



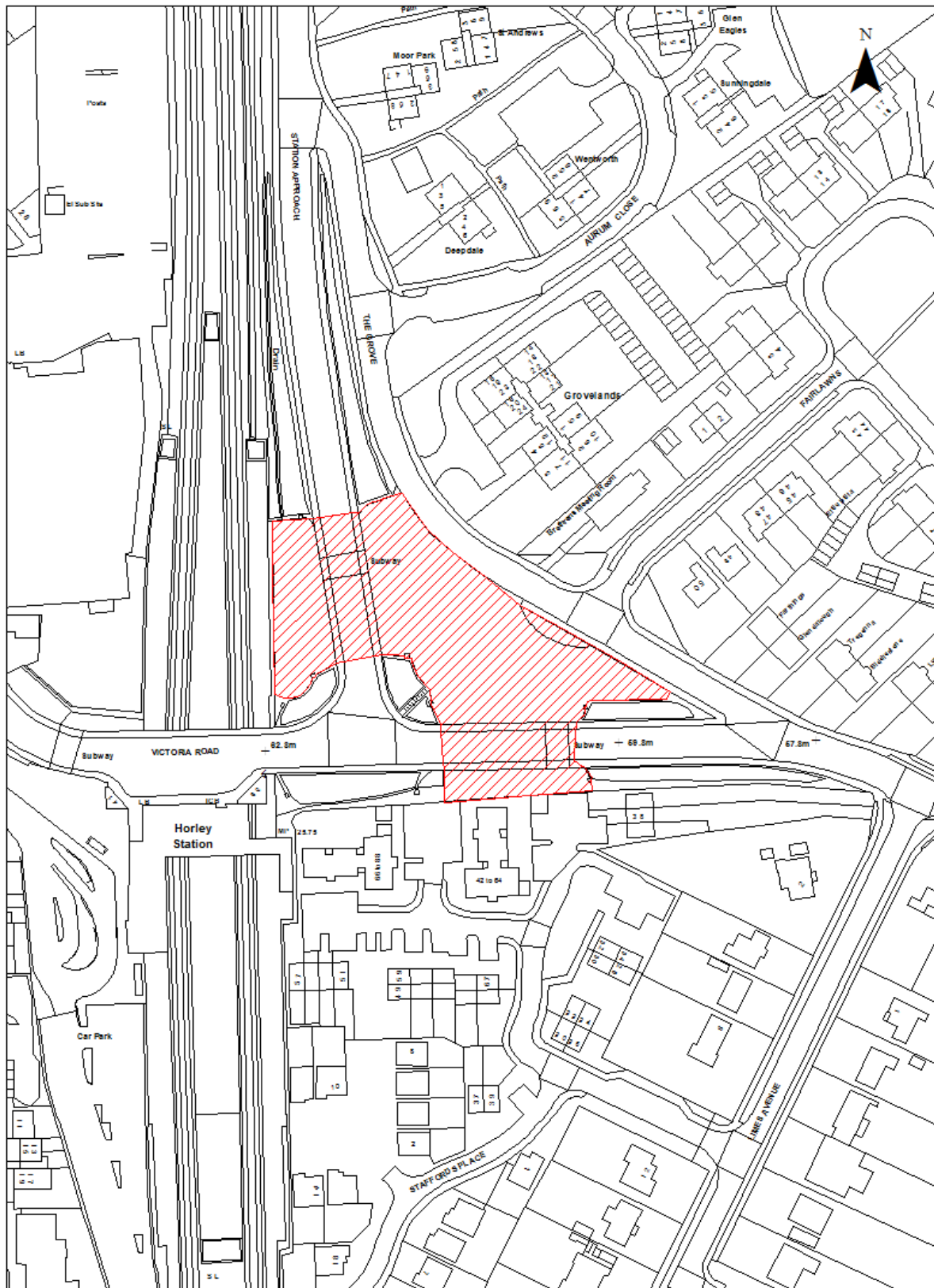
Development Management Plan (Regulation 19)

Housing and Economic Land Availability Assessment (HELAA)

Appendix 2.3: Sites Promoted for Housing Area 3

January 2018

HC01 – Land at the Grove, Horley



Site details	
HELAA Reference	HC01
Source of site	Allocated site in 2005 Borough Local Plan
Site name	Land at the Grove, Horley
Existing use	Car park
Housing Potential	
Density	70dph
Capacity	30
Total site area (ha)	0.45
Suitability	
Policy Considerations	<p>The site was allocated in the 2005 Borough Local Plan for 30 1-2 bed units; however, this allocation has not been rolled forward into the Development Management Plan. The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats).
Physical Limitations	<p>Two raised roads (Station Approach and Victoria Road) cut through the site, reducing somewhat the overall developable area.</p> <p>Give the historic use of the site, it is potentially contaminated and may therefore require a level of remediation.</p> <p>There is a belt of protected trees adjoining the site.</p>
Potential Impacts	Proximity to the railway line and presence of the raised roads could give rise to residential amenity conflicts.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Holidays Extras Properties Ltd.</p> <p>The landowner has previously made clear that release of the site for development is dependent upon satisfactory relocation of the existing airport parking operations to a nearby site. There is no known identified timescale for this to occur.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>The site has previously been marketed by the landowner and this attracted interest from a regional housebuilder. This demonstrates that the site would attract developer interest.</p> <p>A regional developer would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this scale would be completed in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12-18 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has not been undertaken as availability of the site is uncertain.</p> <p>Generic assessment of sites within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is relatively strong and would most likely be capable of supporting the type and scale of development proposed.</p>

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

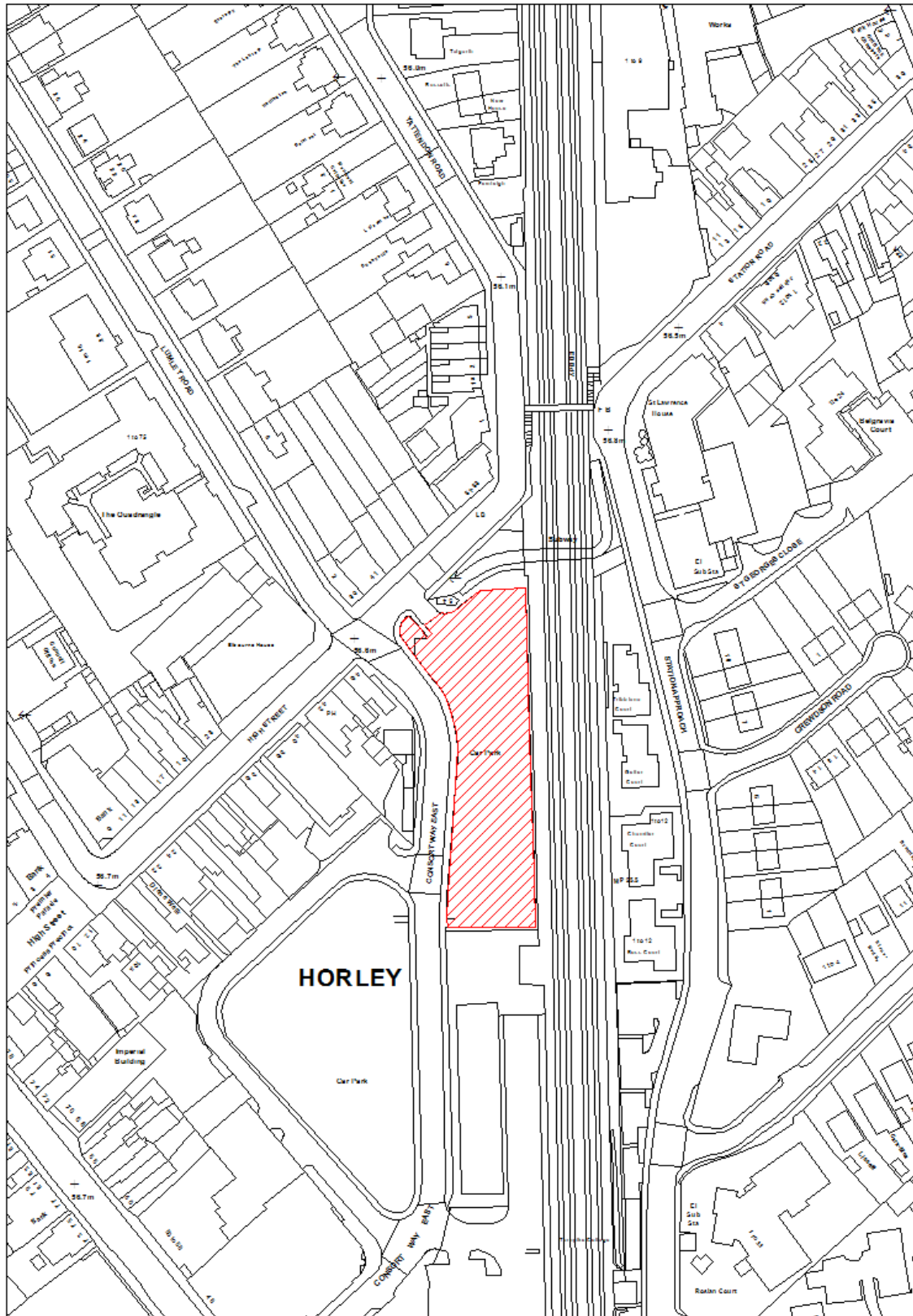
Summary

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

The site is therefore not currently developable.

