Reigate



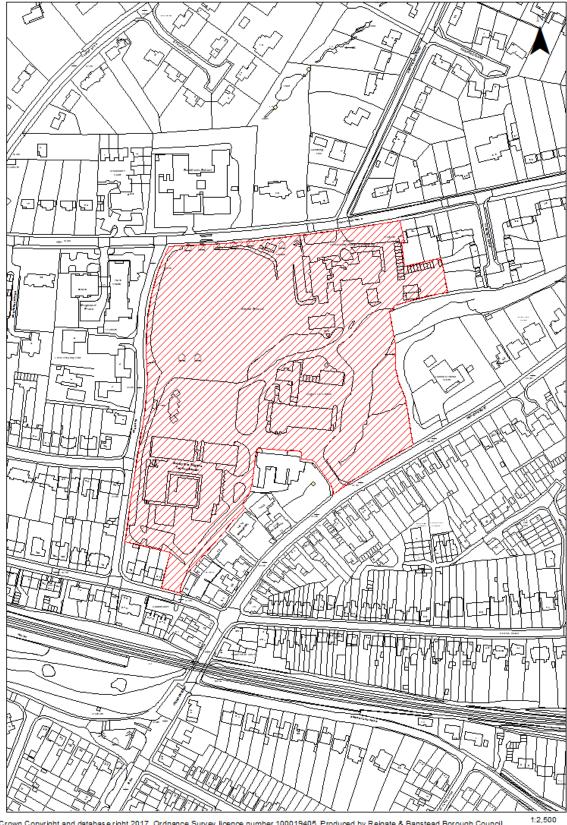
Site details	
HELAA Reference	RH19
Source of site	Garages
Site name	Garages adjacent to 26 Oakfield Drive, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would be most suited to delivering higher density units (flats).
Considerations	
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
	to be suitable for housing development.
Availability	
The site is currently u	
-	o development have been identified.
The site is owned by a	-
•	le to ascertain landowner intentions.
	o housing development have been identified.
	e for housing development is therefore uncertain.
Achievability	There is no known enceific developer involvement in the site of this point
Delivery & Timing Considerations	There is no known specific developer involvement in the site at this point.
Considerations	A site of this type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme of this size.
	A scheme of this nature would likely be completed within a single phase and delivery
	rates of 20-30 units per annum could be achieved, hence development of the site
	could be completed within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites within Reigate for housing development suggests that
considerations	development of the site would be economically viable.
	The residential market in the area, particularly for flats, is considered to be strong
	and would likely be capable of supporting the type and scale of development
	proposed.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
	to be suitable for housing development and there is a reasonable prospect that
	e achievable, however, availability of the site is uncertain.
	not considered to be currently development.
Overcoming constrain	
overcoming constraints, availability	



RH20 – Garages Langley Court, Alma Road, Reigate

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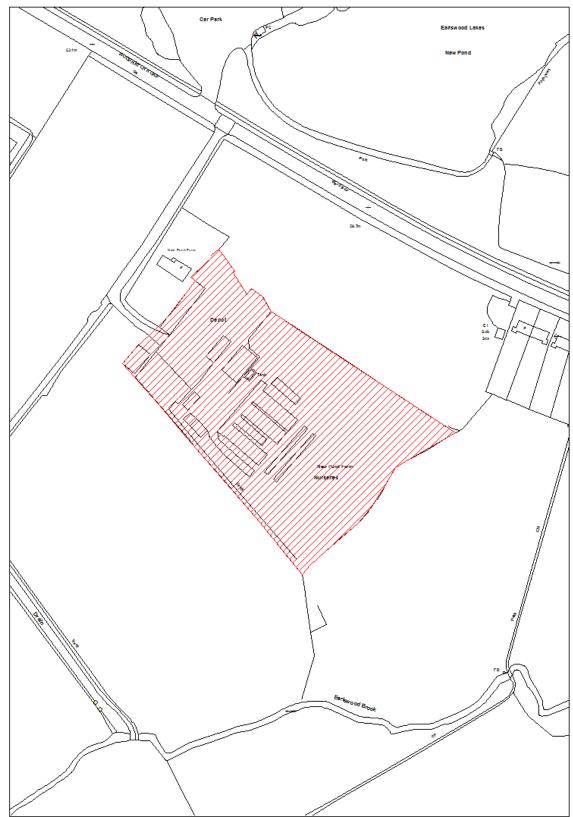
HELAA Reference RH20 Source of site Garages Langley Court, Alma Road, Reigate Site name Garages Langley Court, Alma Road, Reigate Existing use Garages Housing Potential Density Density 100dph Capacity 6 Total site area (ha) 0.06 Suitability The site lies within the urban area within close proximity to Holmesdale Road Local Centre and Reigate town centre. Considerations The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site lies within a location contemplated for housing development Management Plan for housing development. Accessibility to local services, facilities and public transport is excellent. Market The site would be most suited to deliver high density units (flats). Considerations Development may impact upon residential amenity. Physical Limitations Access to the site is constrained and would require improvements. Potential Impacts Development may impact upon residential amenity. The site is owned by a single landowner. It has not been possible to ascertain landowner intentions. No legal constraints to development have been identified. Availability Delivery & Timing	HELAA Reference	
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Delivery & Timing ConsiderationsThere is not known to be any specific developer involvement in the site at this point. A site of this size/ nature would likely attract interest from local/ regional developers who would likely have the capacity to deliver. A scheme of this nature would likely be completed within a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be achieved.		
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who would likely have the capacity to deliver. A scheme of this nature would likely be completed within a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be achieved.	, .	
A scheme of this nature would likely be completed within a single phase by a single developer. Delivery rates of 20-30 dwellings per annum could be achieved.		
developer. Delivery rates of 20-30 dwellings per annum could be achieved.		
Delivery rates of 20-30 dwellings per annum could be achieved.		
		Delivery rates of 20-30 dwellings per annum could be achieved.
		Development could therefore be completed within 12 months of commencement.
Market & Economic No specific viability work has been undertaken as the site is not considered to be	Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability suitable for housing development and availability of the site is uncertain.	Viability	suitable for housing development and availability of the site is uncertain.
Considerations Generic assessment of sites for housing development within Reigate suggests that	Considerations	Generic assessment of sites for housing development within Reigate suggests that
development of the site would be economically viable.		development of the site would be economically viable.
The residential market within this area, particularly for flats, is considered to be very		The residential market within this area, particularly for flats, is considered to be very
good and therefore would likely be capable of supporting the type of development		good and therefore would likely be capable of supporting the type of development
envisaged.		
There is a reasonable prospect that development of the site would be achievable.		prospect that development of the site would be achievable
Summary	There is a reasonable	prospect that development of the site would be achievable.
The site is not considered to be suitable for housing development and availability of housing development is		
uncertain.	Summary	
The site is therefore not currently considered to be developable.	Summary The site is not conside	
Overcoming constraints: availability; access; residential amenity constraints	Summary The site is not conside uncertain.	ered to be suitable for housing development and availability of housing development is



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

Site details	
HELAA Reference	RH22
Source of site	Call for Sites
Site name	Surrey Fire & Rescue Services Headquarters & Training Facility, Croydon Road,
-	Reigate
Existing use	Fire & Rescue Headquarters & Training Facility
Housing Potential	
Density	25dph
Capacity	73
Total site area (ha)	5.6 (2.9 developable)
Suitability	
Policy Considerations	The site lies within the urban area within close proximity of Reigate town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development.
	Accessibility to local services, facilities and public transport is excellent. There are a number of listed buildings on the site. Part of the site lies within the Wray Common Conservation Area. Part of the site is allocated as Urban Open Space. Part of the site includes a cricket ground. The Open Space, Sport & Recreation Assessment recommended that existing sports provision should be retained. Loss of community uses would run contrary to policy.
Market Considerations	The site has been promoted for residential development with the retention of the fire station use. The site would be most suited to delivering a mix of housing types and tenures.
	The site could therefore meet a range of market requirements.
Physical Limitations	Part of the site has been identified as being potentially at risk of surface water flooding. There are a number of established trees on the site; however, these are not protected.
Potential Impacts	The retention of the fire station use may give rise to residential amenity conflict. Development may impact upon the heritage and conservation.
The site is not conside	ered to be suitable for housing development.
Availability	
The site is owned by S The landowner has pr The landowner has in The landowner has in No legal constraints to	Surrey County Council. omoted the site for housing development. dicated that the site could be made forward for housing development within 3-5 years. dicated that the fire station use would need to be retained on the site. o housing development have been identified.
	prospect that the site would be made available for housing development within the
plan period.	
Achievability	
Delivery & Timing Considerations	There is no known developer involved in the site at this point. A site of this scale/ type would likely attract regional or national developers who would likely have the capacity to deliver a scheme such as this. For a mixed use development a specialist developer may be needed.
Market & Economic Viability Considerations	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development. Generic assessment of housing development within Reigate suggests that development would be economically viable.

	The residential market in the area is strong and would likely support the type and	
	scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.		
Summary		
The site has been promoted for housing development and there is a reasonable prospect that development		
would be achievable, however, the site is not considered to be suitable for housing development.		
The site is therefore not currently developable.		
Overcoming constraints: strategic policy change		