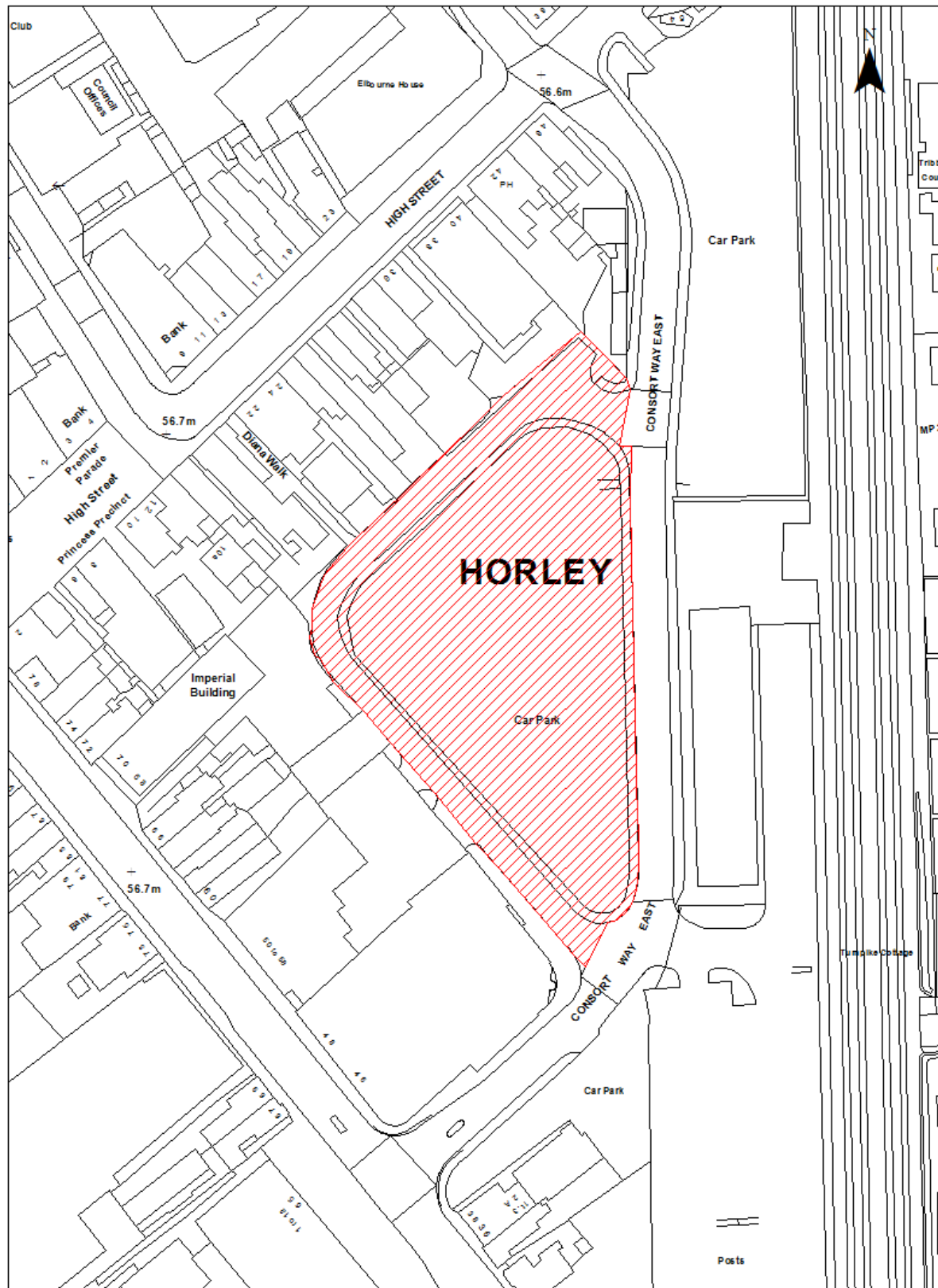
Overcoming constraints: availability

HC02 – High Street Car Park, Horley



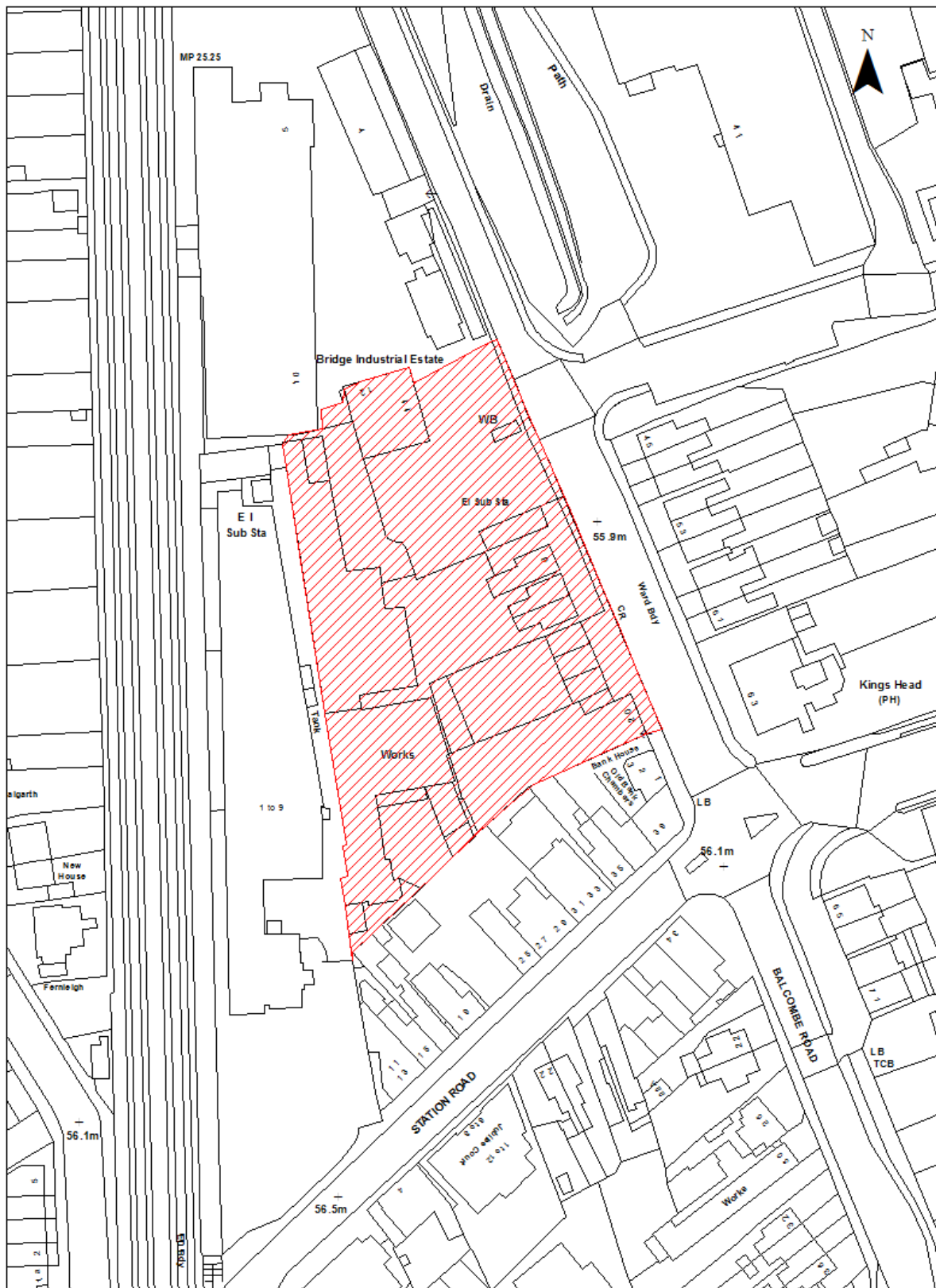
Site details	
HELAA Reference	HC02
Source of site	Allocated Site – Borough Local Plan 2005
Site name	High Street Car Park, Horley
Existing use	Public surface car park
Housing Potential	
Density	70dph
Capacity	30
Total site area (ha)	0.43
Suitability	
Policy Considerations	<p>The site is located within Horley Town Centre and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver higher density units (flats) as part of a mixed-use scheme with retail/ leisure on the ground floor.
Physical Limitations	There are no notable physical limitations associated with the site.
Potential Impacts	<p>Proximity to the railway line could give rise to residential amenity conflicts.</p> <p>Development could contribute to the regeneration of Horley Town Centre.</p> <p>Development could potentially impact upon the setting of the adjoining listed building (The Old Goods Shed).</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>Release of the site for housing would be dependent upon alternative public car parking.</p> <p>60 of the 86 parking spaces in the car park are currently leased to Uber. This lease would need to be acquired in order for development to go ahead.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that development of the site would be made available for housing development during the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>They have recently completed a number of similar schemes and therefore are likely to have the capacity to deliver a scheme of this nature.</p> <p>A scheme such as this would be completed in a single phase and delivery rates of 30-40 units per annum. Hence a scheme could be completed within 12-18 months from commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is good and would most likely be able to support the scale and type of development proposed.</p>
There is a reasonable prospect that development would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>The site is considered to be suitable and available for development and there is a reasonable prospect that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HC03 – Central Car Park, Consort Way East, Horley



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

HC05 – Balcombe Road Industrial Estate, Horley



Site details	
HELAA Reference	HC05
Source of site	RBBC – Development Management
Site name	Balcombe Road Industrial Estate, Horley
Existing use	Mixed industrial and light industrial units
Housing Potential	
Density	60dph
Capacity	30
Total site area (ha)	0.56
Suitability	
Policy Considerations	<p>The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy.</p> <p>The site is within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to facilities, services and public transport is good.</p>
Market Considerations	The site would most likely deliver higher density units (flats), potentially as part of a mixed use scheme.
Physical Limitations	<p>Part of the site has been identified as being at risk of surface water flooding.</p> <p>The site is potentially contaminated owing to current and historic uses.</p>
Potential Impacts	<p>Proximity to other existing employment uses and the railway line could give rise to residential amenity conflicts.</p> <p>Development could potentially contribute to the regeneration of Horley Town Centre.</p> <p>Development could impact upon the locally listed building within the site.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by numerous landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>There are a number of occupational leases on the site.</p> <p>Availability of the site would be contingent upon land assembly.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme of this nature. A commercial developer may be required if a mixed-use scheme was pursued.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum; hence development could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be economically viable.</p> <p>Costs of land reclamation could impact upon viability.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

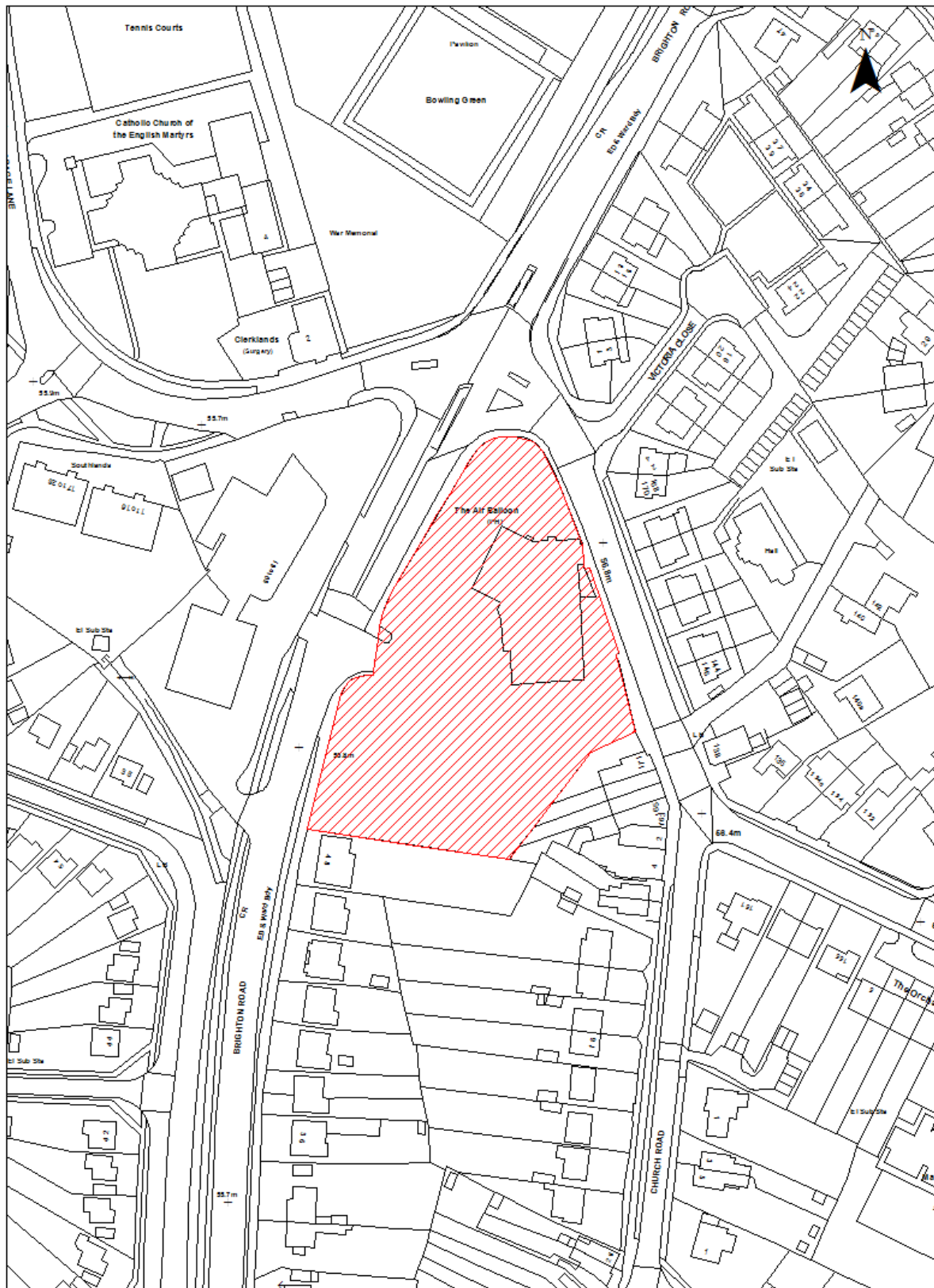
Summary

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

The site is therefore not currently developable.

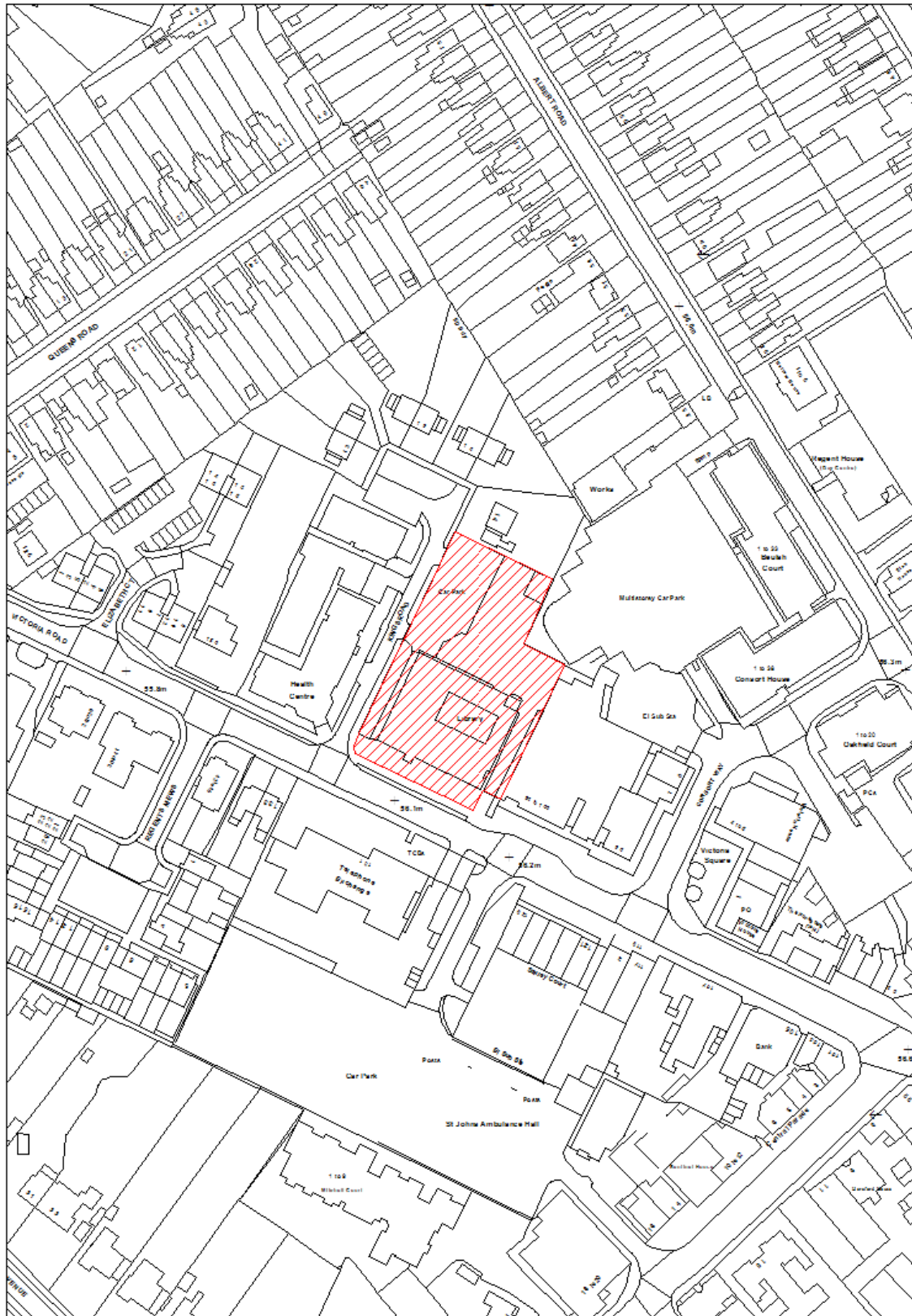
Overcoming constraints: availability; strategic policy change; contamination