SPW03 – New Pond Farm, Woodhatch Road, Reigate

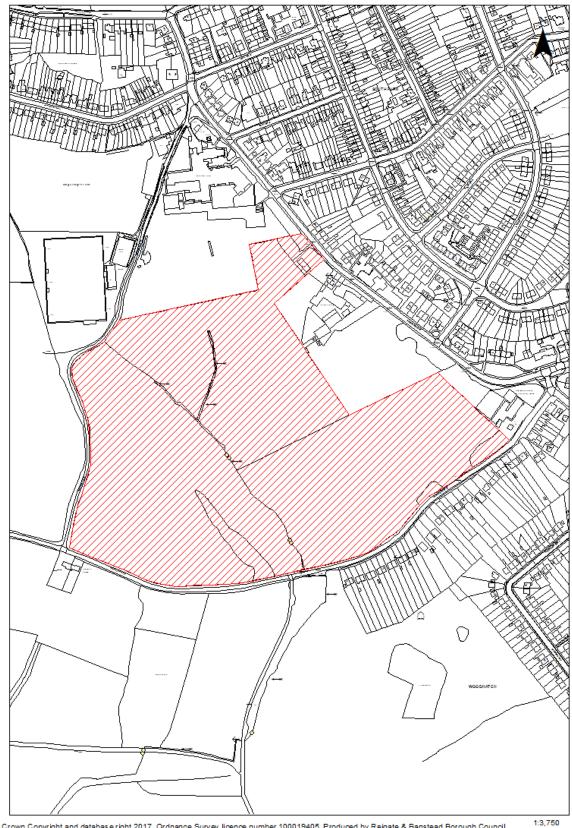
Site details	
HELAA Reference	SPW03
Source of site	RBBC – Environmental Health
Site name	New Pond Farm, Woodhatch Road, Reigate
Existing use	Contractors yard/ depot
Housing Potential	
Density	25dph
Capacity	30
Total site area (ha)	1.22
Suitability	
Policy	The site is wholly within the Green Belt.
Considerations	The site does not lie within a broad location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site is previously developed; there therefore may be possibility to develop the
	site through Paragraph 89 of the NPPF.
	Accessibility to local services and facilities is reasonable but the site has relatively
	limited access to public transport.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	The site is accessed via a private access road from Woodhatch Road which would
	likely be unsuitable for significant residential development.
	The site is identified as potentially being contaminated.
Potential Impacts	Development could potentially impact upon the adjoining Site of Nature
	Conservation Importance.
	There is a ditch running along the western boundary of the site which would need to
	be retained.
	ered to be suitable for housing development.
Availability	
•	Reigate & Banstead Borough Council.
	actively promoted the site for housing development.
,	o development have been identified.
	prospect that the site would be made available for housing development within the
plan period.	
Achievability	The lender were been indicated that they intend to develop the site thereas has
Delivery & Timing Considerations	The landowner has indicated that they intend to develop the site themselves. A scheme of this nature would be delivered in a single phase by a single developer.
Considerations	Delivery rates of 20-30 units per annum could be achieved on a site such as this.
	Development of the site could therefore be achieved within 18 months of
	commencement.
Market & Economic	Specific viability work has not been undertaken because the site is not considered to
Viability	be suitable for housing development.
Considerations	Generic assessment of sites for housing development within the greater Reigate area
considerations	suggests that development would be economically viable.
	Costs associated with achieving adequate access could be substantial and dealing
	with possible contamination could impact upon viability.
	The residential market in the area, particularly for family homes, is strong and would
	most likely be capable of supporting the type and scale of development envisaged.

Summary

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

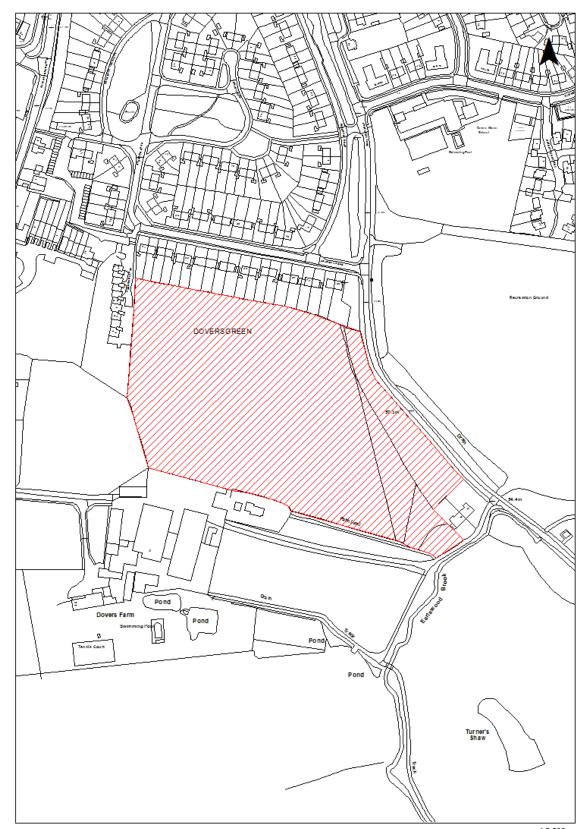
Overcoming constraints: access; contamination; strategic policy change

SPW04 – Land at Sandcross Lane, Reigate



Site details	
HELAA Reference	SPW04
Source of site	Call for Sites
Site name	Land at Sandcross Lane, Reigate
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	300
Total site area (ha)	14.5
Suitability	
Policy	The site is within a broad location contemplated for housing development through
Considerations	Policy CS4 of the Core Strategy.
	The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. Accessibility to local services and facilities is good and the site also has reasonable access to public transport.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	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
Detential lucus etc.	carefully designed to ensure highway safety.
Potential Impacts	Capacity of the surrounding road network (particularly Woodhatch junction) to
The site is considered	support development needs to be carefully considered.
	t to be suitable for housing development.
Availability	a single landowner who has promoted the site for housing development.
Miller Homes have an	o option agreement to develop the site. o development have been identified.
×	to be available for housing development.
Achievability	
Delivery & Timing Considerations	Miller Homes, a national developer, has an option agreement to develop the site for housing development. It is understood that they intend to develop the site themselves. A scheme of this scale would most likely be delivered in a small number of discrete
	phases and potentially by a consortium of developers. Delivery rates of 30-40 units per developer per annum could be achieved. Assuming two developers operating on- site, a scheme could be completed within 5-6 years of commencement.
Market & Economic	Specific viability work suggests that development would be viable.
Viability Considerations	The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	prospect and development of the site would be demevable.
	ntified in the Regulation 19 Development Management Plan as a Sustainable Urban
Extension. Developm	ent is subject to the Council not being able to demonstrate a five years housing supply losed phasing policy MLS1.

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

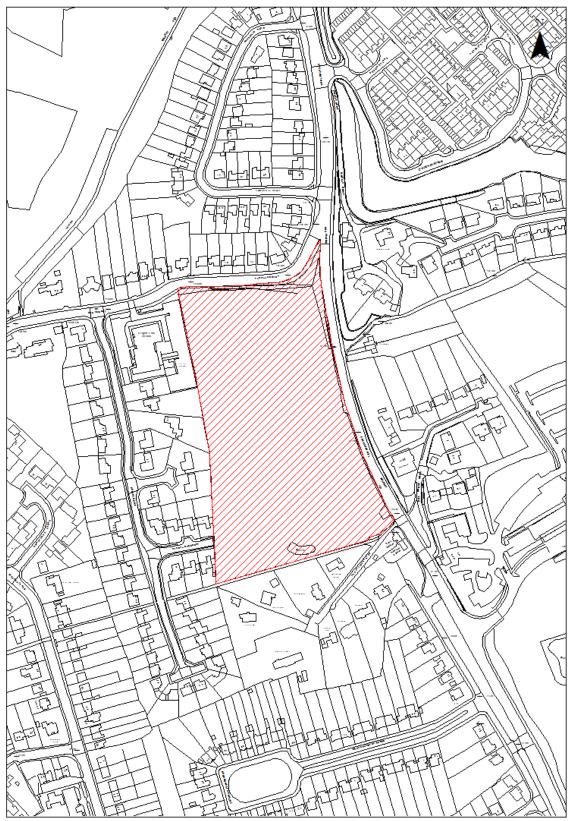


SPW05 – Land at Dovers Farm, Dovers Green Road, Reigate

Site details	
HELAA Reference	SPW05
Source of site	Call for Sites
Site name	Land at Dovers Green Farm, Dovers Green Road, Reigate
Existing use	Agricultural
Housing Potential	
Density	25dph
Capacity	85
Total site area (ha)	4.2 (gross) / 3.5 (developable)
Suitability	
Policy	The site lies within a broad location contemplated fro housing development through
Considerations	Policy CS4 of the Core Strategy.
considerations	The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. Accessibility to local services and facilities is good and the site also has reasonable access to public transport.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	There is a belt of protected trees along the eastern boundary of the site.
	The southernmost part of the site is identified as being affected by surface water flood risk and is very slightly affected by Flood Zone 3.
Potential Impacts	Development could potentially impact upon setting of listed buildings within the vicinity of Dovers Farm. Access to the site from the A217 and Lonesome Lane would require improvement to ensure adequate safety.
The site is considered	I to be suitable for housing development.
Availability	
	Emmerton Developments, a local developer.
•	actively promoted the site for housing development.
	o housing development have been identified.
<u> </u>	I to be available for housing development.
Achievability	
Delivery & Timing Considerations	 The landowner, a local developer, has indicated that they do not intend to develop the site themselves. A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver. A scheme of this scale would most likely be delivered in a small number of discrete phases and potentially by a consortium of developers. Delivery rates fo 30-40 units per developer per annum could be achieved. Assuming two developers operating on
	site, a scheme could be completed within 3-4 years of commencement.
Market & Economic Viability Considerations	Specific viability work suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the scale and type of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
	ntified in the Regulation 19 Development Management Plan as a Sustainable Urban ent is subject to the Council not being able to demonstrate a five years housing supply

and is subject to proposed phasing policy MLS1. The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable.

The site is therefore considered to be developable.



SPW06 – Land at Lavender Sandpit, Cockshot Hill, Reigate

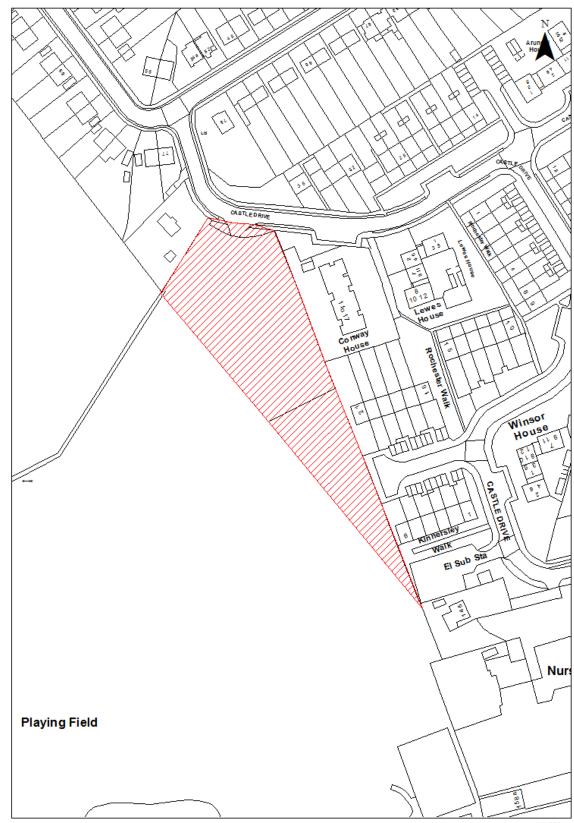
Site details	
HELAA Reference	SPW06
Source of site	Call for Sites
Site name	Land at Lavender Sandpit, Cockshot Hill, Reigate
Existing use	Semi-natural open space and woodland
Housing Potential	
Density	15dph
Capacity	15
Total site area (ha)	0.95 (gross)
Suitability	
Policy Considerations	The site is 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 designated as a Regionally Important Geological Site and a Site of Nature Conservation Importance.
	The site is designated as Urban Open Land – the Urban Open Space Review recommended that the designation should be retained.
	Accessibility to local services, facilities and public transport is reasonable.
Market	The site would be most suited to delivering larger family homes.
Considerations	
Physical Limitations	The site is reasonably densely wooded and there is a small water body within the site which may limit development potential.
	There is an existing electricity sub-station in the south-eastern corner of the site and access to this would need to be safeguarded.
	Access to the site would need to be created from an existing residential cul-de-sac at Priory Drive.
Potential Impacts	There are potential contamination issues owing to the previous activities on the site. Development could potentially impact upon the nature conservation value of the site
	and the geological value of the site.
	Redevelopment of the site could deliver enhancement and improved public access to the remainder of the site.
The site is not conside	ered to be suitable for housing development.
Availability	
The site is owned by R	leigate & Banstead Borough Council.
	actively promoted the site for housing development.
Arrangements would	need to be made with adjoining landowners to secure an appropriate access to the
site.	o housing development have been identified.
_	prospect that the site would be made available for development within the plan
period.	
Achievability	
Delivery & Timing	The landowner has indicated that they intend to develop the site themselves.
Considerations	They have recently completed a number of similar schemes and would therefore be
	likely to be capable of delivering a scheme of this nature.
	A scheme of this nature would be delivered in a single phase, and could therefore
	achieve delivery rates of 20-30 units per annum; hence a scheme could be completed
	within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development.
Considerations	Generic assessment of sites for housing development within Reigate suggests that

	development would be economically viable.
	The residential market in the area is strong, with particularly high demand for family
	homes, and would most likely be capable of supporting the type and scale of
	development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
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; access; ecological assessment