HC07 – Air Balloon Public House, Brighton Road, Horley



Site details	
HELAA Reference	HC07
Source of site	RBBC - Development Management
Site name	Air Balloon Public House, Brighton Road, Horley
Existing use	Public house and associated car parking
Housing Potential	
Density	30dph
Capacity	20
Total site area (ha)	0.64
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p> <p>There is a locally listed building on the site.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	There are no significant physical limitations associated with the site.
Potential Impacts	Development could impact upon the setting of the locally listed building on the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Fayre & Square.</p> <p>The site has previously been promoted for housing development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this size would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this scale/ type would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be achievable.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

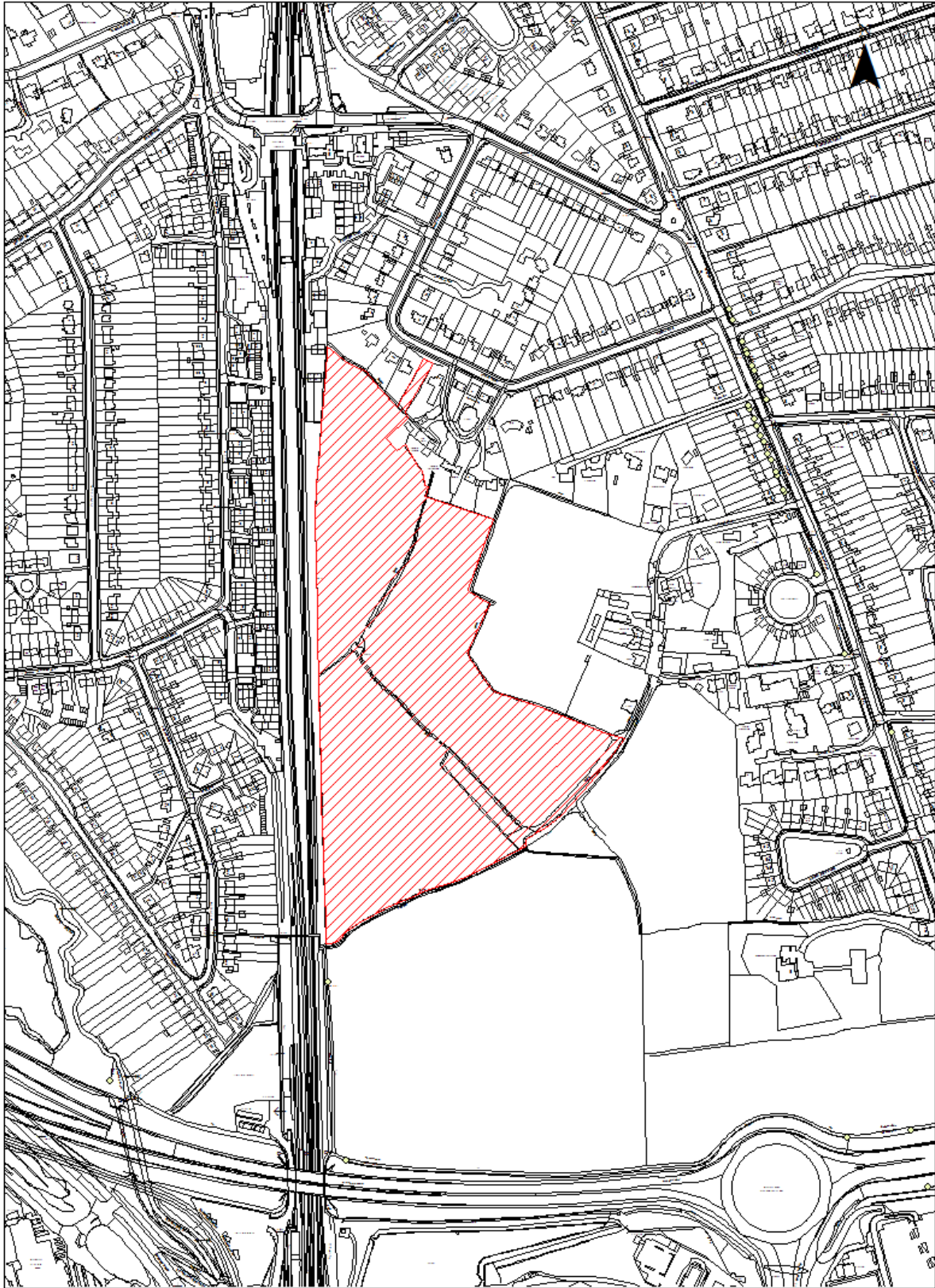
HC10 – Horley Library, Kings Road, Horley



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Site details	
HELAA Reference	HC10
Source of site	Call for Sites
Site name	Horley Library, Kings Road, Horley
Existing use	Public library with associated parking
Housing Potential	
Density	100dph
Capacity	35
Total site area (ha)	0.35
Suitability	
Policy Considerations	<p>The site lies within the urban area within Horley Town Centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>Loss of community uses would be contrary to policy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver mixed use residential, community and car parking development.
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	Development of the site could contribute to the regeneration of Horley town centre.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Surrey County Council.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>Approval has been granted to relocate Horley library to Russells Square. The units have recently been completed. Relocation is therefore anticipated shortly.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12-28 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development.</p> <p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is considered to be deliverable.</p>	

HC12 – Fishers Farm, Limes Avenue, Horley



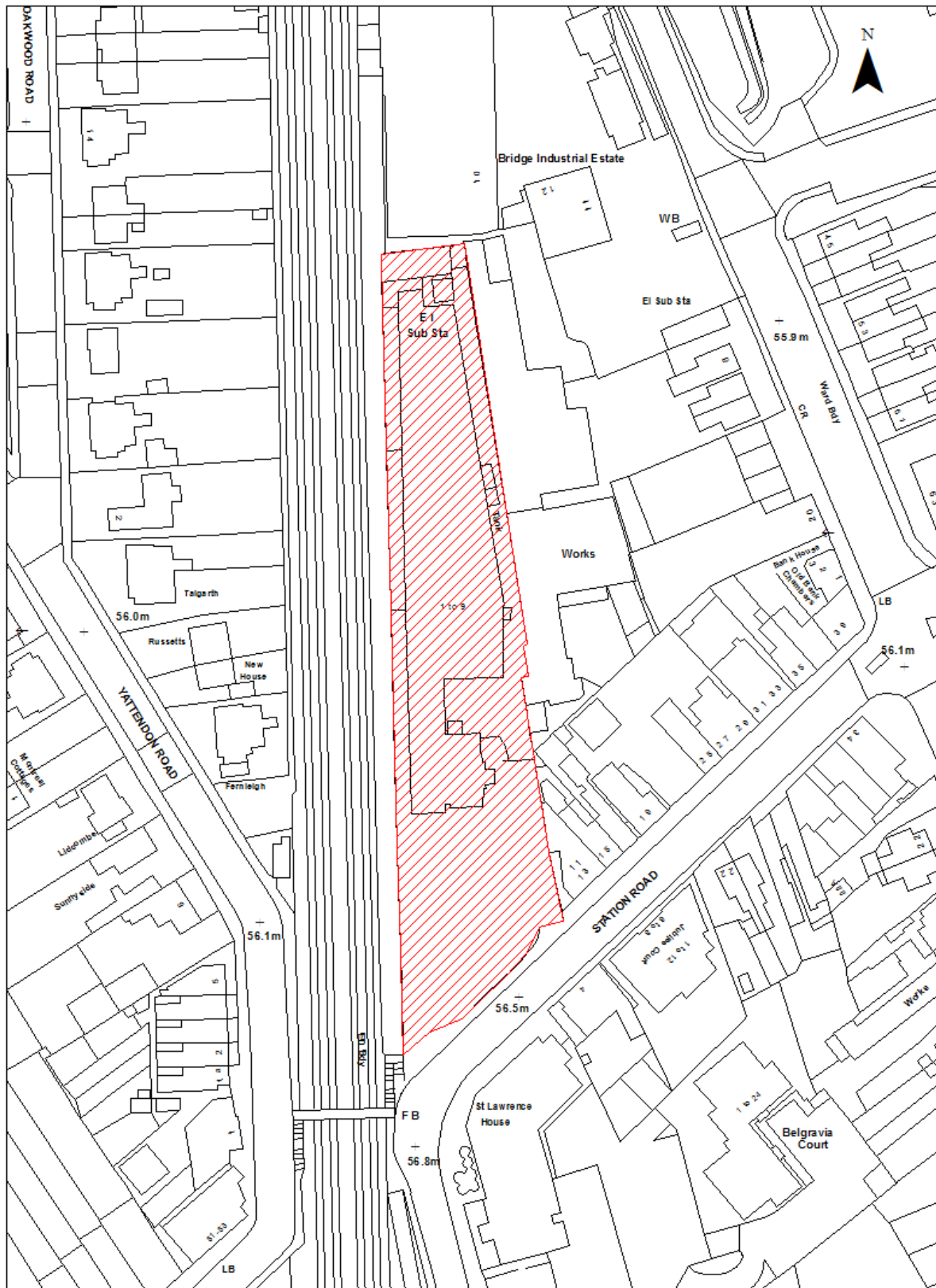
Site details	
HELAA Reference	HC12
Source of site	Call for Sites
Site name	Fishers Farm, Limes Avenue, Horley
Existing use	Agricultural land
Housing Potential	
Density	20dph
Capacity	180
Total site area (ha)	8.9
Suitability	
Policy Considerations	<p>The site lies within a location contemplated for housing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

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

The site is therefore not currently developable.

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

HC15 – Mitchells of Horley, Station Road, Horley

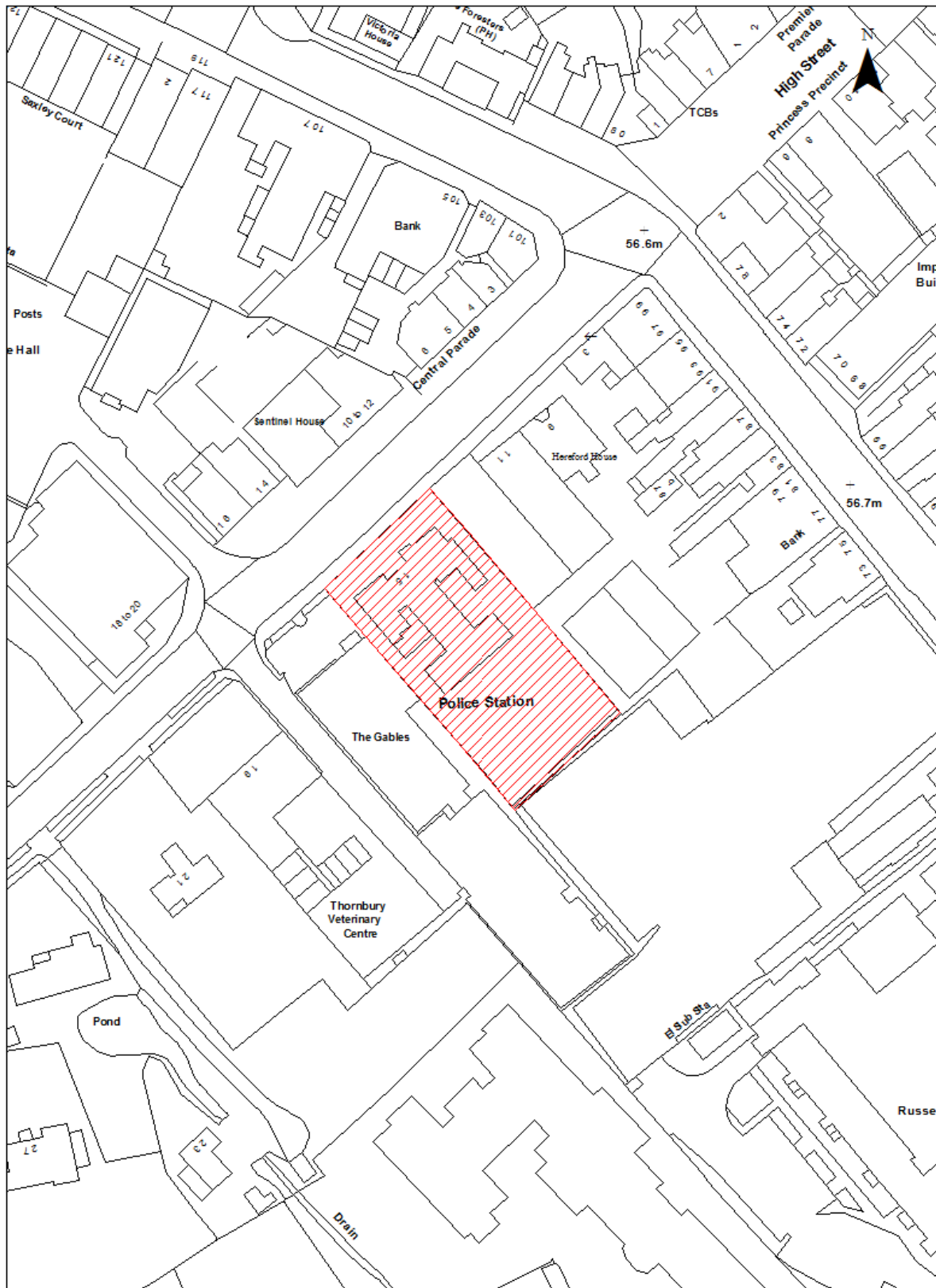


Site details	
HELAA Reference	HC15
Source of site	Call for Sites
Site name	Mitchells Builders Yard, Station Road, Horley
Existing use	Builders yard/ storage
Housing Potential	
Density	80dph
Capacity	30
Total site area (ha)	0.40
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site forms part of a designated employment area – loss of employment uses would run contrary to policy.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would most likely be suited to delivering higher density units (flats) potentially as part of a mixed use redevelopment.
Physical Limitations	<p>Access to the site via Station Road is slightly constrained.</p> <p>Given industrial uses on and surrounding the site, it is potentially contaminated and may therefore require a level of remediation.</p>
Potential Impacts	Proximity to the railway line and other remaining employment and industrial uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have actively promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A commercial developer may be required if a mixed use scheme is progressed.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a scheme such as this; hence the scheme could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>Costs with land reclamation may impact upon viability.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development within the plan period and that development would be achievable, the site is not considered to be suitable for housing development.</p>	

The site is therefore not currently developable.