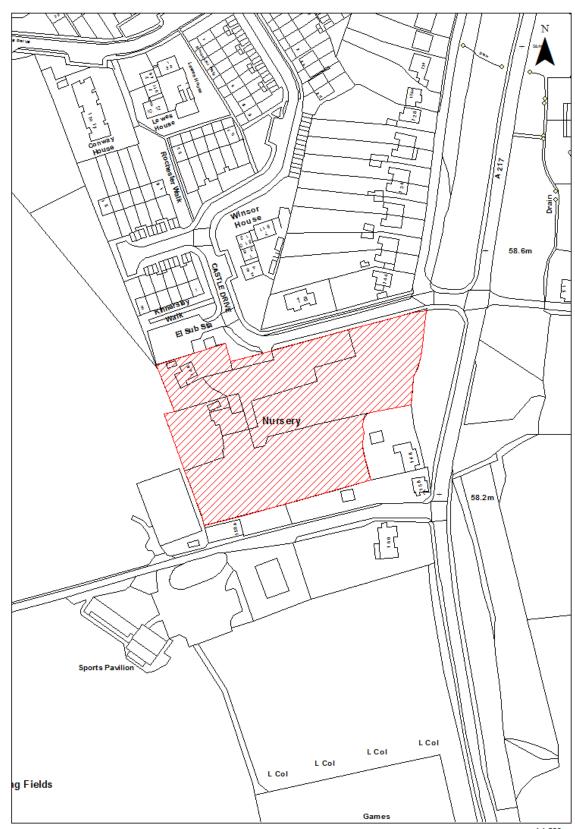
SPW07 – Land at Castle Drive, Woodhatch

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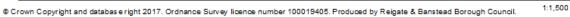
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HELAA Reference Source of site Site name	SPW07
Site name	Call for Sites
	Land West of Castle Drive
Existing use	Semi-natural open space/ grazing
Housing Potential	
Density	19dph
Capacity	10
Total site area (ha)	0.53
Suitability	
Policy Considerations	The site lies within a broad location for housing development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. Accessibility to local services and facilities is good and the site also has reasonable
Market Considerations	access to public transport services. The site would likely be capable of delivering a mix of housing and thus meeting a range of market requirements.
Physical Limitations	There is a small area of land in the north of the site which is identified as being affected by surface water flood risk. There is a protected tree within the site.
Potential Impacts	There are no significant potential impacts associated with development.
The site is considered	to be suitable for housing development.
Availability	
It has not been possib	private individual. eviously actively promoted the site for housing development. le to confirm availability. o development have been identified.
There is a reasonable	prospect that the site will be made available for housing development within the
plan period.	
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristics would likely attract interest from local or regional developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates fo 20- 30 units per annum could be achieved. Hence, a scheme could be built out within 12 months of commencement.
Market & Economic Viability Considerations	Specific viability suggests that development would be viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
Extension. Developme and is subject to propo There is a reasonable	tified in the Regulation 19 Development Management Plan as a Sustainable Urban int is subject to the Council not being able to demonstrate a five years housing supply osed phasing policy MLS1. prospect that the site would be made available for housing development within the evelopment of the site would be achievable.

The site is therefore considered to be developable.

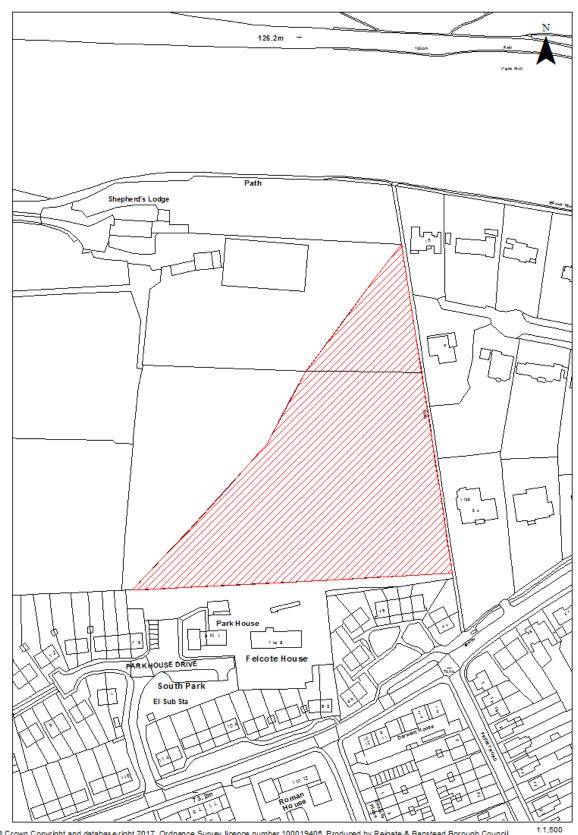


SPW08 – Hartswood Nursery, 146 Dovers Green Road, Reigate



Site details	
HELAA Reference	SPW08
Source of site	Call for Sites
Site name	Hartswood Nursery, Dovers Green Road, Reigate
Existing use	Semi-natural land (former nursery) with derelict structures and residential dwelling
Housing Potential	· · · · ·
Density	26dph
Capacity	25
Total site area (ha)	0.96
Suitability	
Policy Considerations	The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy. The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.
	Part of the site is previously developed and therefore there may be potential to develop part of the site in line with paragraph 89 of the NPPF. Accessibility to local services and facilities is good. Accessibility to public transport is good.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures (predominantly geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	The site is identified as being potentially contaminated.
Potential Impacts	Development could potentially impact upon the setting of the adjoining listed building.
The site is considered	to be suitable for housing development.
Availability	
The site is owned by a	a private individual.
The landowner has ac	tively promoted the site for housing development.
No legal constraints to	o development have been identified.
The site is considered	to be available for housing development.
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point. A site of this size/ characteristic would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved on a site such as this. Development of the site could therefore be completed within 12 months of commencement.
Market & Economic	Viability work suggests that development of the site would be viable.
Viability	The residential market in the area, particularly for family homes, is very strong and
Considerations	would most likely be capable of supporting the scale and type of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
Extension. Developme and is subject to prop	ntified in the Regulation 19 Development Management Plan as a Sustainable Urban ent is subject to the Council not being able to demonstrate a five years housing supply osed phasing policy MLS1. to be available for housing development and there is a reasonable prospect that

development of the site would be achievable. The site is therefore considered to be developable.



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

Site details	
HELAA Reference	SPW09
Source of site	Call for Sites
Site name	Land at Shepherd's Lodge Farm, Park Lane East, Reigate
Existing use	Semi-natural open space/ grazing
Housing Potential	
Density	20dph
Capacity	25
Total site area (ha)	1.3
Suitability	
Policy	The site is wholly within the Green Belt.
Considerations	The site lies within a broad location contemplated for housing development through
	Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services and facilities is good.
	Accessibility to public transport is reasonable.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures (predominantly geared towards family homes), thus potentially meeting
	a range of market requirements.
Physical Limitations	Land levels fall away steeply from north to south which could limit development
	potential.
	There is a group of protected trees in the northern part of the site.
	There is currently no direct road access to the site – this would need to be created
	from an existing residential cul-de-sac.
Potential Impacts	Development could potentially impact upon the adjoining Site of Nature
	Conservation Importance.
	Given the topography and prominence of the site, development could potentially
	have an adverse visual impact upon the landscape and setting around Priory Park.
	ered to be suitable for housing development.
Availability	
The site is owned by a	
	eviously promoted the site for housing development.
	le to confirm landowner intentions.
-	o development have been identified.
	e for housing development is therefore uncertain.
Achievability	There is not because to be any one official contained interact to the other statistics of the
Delivery & Timing Considerations	There is not known to be any specific developer interest in the site at this point.
Considerations	A site of this size/ characteristics would likely attract interest from local, regional and
	national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20-
	30 units per annum could be achieved. Hence, a scheme could be built out within 12-
	18 months of commencement.
Market & Economic	No specific viability work has been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable.
	The residential market in the area, particularly for family homes, is very strong and
	would most likely be capable of supporting the type and scale of development
	envisaged.

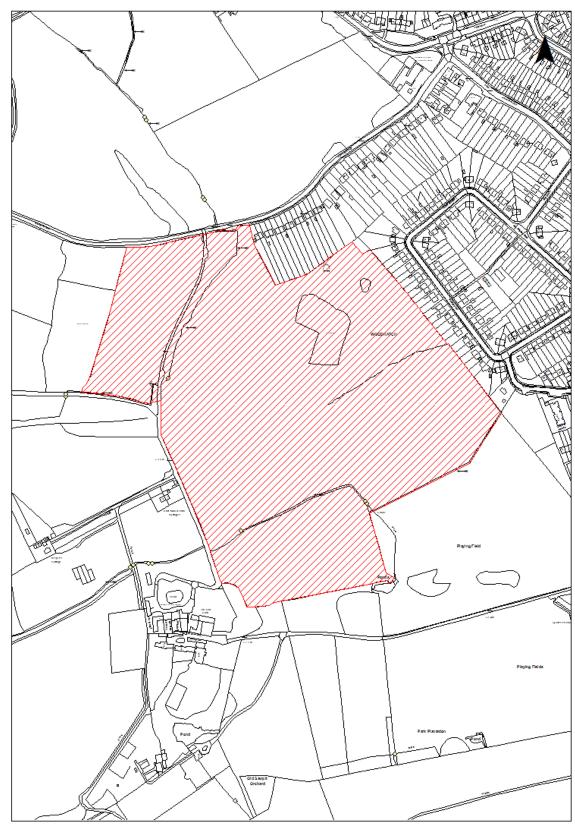
There is a reasonable prospect that development of the site would be achievable.

Summary

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

The site is therefore not currently developable.

Overcoming constraints: availability; strategic policy change



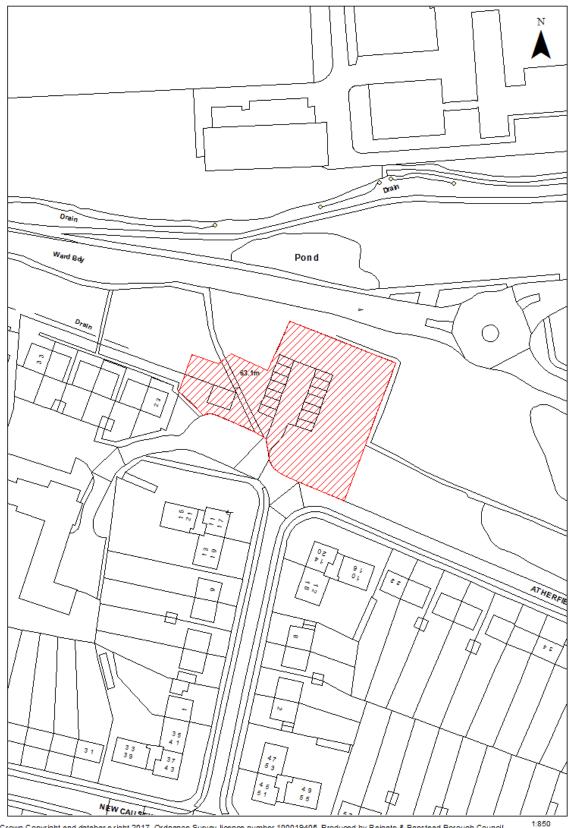
SPW10 – Land at Hartswood Farm/ Flanchford Farm, Reigate

Site details	
HELAA Reference	SPW10
Source of site	Call for Sites
Site name	Land at Hartswood/ Flanchford Farm, Reigate
Existing use	Agricultural fields
Housing Potential	
Density	20dph
Capacity	220
Total site area (ha)	18.6 (gross)/ 11.0 (developable)
Suitability	
Policy	The site is wholly within the Green Belt.
, Considerations	The site lies within a broad location contemplated for housing development through
	Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services and facilities is good.
	Accessibility to public transport is reasonable.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	There is an area of dense protected woodland in the site and an area of ancient
	woodland forming the western boundary.
	The southernmost part of the site is affected by Flood Zone 3 and parts of the site are
	identified as being at risk of surface water flooding.
Potential Impacts	Development could potentially impact upon the setting of the cluster of listed
	buildings at Hartswood Farm (south west of the site).
	The site is adjacent to an area of ancient woodland/ SNCI and development could
	potentially impact upon these nature conservation assets.
	ered to be suitable for housing development.
Availability	
The site is owned by t	
	actively promoted the site for housing development.
	o development have been identified.
The site is considered	I to be available for housing development.
Achievability	
Delivery & Timing	There is no known specific developer interest in the site at this point.
Considerations	A site of this size/ characteristic would likely attract interest from established
	regional and national developers who would likely have the capacity to deliver.
	A scheme of this scale would most likely be delivered in a small number of discrete
	phases by a single developer.
	Delivery rates of 30-40 units per annum could be achieved; hence a scheme could be
	completed within 4-5 years of commencement.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable.
	The residential market in the area, particularly for family homes, is very strong and
	would most likely be capable of supporting the type and scale of development
-	proposed.
	prospect that development of the site would be achievable.
Summary	

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

The site is therefore not currently developable.

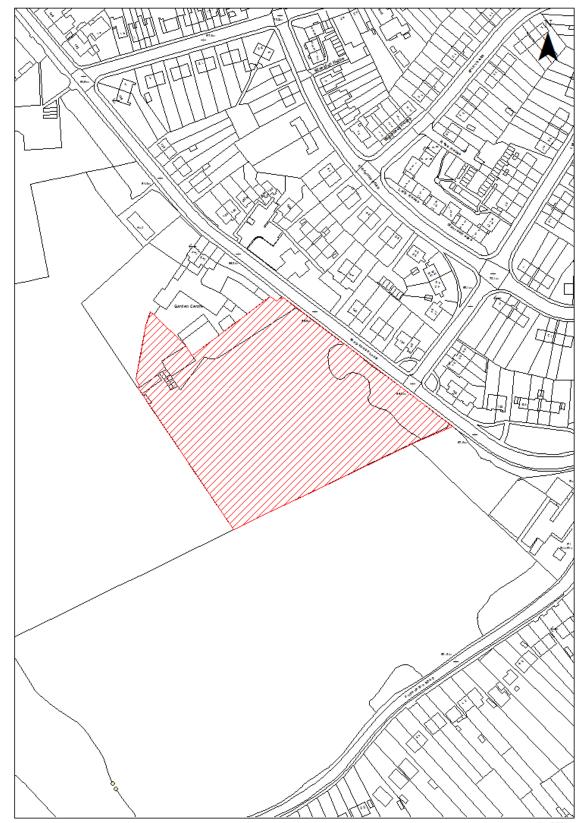
Overcoming constraints: strategic policy change; flood risk





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Site details	
HELAA Reference	SPW11
Source of site	Call for Sites
Site name	Former garage block (demolished) and Atherfield Barn, Reigate
Existing use	Hardstanding and derelict barn
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	0.18
Suitability	
Policy	The majority of the site is located within the Green Belt.
Considerations	The site is not located within a broad location contemplated for housing
	development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Part of the site is previously developed and therefore there may be potential to
	develop the site through Paragraph 89 of the NPPF.
	Accessibility to local services, facilities and public transport is good.
Market	The site would most likely be suited to delivering small family homes.
Considerations	
Physical Limitations	There are no significant physical limitations associated with the site.
Potential Impacts	Development could potentially impact upon the adjoining Local Nature Reserve.
The site is not conside	ered to be suitable for housing development.
Availability	
The site is owned by E	Broadhaven Estates.
The landowner has ac	tively promoted the site for housing development.
No legal constraints to	o development have been identified.
	to be available for housing development.
Achievability	
Delivery & Timing	The site is owned by Broadhaven Estates, a small scale developer, who has indicated
Considerations	that they intend to develop the site themselves.
	A scheme of this nature would be delivered in a single phase and delivery rates of 20-
	30 units per annum could be achieved. Hence, the scheme could be built out within
	12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
	development would be achievable.
	The residential market in the area is very strong and would most likely be capable of
Thora is a receively la	supporting the type and scale of development envisaged.
	prospect that development of the site would be achievable.
Summary	to be available for housing development and there is a reasonable prospect that
development would be achievable, however, the site is not considered to be suitable for housing	
development. The site is therefore not currently developable.	
Overcoming constraints: strategic policy change	

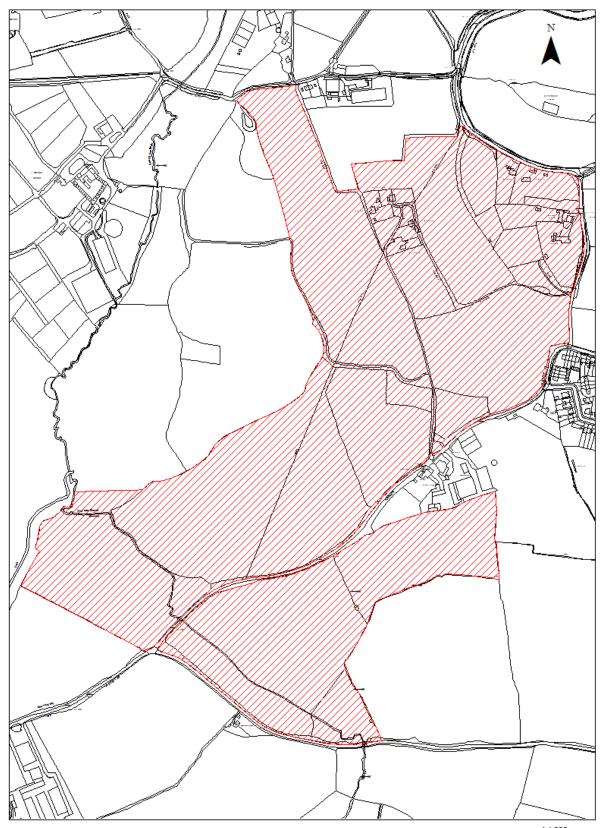


SPW13 – 145 Sandcross Lane, Reigate

Site details	
HELAA Reference	SPW13
Source of site	Call for Sites
Site name	145 Sandcross Lane, Reigate
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	35
Total site area (ha)	1.6
Suitability	1.0
Policy	The site lies within a broad location contemplated for housing development through
Considerations	Policy CS4 of the Core Strategy.
Considerations	The site has been identified in the Regulation 19 Development Management Plan as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1. Accessibility to local services, facilities and public transport is good.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	The site is covered by a group TPO.
	There are a number of specific protected trees within the site.
	There is a strip of land through the site which has been identified as being at risk
	from surface water flooding.
	Access to the site from Sandcross Lane would need to be carefully designed to ensure
	highway safety.
Potential Impacts	No potential impacts have been identified.
The site is considered	I to be suitable for housing development.
Availability	
development. Thakeham Homes hav	ned by a single landowner who has actively promoted the site for housing ve an option agreement to develop the site.
-	o development have been identified. I to be available for housing development.
Achievability	
Achievability	
Delivery & Timing Considerations	Thakeham Homes have an option agreement to develop the site. As an experienced regional housebuilder, it is considered that they would have the capacity to develop a scheme of this nature. A site of this scale/ type would likely be completed by a single house builder in a single phase. Delivery rates of 20-30 units per annum could be expected; hence a scheme could be completed within 12-18 months of commencement.
Market & Economic	Specific viability work suggests that development would be viable.
Viability	The residential market in the area, particularly for family homes, is very strong and
Considerations	would most likely be capable of supporting the type and scale of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
	prospect that development of the site would be achievable.
Summary	atified in the Regulation 10 Development Management Plan as a Sustainable Urban
	ntified in the Regulation 19 Development Management Plan as a Sustainable Urban
Extension. Development is subject to the Council not being able to demonstrate a five years housing supply	
and is subject to proposed phasing policy MLS1.	
The site is considered to be suitable 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.