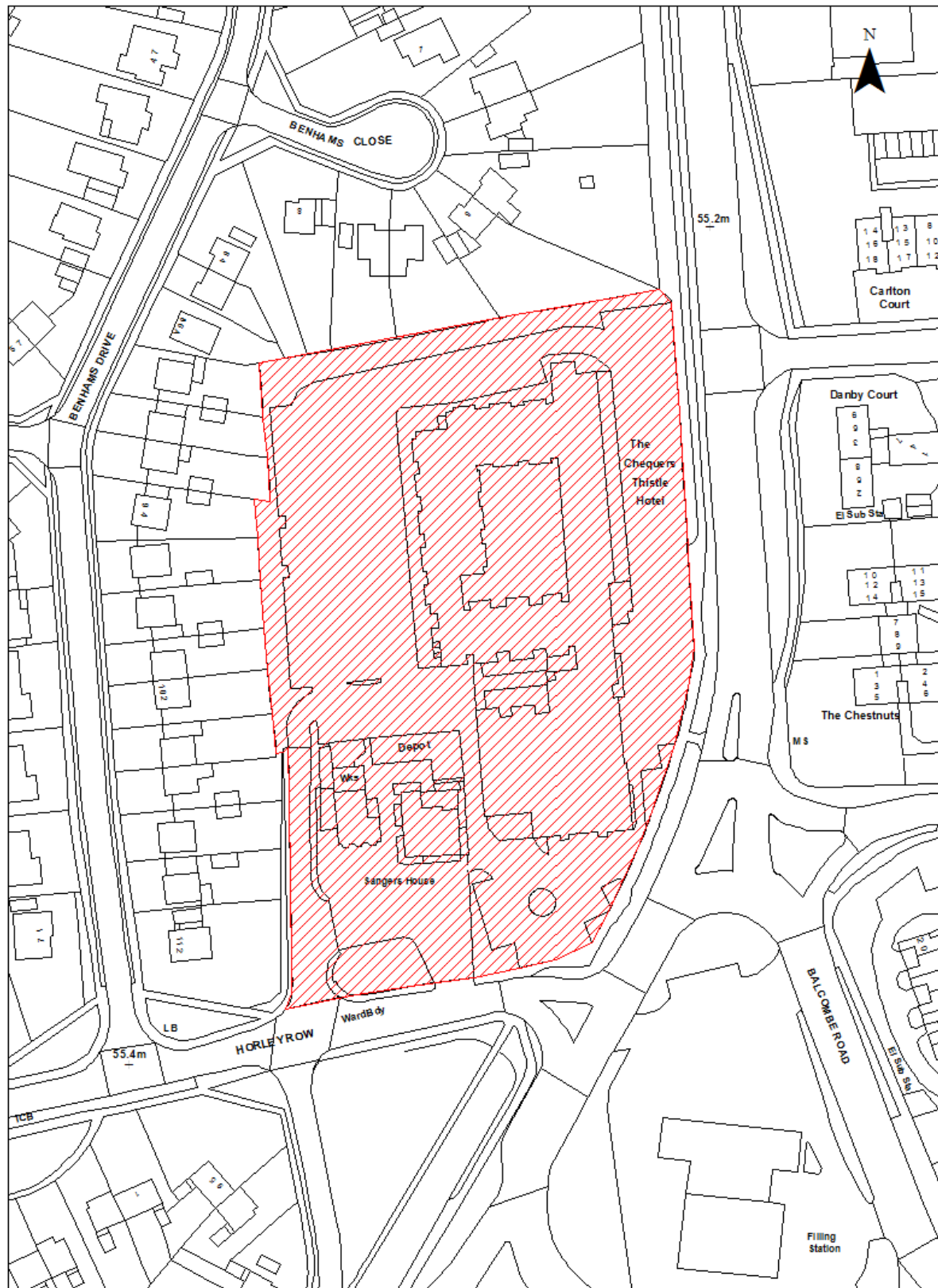
Overcoming constraints: strategic policy change; contamination

HC16 – Horley Police Station, Massetts Road, Horley



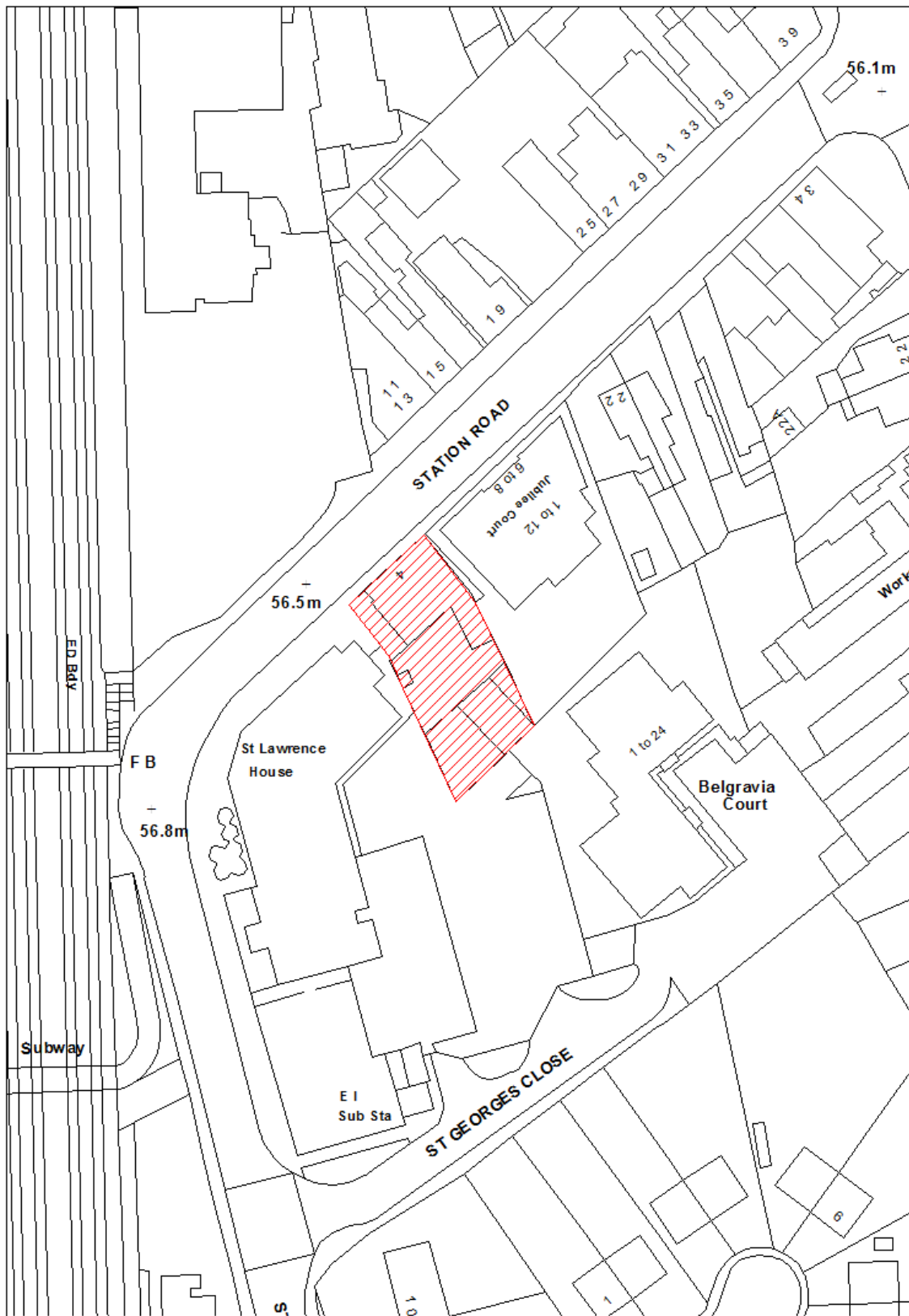
Site details	
HELAA Reference	HC16
Source of site	Identified Site
Site name	Horley Police Station, Massetts Road, Horley
Existing use	Police Station
Housing Potential	
Density	133dph
Capacity	20
Total site area (ha)	0.15
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Horley town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>Loss of community uses would run contrary to policy.</p> <p>The site has however been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	Development of the site could contribute to the regeneration of Horley Town Centre.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Police and Crime Commissioner for Surrey.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The site is understood to no longer be needed for operational purposes.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer. Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development is viable.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HC17 – Former Chequers Hotel, Bonehurst Road, Horley



Site details	
HELAA Reference	HC17
Source of site	Identified Site – RBBC Development Management
Site name	Former Chequers Hotel, Bonehurst Road, Horley
Existing use	Former hotel
Housing Potential	
Density	40dph
Capacity	45
Total site area (ha)	1.17
Suitability	
Policy Considerations	<p>The site is located within the urban area, within close proximity to Horley Town Centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>Accessibility to local services and facilities is reasonable and there is excellent links to public transport.</p>
Market Considerations	The site is proposed to deliver a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	The north eastern part of the site is identified as being at risk of surface water flooding.
Potential Impacts	Development could potentially impact upon the setting of locally listed buildings on the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by the Menzies Group.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>It is understood that since the hotel closed there has been significant interest in developing the site.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>Whilst there is no known specific developer interest in the site, it is understood that there has been significant interest in developing the site.</p> <p>A site of this type/ scale would likely attract interest from regional or national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this; hence development could be completed within 18-24 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development is not viable and would require a reduction in affordable housing provision.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