SPW14 – Clayhall Farm, Reigate



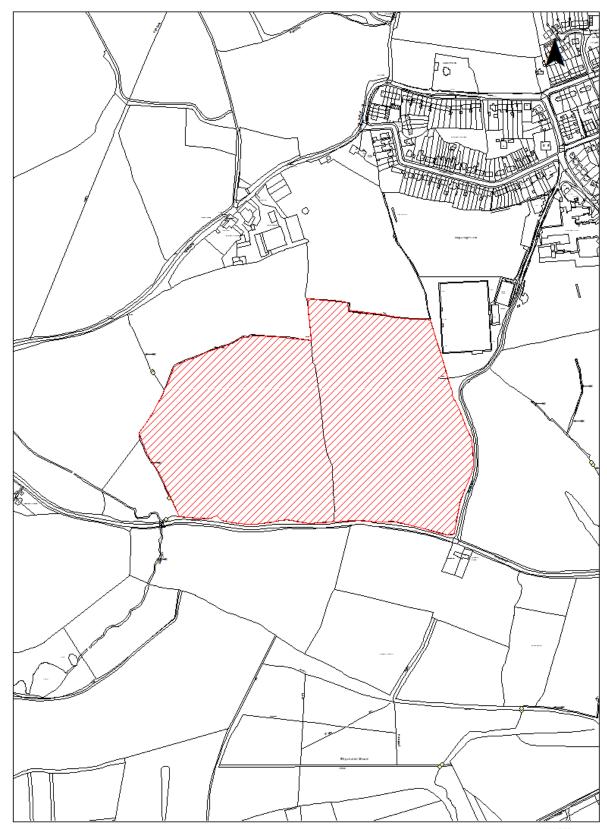
Site details	
HELAA Reference	SPW14
Source of site	Call for Sites
Site name	Clayhall Farm, Reigate
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	650
Total site area (ha)	49.8 (gross) / 32.4 (developable)
Suitability	
Policy	The site is wholly within the Green Belt.
Considerations	The site partially lies within a broad location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site lies within an Area of Great Landscape Value.
	Accessibility to local services and facilities is limited.
	The majority of the site has relatively poor access to public transport.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures, thus meeting a range of market requirements.
Physical Limitations	The Wallace Brook passes through the south/ south east of the site and land
	surrounding the Brook is affected by Flood Zones 2 and 3. There are also areas
	affected by surface water flooding.
	There are a number of established trees on the site, although none are protected.
	Access to the site is via a series of narrow lanes which would be unsuitable for
Detential lucus etc	significant residential development.
Potential Impacts	Development could have an adverse visual impact upon the Area of Great Landscape Value.
	Development could potentially impact upon the integrity and setting of the existing
	locally listed building to the north of the site.
	Development would result in the loss of actively managed agricultural land.
	Capacity of the surrounding rural road network to support development needs to be
	carefully considered.
The site is not conside	ered to be suitable for housing development.
Availability	
The site is owned by a	a single landowner.
	omoted the site for housing development.
•	o development have been identified.
ļ	prospect that the site would be made available for development within the plan
period.	
Achievability	
Delivery & Timing	A site of this size/ characteristic would likely attract interest from regional and
Considerations	national house builders who would likely have the capacity to deliver.
	The scheme would most likely be delivered by a consortium of developers. It would
	most likely be developed in a number of phases of between 300 and 400 homes.
	Due to several developers operating different outlets a delivery rate of approximately
	100 units per annum could be delivered. This would result in the development being
	completed within 5-6 years.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development.
Considerations	Generic assessment of greenfield development in the borough indicates that

	development of the site would likely be economically viable.
	The residential market in the area, particularly for family homes, is very strong and
	would most likely be capable of supporting the type and scale of development
	envisaged.
There is a reasonable prespect that development of the site would be achievable	

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

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

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



SPW15 – Land north of Slipshatch Road, Reigate



Site details	
HELAA Reference	SPW15
Source of site	Call for Sites
Site name	Land north of Slipshatch Road, Reigate
Existing use	Agriculture
Housing Potential	
Density	20dph
Capacity	290 units
Total site area (ha)	14.0 (gross) / 10.5 (developable)
Suitability	
Policy	The site is wholly within the Green Belt.
Considerations	The site does not lie within a broad location contemplated for housing development
	through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services and facilities is reasonable.
	Accessibility to public transport is poor.
Market	The site would likely be capable of delivering a mix of housing in terms of both types
Considerations	and tenures, thus meeting a range of market requirements.
Physical Limitations	Access to the site is via a series of narrow lanes which would likely be unsuitable for
	significant residential development.
	A small part of the site along the western and northern boundaries is at risk of
	surface water flooding.
Potential Impacts	Development could have an adverse visual impact upon the adjacent Area of Great
	Landscape Value.
	Development would result in the loss of actively managed agricultural land. Capacity of the surrounding rural road network to support development needs to be
	carefully considered.
The site is not conside	ered to be suitable for housing development.
Availability	
	ands Improvement Holdings, a strategic land development company.
-	eviously promoted the site for housing development.
	le to confirm availability.
	o development have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing	The site is owned by Lands Improvement Holdings, a strategic land development
Considerations	company.
	A site of this size/ characteristic would likely attract interest from regional and
	national house builders who would likely have the capacity to deliver a scheme of
	this size/ characteristics.
	The scheme would most likely be delivered by a single house builder with delivery
	rates of approximately 40-60 units per annum.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development and availability of the site is uncertain.
Considerations	Generic assessment of greenfield development in the borough indicates that
	development of the site would likely be economically viable.
	The residential market in the area, particularly for family homes, is very strong and
	would most likely be capable of supporting the type and scale of development
	envisaged.

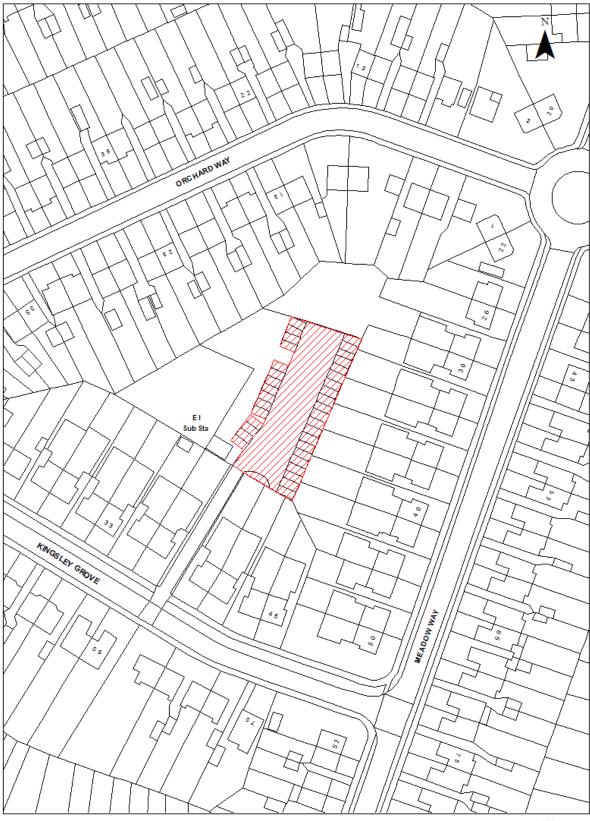
There is a reasonable prospect that development of the site would be achievable.

Summary

The site is not considered to be suitable for housing development and availability is uncertain. **The site is therefore not currently developable.**

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

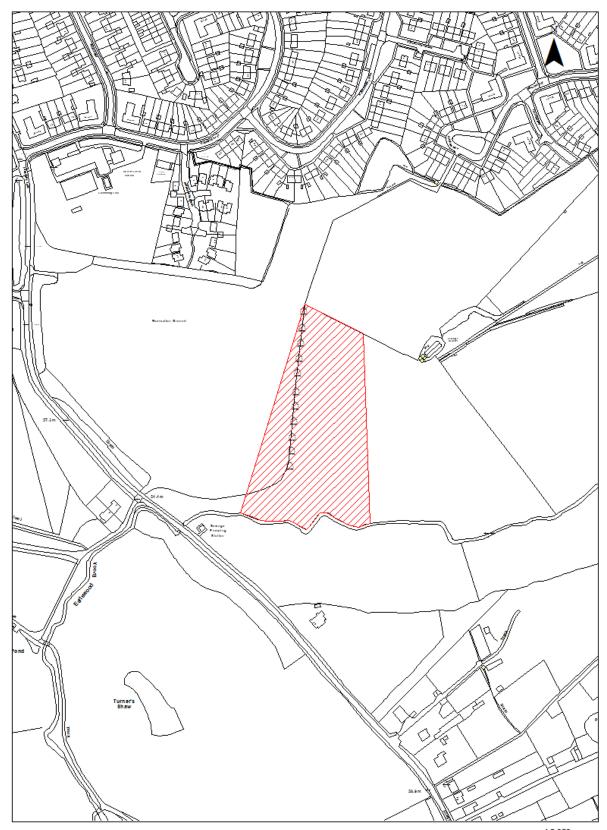
SPW17 – Garage Block, Kingsley Grove, Reigate





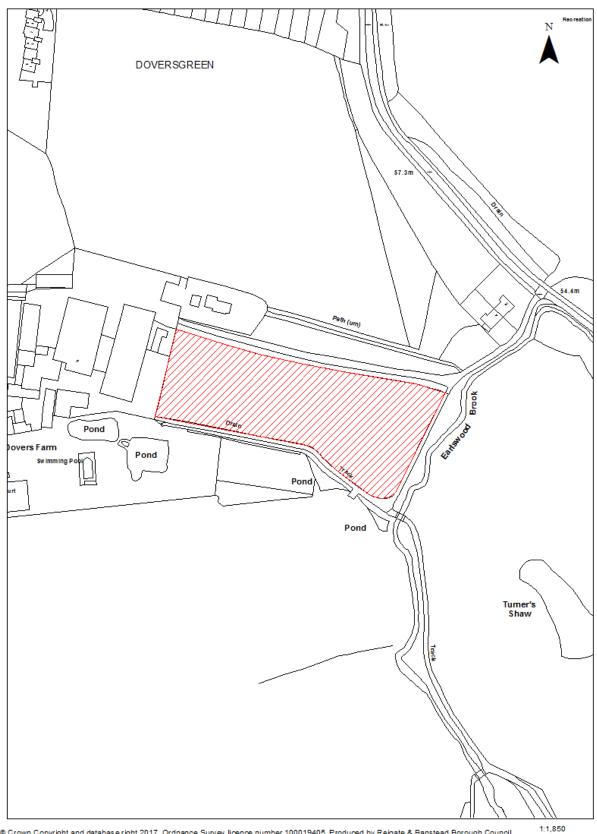
Site details	
HELAA Reference	SPW17
Source of site	Call for Sites
Site name	Garage Block, Kingsley Grove, Reigate
Existing use	Garages
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	0.2
Suitability	
Policy Considerations	The site lies within the urban area and therefore within a location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

SPW16 – ASD on the Green, Lonesome Lane, Reigate



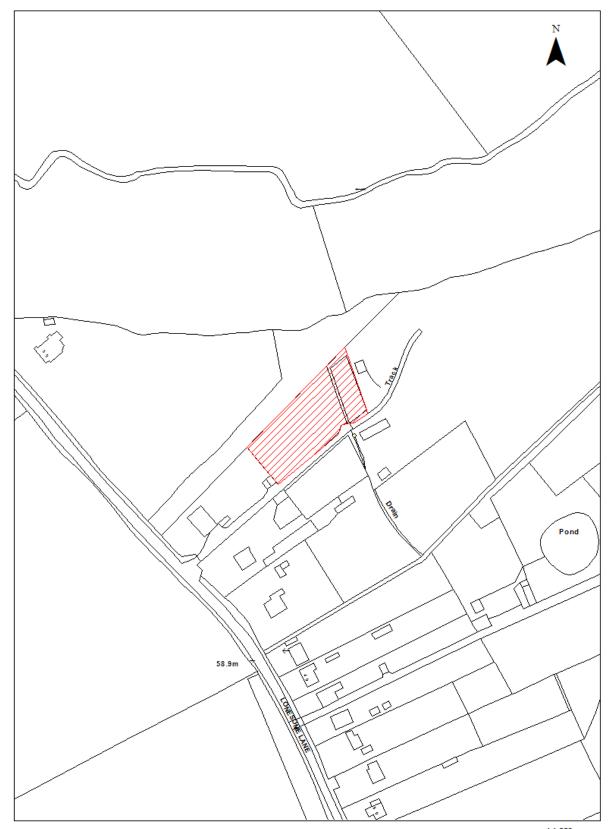
HELAA Reference	SPW16	
Source of site	Call for Sites	
Site name	ASD on the Green, Lonesome Lane, Reigate	
Existing use	Agriculture	
Housing Potential		
Density	20dph	
Capacity	40	
Total site area (ha)	2.0	
Suitability	2.0	
Policy	The site is wholly within the Green Belt.	
Considerations	The site lies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

SPW18 – Paddock 19 Dovers Green Road

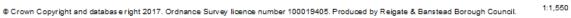


Site details		
HELAA Reference	SPW18	
Source of site	Call for Sites	
Site name	Paddock 19 Dovers Green Road, Reigate	
Existing use	Agricultural land	
Housing Potential		
Density	20dph	
Capacity	30	
Total site area (ha)	1.52	
Suitability		
Policy	The site lies within the Green Belt.	
Considerations	The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.	
	The site has not been identified in the Regulation 19 Development Management Plan for housing development.	
	Access to local services, facilities and public transport is reasonable. The eastern part of the site falls within Flood Zone 2 and 3 and has been identified as being at risk of surface water flooding.	
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures.	
Physical Limitations	The eastern boundary of the site adjoins the Earlswood Brook.	
Potential Impacts	The site is bounded to the west by a small cluster of workshop/ warehouse units which may give rise to residential amenity concerns.	
The site is not conside	ered to be suitable for housing development.	
Availability		
The site is owned by Emmerton Developments, a local developer. The landowners have actively promoted the site for housing development. No legal constraints to development have been identified.		
The site is considered to be available for housing development.		
Achievability		
Delivery & Timing Considerations	The landowner, a local developer, has indicated that they do not intend to develop the site themselves. A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver. A scheme of this nature would likely be delivered by a single developer. Development rates of 30-40 dwellings could be expected on a site such as this and therefore development could be completed within 12 months of commencement.	
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 very strong and would most likely be capable of supporting a development of this nature.	
There is a reasonable	prospect that development of the site would be achievable.	
Summary The site is considered to be available for housing development and there is a reasonable prospect that development would be achievable, however, the site is not considered to be suitable for housing development. The site is therefore not currently developable.		

Overcoming constraints: strategic policy change

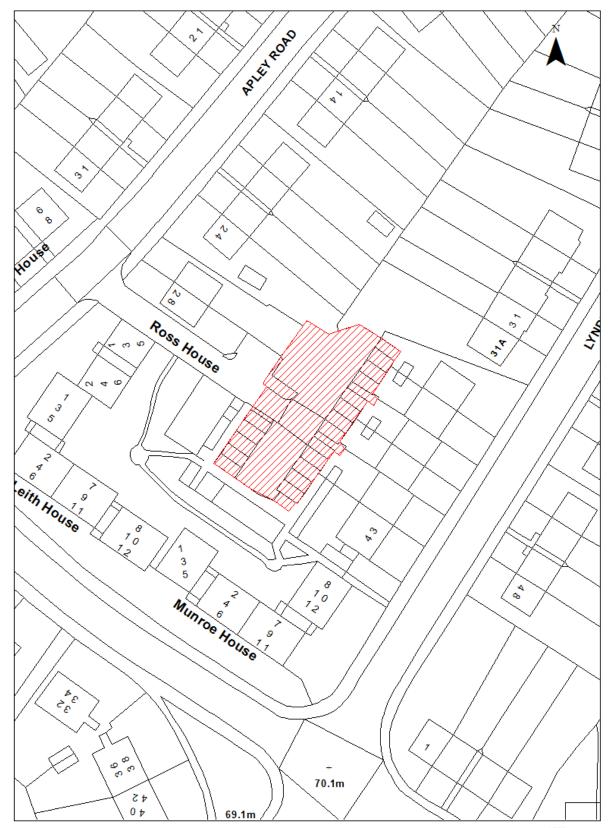




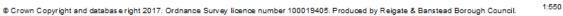


Site details	
HELAA Reference	SPW20
Source of site	Vacant Property
Site name	Land R/O 41 Lonesome Lane, Reigate
Existing use	Vacant property – formerly temporary airport car parking
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	0.2
Suitability	
Policy	The site lies within the Green Belt.
Considerations	The site lies within a broad location contemplated for housing development through
	Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	The site adjoins the New Pond Farm/ Felland Copse Site of Nature Conservation
	Importance.
	Whilst they are not protected, there are a number of well established trees along the
	northern boundary of the site.
	Accessibility to local services, facilities and public transport is limited.
Market	The site would be most suited to deliver lower density units (houses).
Considerations	
Physical Limitations	Access to the site via Lonesome Lane may require improvements.
Potential Impacts	Development may impact upon the setting of the New Pond Farm/ Felland Copse Site
	of Nature Conservation Importance.
The site is not consid	ered to be suitable for housing development.
Availability	
Availability The site is currently v	acant.
Availability The site is currently v The site is owned by a	acant. a single landowner.
Availability The site is currently v The site is owned by a It has not been possib	acant. a single landowner. ole to ascertain landowner intentions.
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to	acant. a single landowner. ole to ascertain landowner intentions. o development have been identified.
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to	acant. a single landowner. ole to ascertain landowner intentions.
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability	acant. a single landowner. ole to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain.
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Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain. 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 a local or regional developer who would
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver.
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. For housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed within 12 months of commencement.
Availability The site is currently v The site is owned by a It has not been possib No legal constraints the Availability of the site Achievability Delivery & Timing Considerations Market & Economic	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. a for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed within 12 months of commencement. Specific viability work has not been undertaken as the site is not considered to be
Availability The site is currently v The site is owned by a It has not been possib No legal constraints to Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability	acant. a single landowner. ble to ascertain landowner intentions. b development have been identified. a for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed within 12 months of commencement. 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.
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Availability The site is currently v The site is owned by a It has not been possib No legal constraints th Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed within 12 months of commencement. 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 greenfield development in the borough indicates that development of the site would likely be capable of supporting the type and scale of development envisaged.
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Availability The site is currently v The site is owned by a It has not been possib No legal constraints the Availability of the site Achievability Delivery & Timing Considerations Market & Economic Viability Considerations There is a reasonable Summary There is a reasonable	acant. a single landowner. ble to ascertain landowner intentions. o development have been identified. e for housing development is therefore uncertain. 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 a local or regional developer who would likely have the capacity to deliver. A scheme of this nature would most likely be delivered in a single phase and delivery rates of 30-40 units could be achieved; hence development could be completed within 12 months of commencement. 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 greenfield development in the borough indicates that development of the site would likely be capable of supporting the type and scale of development envisaged.

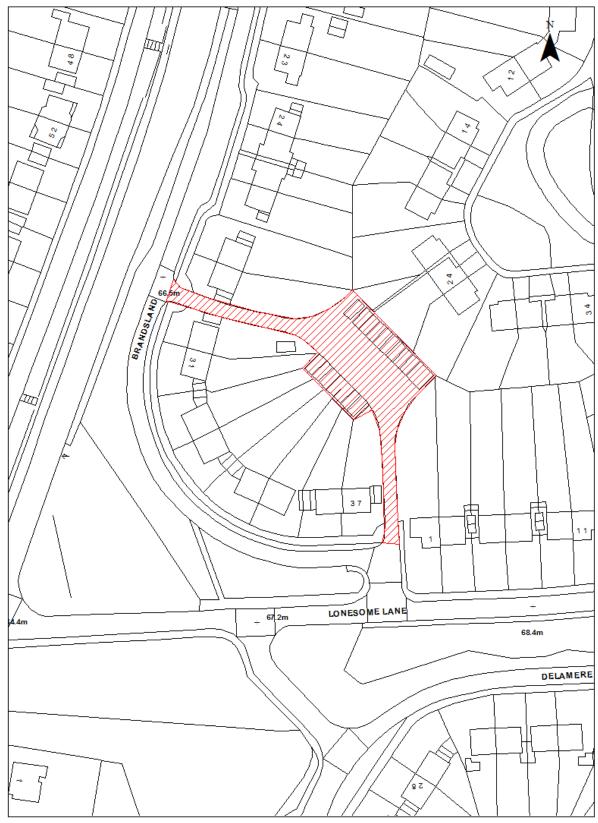
The site is therefore not currently considered to be developable. Overcoming constraints: availability; access; strategic policy change; nature conservation importance