HC27 – T Northeast, 4 Station Road, Horley



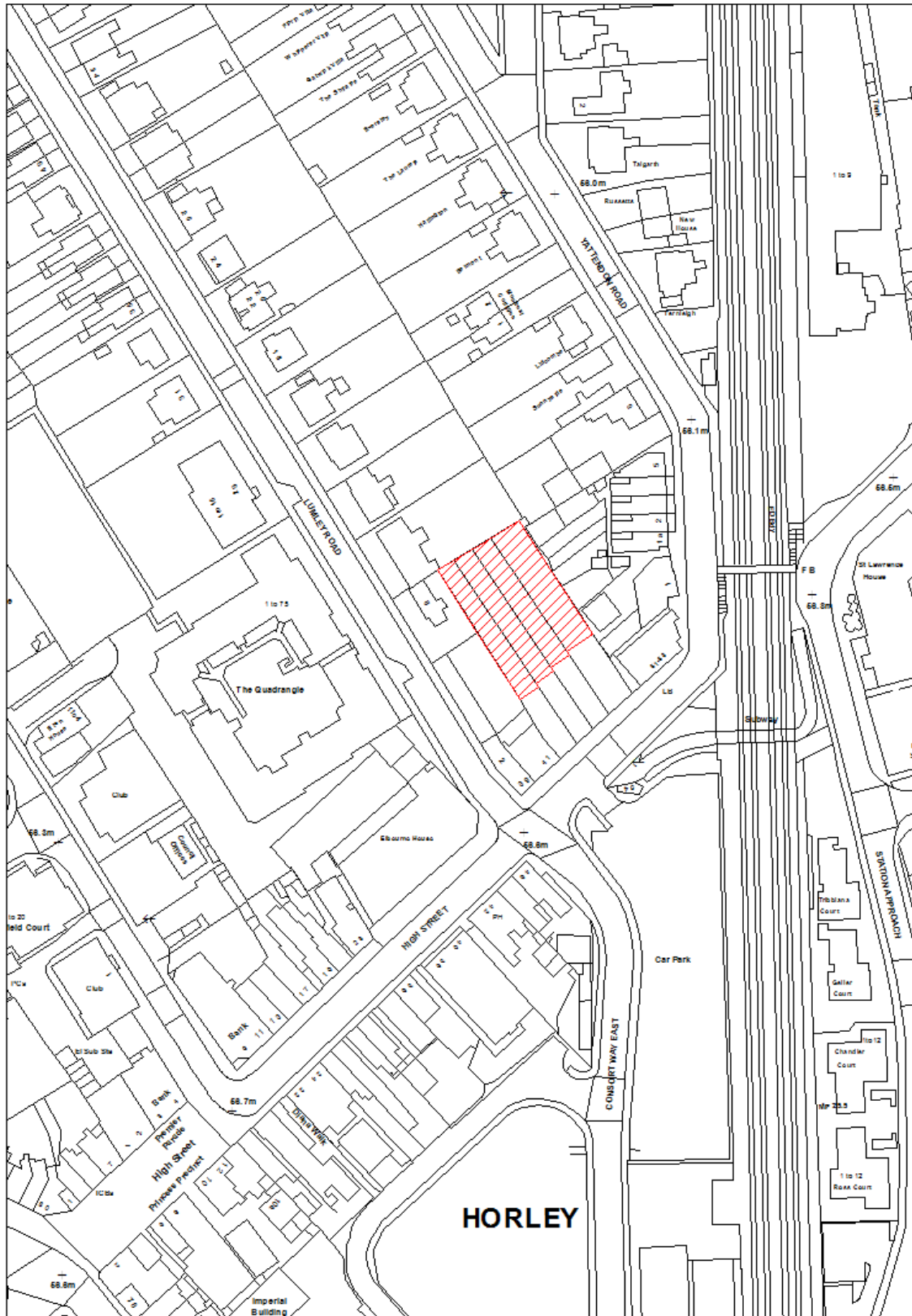
Site details	
HELAA Reference	HC27
Source of site	Identified Site – RBBC Development Management
Site name	T Northeast Ltd. 4 Station Road, Horley
Existing use	Retail premises/ workshop
Housing Potential	
Density	150dph
Capacity	6
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site is within the urban area, within the Station Road local centre, and within close proximity of Horley Town Centre.</p> <p>The site is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>Loss of retail uses on the ground floor would be contrary to policy.</p>
Market Considerations	The site would be suited to delivering higher density units as part of a mixed-use site with retail on the ground floor.
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	There are no identified potential impacts associated with development of the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The retail unit is operational.</p> <p>The landowner has promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver.</p> <p>A scheme of this nature would likely be delivered in a single phase by a single developer and could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken.</p> <p>Generic assessment of sites within Horley suggests that development would be viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HC28 – Meadowcroft, Balcombe Road, Horley