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

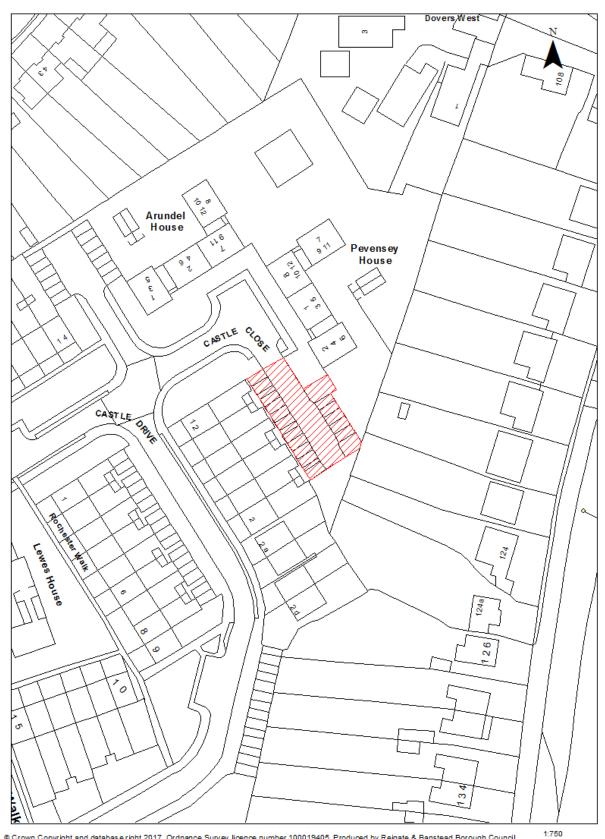


Site details	
HELAA Reference	SPW23
Source of site	Garages
Site name	Garages R/O Ross House, Apley Road, Reigate
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated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



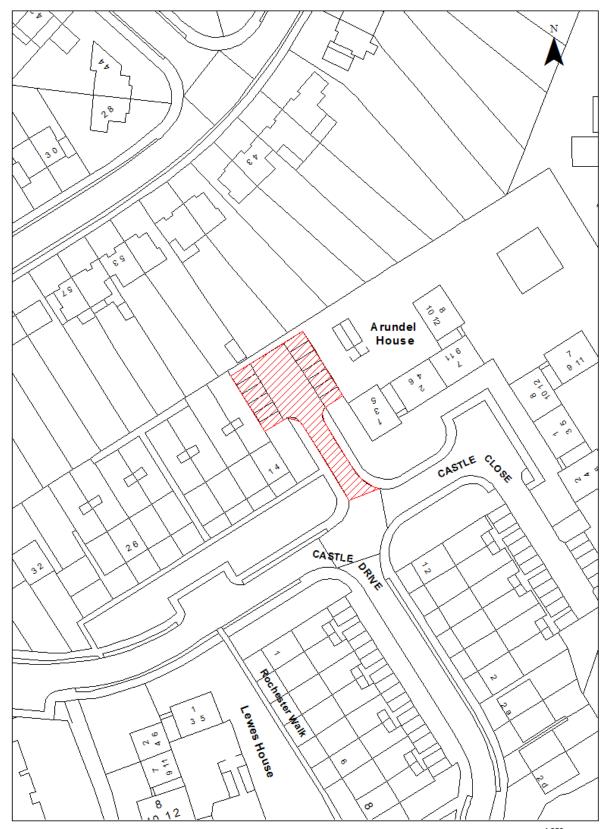
SPW24 – Garages Brandsland, Reigate

Site details	
HELAA Reference	SPW24
Source of site	Garages
Site name	Garages Brandsland, Reigate
Existing use	Garages
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site would be most suited to deliver higher density units (flats).
Considerations	
Physical Limitations	Access to the site is constrained and would require improvement.
Potential Impacts	No potential impacts have been identified.
The site is not consid	ered to be suitable for housing development.
Availability	
The site is owned by F	Raven Housing Trust.
The site is currently u	sed as garages.
•	le to ascertain landowner intentions.
	o development have been identified.
Availability of the site	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.
Considerations	A scheme of this scale/ type would likely attract interest from local or regional
	developers who would likely have the capacity to deliver a scheme of this nature.
	A scheme of this nature would be delivered in a single phase and delivery rates of 20-
	30 units could be achieved per annum; hence development could be completed
	within 12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as the site is not considered to be
Viability	suitable for housing development and availability is uncertain.
Considerations	Generic assessment of sites within Reigate for housing development suggests that
	development would be economically viable.
	The residential market within the area is considered to be strong and would be
	capable of supporting the type and scale of development envisaged.
There is a reasonable	prospect that development would be achievable.
Summary	
	ered to be suitable for housing development and availability is uncertain.
	not considered to be currently developable.
Overcoming constraints: availability; access	



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

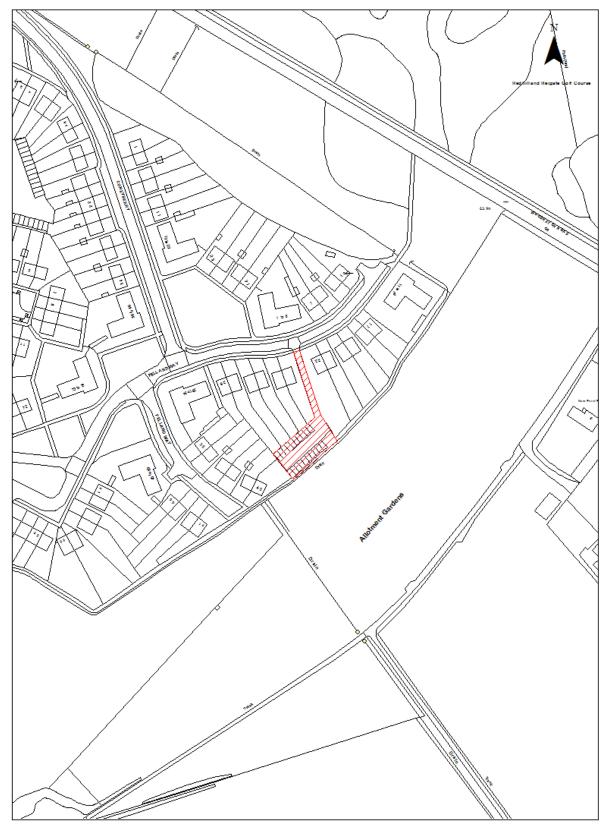
Site details		
HELAA Reference	SPW25	
Source of site	Garages	
Site name	Garages adjacent to Pevensey House, Castle Close, Reigate	
Existing use	Garages	
Housing Potential		
Density	100dph	
Capacity	6	
Total site area (ha)	0.06	
Suitability		
Policy	The site lies within the urban area and therefore within a location contemplated for	
Considerations	housing development through Policy CS4 of the Core Strategy.	
	The site has not been identified in the Regulation 19 Development Management Plan	
	for housing development.	
	Accessibility to local services, facilities and public transport is reasonable.	
	Part of the site has ben identified as potentially at risk of surface water flooding.	
Market	The site would be most suited to deliver higher density uses (flats).	
Considerations		
Physical Limitations	The site is very narrow and thin which may reduce development potential.	
Potential Impacts	Development would give rise to residential amenity conflicts.	
	ered to be suitable for housing development.	
Availability		
The site is owned by R	-	
The site is currently us	• •	
	le to ascertain landowner intentions for the site.	
	o development have been identified.	
Achievability	e for housing development is therefore uncertain.	
Delivery & Timing	There is not known to be any specific developer involvement in the site at this point.	
Considerations	A site of this scale/ type would likely attract interest from local and regional	
Considerations	developers who would likely have the capacity to deliver.	
	A scheme of this nature would be completed in a single phase and delivery rates of	
	20-30 units per annum could be achieved; hence development could be completed	
	within 12 months of commencement.	
Market & Economic	No specific viability work has been undertaken as the site is not considered to be	
Viability	suitable for housing development and availability is uncertain.	
Considerations	Generic assessment of sites for housing development within Reigate suggests that	
	development would be economically viable.	
	The residential market in this area is considered to be strong and would likely support	
	the scale of development proposed.	
There is a reasonable prospect that development of the site would be achievable.		
Summary		
The site is not considered to be suitable for housing development and availability is uncertain.		
The site is therefore not currently considered to be developable.		
Overcoming constrain	Overcoming constraints: availability; residential amenity conflicts	



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

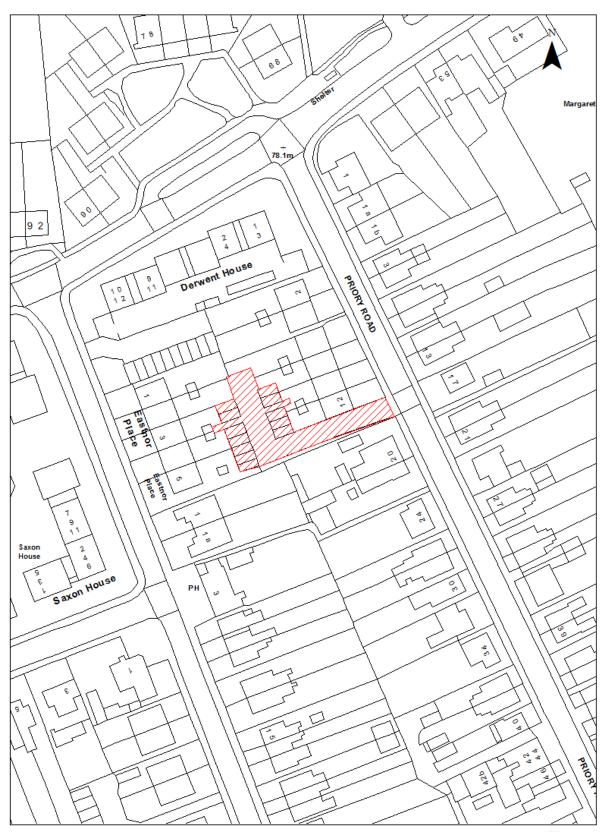


Site details	
HELAA Reference	SPW26
Source of site	Garages
Site name	Garages adjacent to Arundel House, Castle Close, Reigate
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, public transport and facilities is reasonable.
Market	The site would be most suitable to delivering higher density units (flats).
Considerations	
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development may give rise to residential amenity conflict.
	I to be suitable for housing development.
Availability	
The site is owned by F	-
The site is currently u	
	le to confirm landowner intentions.
	o development have been identified.
	e for housing development is therefore uncertain.
Achievability	There is not because to be any analific development in the site of this maint
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 of this nature would be delivered in a single phase and delivery rates of 20- 30 dwellings per annum could be achieved. Hence, development could be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites for housing development in Reigate suggests that
	development would be economically viable.
	The residential market within the area is considered to be strong and would most
	likely support the scale of development envisaged.
	prospect that development of the site would be achievable.
Summary	
development would b	to be suitable for housing development and there is a reasonable prospect that be achievable. Availability of the site for housing development is however uncertain. not currently developable. nts: availability
e rendenning constituin	



SPW27 – Garages Felland Way, Reigate

Site details	
HELAA Reference	SPW27
Source of site	Garages
Site name	Garages Felland Way, Reigate
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	6
Total site area (ha)	0.06
Suitability	
Policy	The site lies within the urban area and therefore lies within a location contemplated
Considerations	for housing development through Policy CS4 of the Core Strategy. The site has not been identified in the Regulation 19 Development Management Plan for housing development. Accessibility to local services and facilities is reasonable and access to public transport is good. The site adjoins the Green Belt.
Market	The site would be most suitable to delivering higher density development (flats).
Considerations	
Physical Limitations	Access to the site via Felland Way is constrained and would require improvements.
Potential Impacts	No potential impacts have been identified.
The site is not conside	ered to be suitable for housing development.
Availability	
No legal constraints to	sed as garages. le to ascertain landowner intentions. o development have been identified.
Availability of the site	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing Considerations	There is not known to be any specific developer 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 of this nature would be delivered in a single phase and delivery rates of 20- 30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site is not considered to be suitable for housing development. Generic assessments of sites for housing development within Reigate suggests that development of the site would be financially viable. The residential market in the area is considered to be strong and would most likely be capable of supporting the type and scale of development envisaged.
	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	



SPW28 – Garages Priory Road, Reigate



Site details	
HELAA Reference	SPW28
Source of site	Garages
Site name	Garages Priory Road, Reigate
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy	The site lies within the urban area and therefore a location contemplated for housing
Considerations	development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is reasonable.
Market	The site would be most suited to deliver higher density units (flats).
Considerations	
Physical Limitations	Access to the site may require improvement.
Potential Impacts	Development may give rise to residential amenity constraints.
	to be suitable for housing development.
Availability	
The site is currently us	
The site is owned by R	-
-	le to ascertain landowner intentions.
	o development have been identified.
	e for housing development is therefore uncertain.
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this point.
Considerations	A scheme of this scale/ type would likely attract interest from local or regional house
	builders who would likely have the capacity to deliver a scheme of this nature.
	A scheme of this type would be completed within a single phase and could achieve delivery rates of 20-30 dwellings per annum. Hence, the development could be
	completed within 12 months of commencement.
Market & Economic	No site specific viability work has been undertaken as availability of the site for
Viability	housing development is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
considerations	development would be financially viable.
	The residential market within the area is strong and would most likely be capable of
	supporting the type of development envisaged.
There is a reasonable	prospect that development of the site would be achievable.
Summary	
The site is considered to be potentially suitable for housing development and there is a reasonable prospect	
that development would be achievable, however, availability is uncertain.	
The site is therefore not currently developable.	
Overcoming constraints: availability; access	

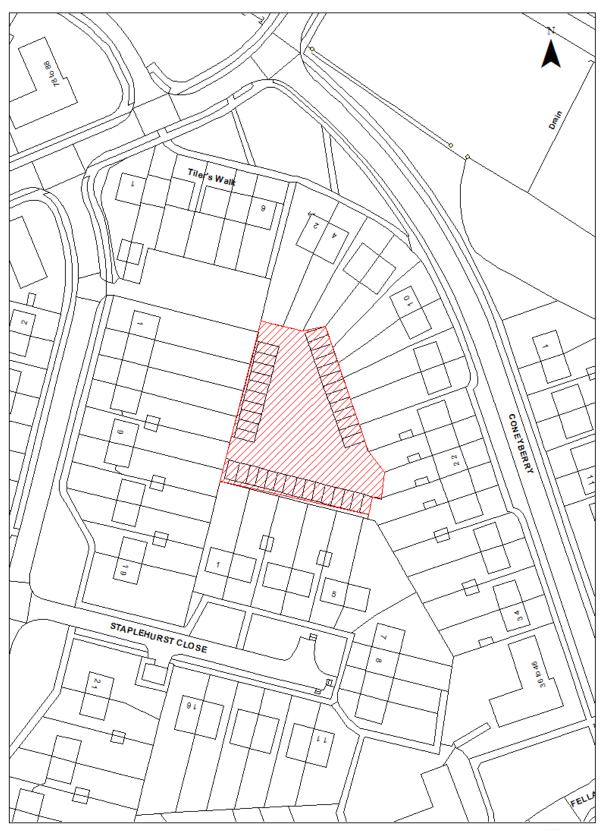


SPW29 – Garages Reeve Road, Reigate



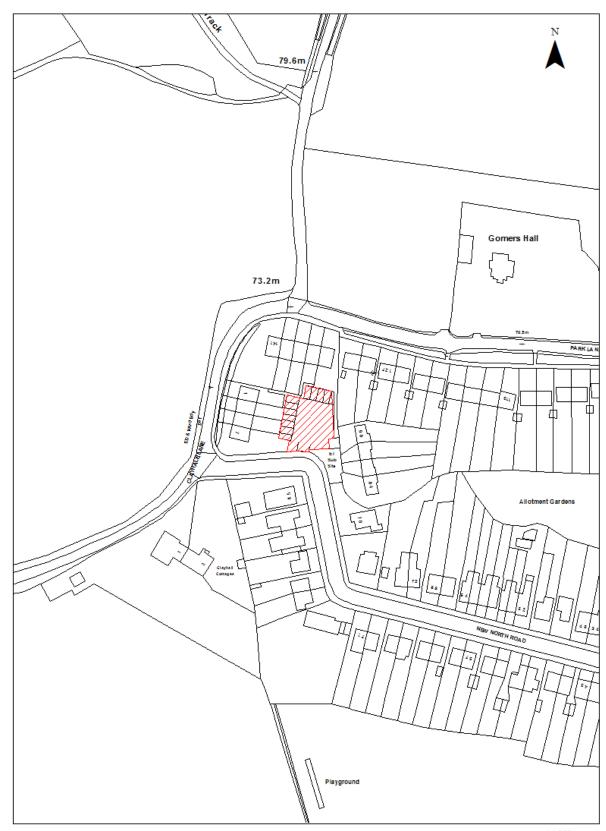
Site details	
HELAA Reference	SPW29
Source of site	Garages
Site name	Garages Reeve Road, Reigate
Existing use	Garages
Housing Potential	
Density	60dph
Capacity	6
Total site area (ha)	0.1
Suitability	
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is good.
Market	The site is most likely to be suitable to deliver higher density units (flats).
Considerations	
Physical Limitations	The site is long and thin – this may reduce development potential.
	The site has been identified as being at risk of surface flooding.
Potential Impacts	No potential impacts have been identified.
	to be suitable for housing development.
Availability	
The site is owned by F	-
The site is currently us	÷ ÷
	le to confirm landowner intentions. Didevelopment have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this point.
Considerations	A site of these characteristics would likely attract interest from local or regional
	developers and who would likely have the capacity.
	A site of this nature would be completed in a single phase and could achieve delivery
	rates of 20-30 dwellings per annum; hence development could be completed within
	12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site for housing
Viability	development is uncertain.
Considerations	Generic assessment of sites for housing development within Reigate suggests that
	development of the site would be economically viable.
	The residential market in the area is strong and would likely support the scale of
	development proposed.
There is a reasonable prospect that development of the site would be achievable.	
Summary	the first state for the sector sec
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	
Overcoming constrain	availability





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Site details	
HELAA Reference	SPW30
Source of site	Garages
Site name	Garages Staplehurst Road, Reigate
Existing use	Garages
Housing Potential	
Density	60dph
Capacity	6
Total site area (ha)	0.1
Suitability	
Policy	The site is within the urban area and therefore within an area considered for housing
Considerations	development through Policy CS4 of the Core Strategy.
	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	Accessibility to local services, facilities and public transport is reasonable.
Market	The site is most likely to be capable of supporting higher density development (flats).
Considerations	
Physical Limitations	The southern part of the site has been identified as potentially being at risk of surface
	water flooding.
Potential Impacts	Development may give rise to residential amenity constraints.
The site is considered	to be potentially suitable for housing development.
Availability	
The site is currently u	
The site is owned by F	-
	le to ascertain landowner intentions.
	o development have been identified.
	e for housing development is uncertain.
Achievability	
Delivery & Timing	There is no known specific developer involvement in the site at this point.
Considerations	A site of this size/ type would likely attract interest from local or regional house
	builders who would likely have capacity to deliver a scheme of this nature.
	A site of this nature would be delivered in a single phase and delivery rates of 20-30
	units per annum could be achieved; hence development could be completed within
	12 months of commencement.
Market & Economic	Specific viability work has not been undertaken as availability of the site is uncertain.
Viability	Generic assessment of sites for housing development within Reigate suggests that
Considerations	development would be financially viable.
	The residential market in the area is considered to be sufficient to support the scale
Thoro is a reasonable	and type of development envisaged. prospect that development of the site would be achievable.
	prospect that development of the site would be achievable.
Summary	to be notentially suitable for bousing douglonment and there is a reasonable prospect
The site is considered to be potentially suitable for housing development and there is a reasonable prospect that development of the site would be achievable. Availability of the site is however uncertain.	
	not currently considered to be developable.
Overcoming constraints: availability; residential amenity constraints	
e le constrain	the availability residential anemity constraints



SPW31 – Garages New North Road, Reigate

Site details	
HELAA Reference	SPW31
Source of site	Garages
Site name	Garages New North Road, Reigate
Existing use	Garages
Housing Potential	
Density	86dph
Capacity	6
Total site area (ha)	0.07
Suitability	0.07
Policy	The site lies within the urban area and therefore within a location contemplated for
Considerations	housing development through Policy CS4 of the Core Strategy.
considerations	The site has not been identified in the Regulation 19 Development Management Plan
	for housing development.
	No legal constraints to housing development have been identified.
	Access to local services, facilities and public transport is limited.
Market	The site would be most suited to deliver higher density units (flats).
Considerations	The site would be most suited to deliver higher density dnits (hats).
Physical Limitations	No specific limitations have been identified.
Potential Impacts	Development may give rise to residential amenity conflict.
	to be potentially suitable for housing development.
	to be potentially suitable for nousing development.
Availability	
The site is currently us	
	number of landowners.
	o be assembled in order to enable development.
	le to ascertain landowner intentions.
	o development have been identified.
	e for housing development is therefore uncertain.
Achievability	The sector of th
Delivery & Timing	There is no known specific developer involvement in the site at this point.
Considerations	A site of this scale/ type would likely attract interest from local or regional house
	builders who would likely have the capacity to deliver a scheme of this nature.
	A scheme of this nature would be delivered in a single phase by a single developer.
	Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.
Market & Economic	No specific viability work has been undertaken as availability of the site is uncertain.
Viability Considerations	Generic assessment of sites for housing development within Reigate suggests that development of the site would be economically viable.
Considerations	The residential market within the area is strong and would likely be capable of
	supporting the type of development envisaged.
There is a reasonable	prospect that development of the scheme 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.	
Availability of the site for housing development is uncertain.	
The site is therefore not currently considered to be developable.	
Overcoming constraints: availability; assembly; residential amenity constraints	