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

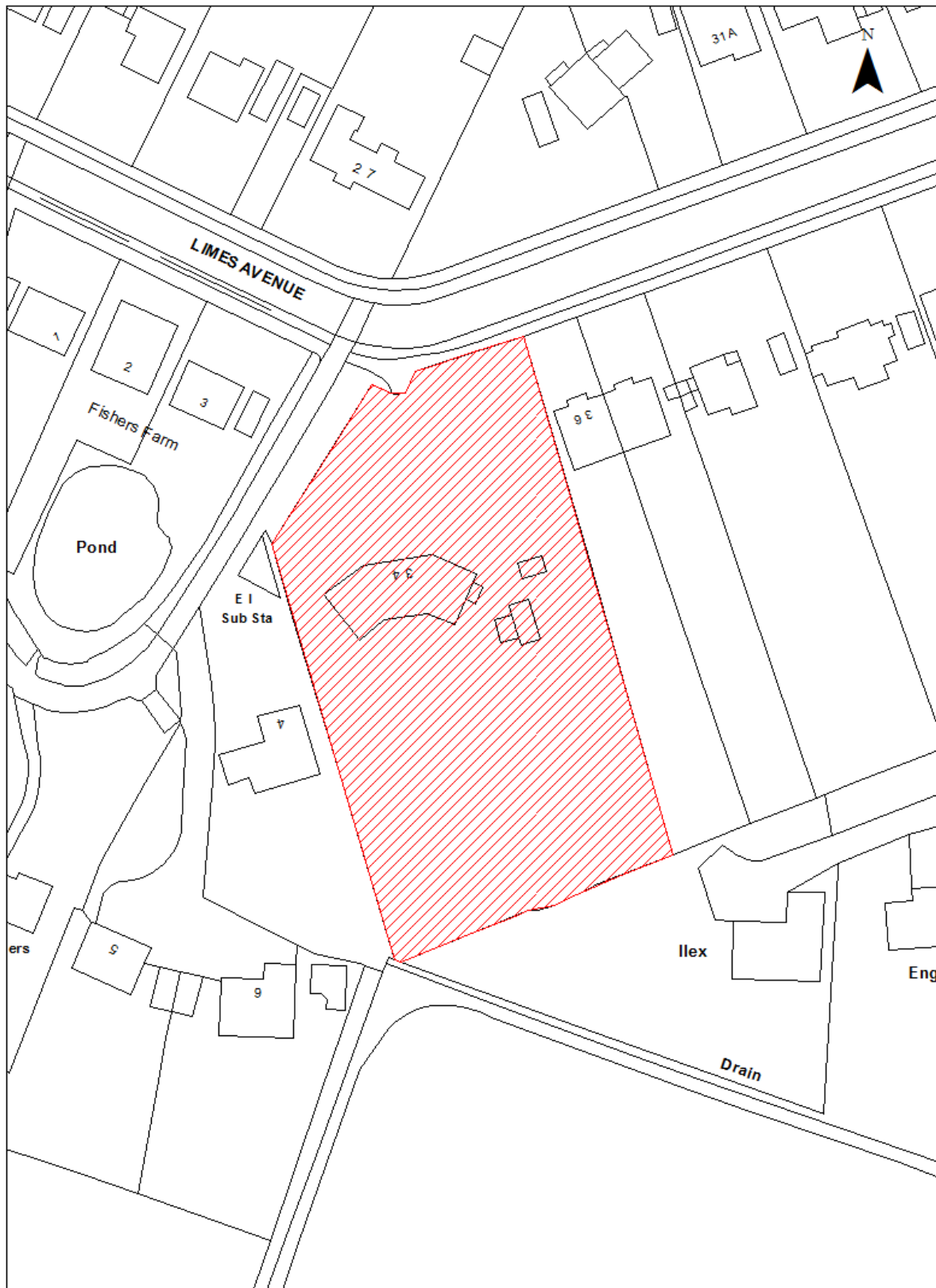
HC30 – R/O 43-49 High Street, Horley



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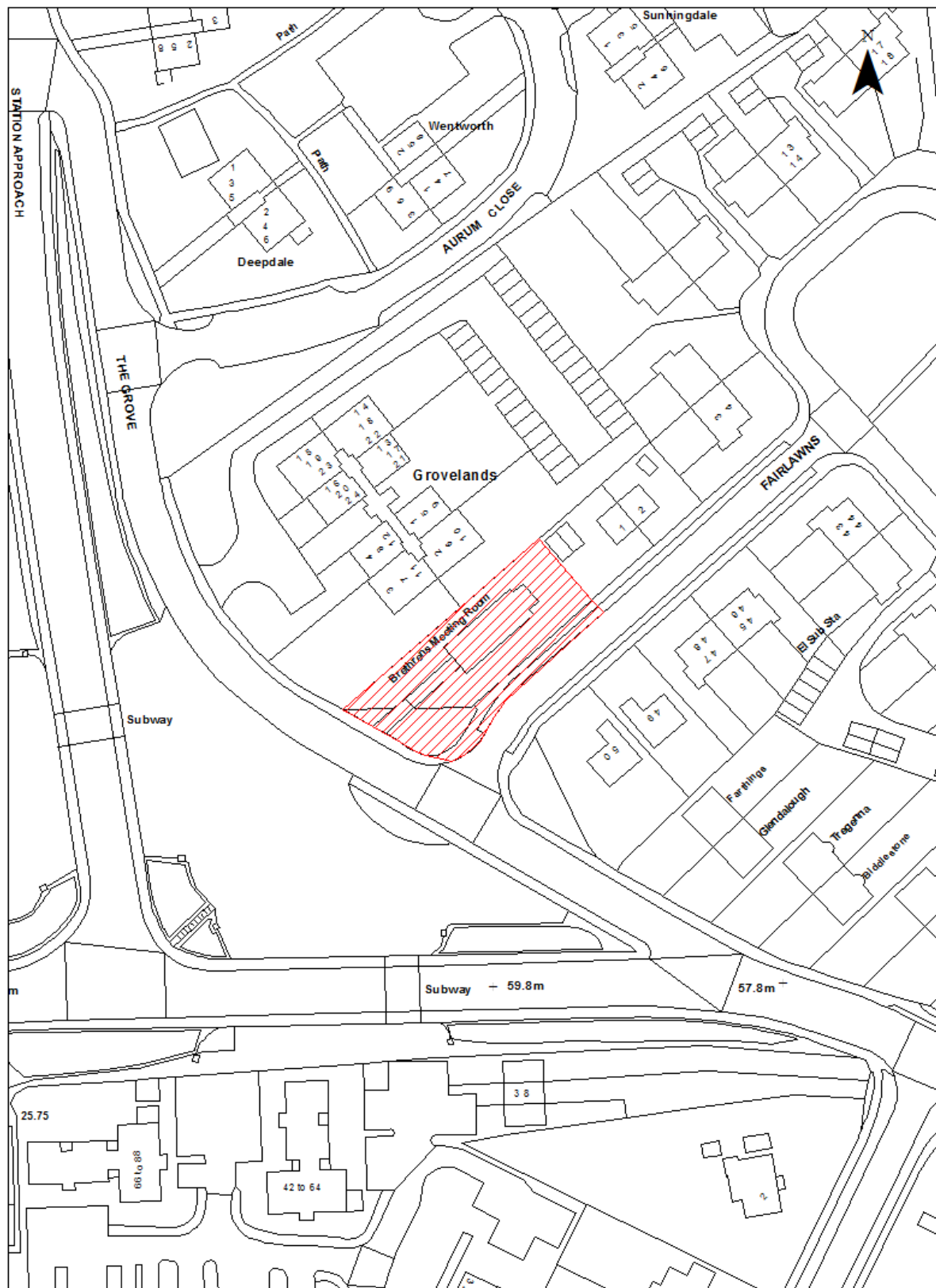
Site details	
HELAA Reference	HC30
Source of site	Extant Planning Permission
Site name	R/O 43-49 High Street, Horley
Existing use	Rear of office buildings
Housing Potential	
Density	80dph
Capacity	6
Total site area (ha)	0.5
Suitability	
Policy Considerations	<p>The site lies within the urban area within Horley Town Centre and therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site benefits from planning permission for housing development.</p>
Market Considerations	The site is proposed to deliver 6 higher density units (flats).
Physical Limitations	There are no specific physical limitations associated with the site.
Potential Impacts	There are no identified potential impacts associated with development of the site.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from planning permission for housing development.</p> <p>The adjoining offices have recently been converted into higher residential development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has recently completed office to residential development on the adjoining offices. It is therefore felt that they would have the capacity to develop the scheme proposed.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per annum could be completed on a site such as this and therefore the development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is considered to be sufficient to support the scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be reasonable.</p> <p>The site is therefore considered to be deliverable.</p>	

HC31 – 34 Limes Avenue, Horley



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

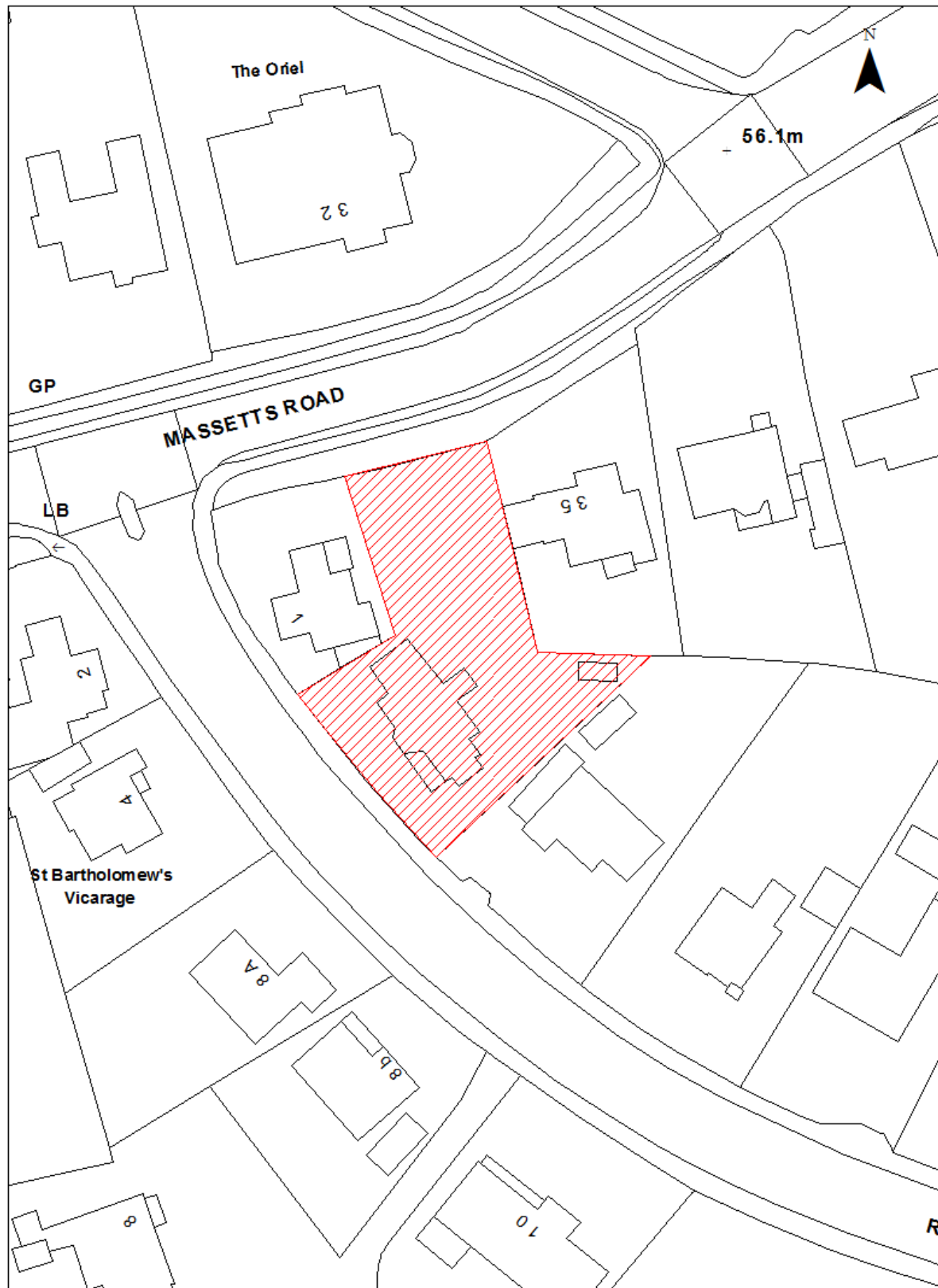
HC32 – Brethren Meeting Room, The Grove, Horley



Site details	
HELAA Reference	HC32
Source of site	Call for Sites
Site name	Brethren Meeting Room, The Grove, Horley
Existing use	Brethren Meeting Room
Housing Potential	
Density	63dph
Capacity	5
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity of Horley town centre. The site therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is currently used for community uses - loss of community uses would be contrary to policy.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	<p>Part of the site has been identified as potentially being at risk of surface water flooding.</p> <p>Access to the site from The Grove would need improving.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Arun Business Consortium.</p> <p>The landowner has promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made available for housing development within 12 months.</p> <p>No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they intend to develop the site themselves.</p> <p>The site would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site would be made available for development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p>	

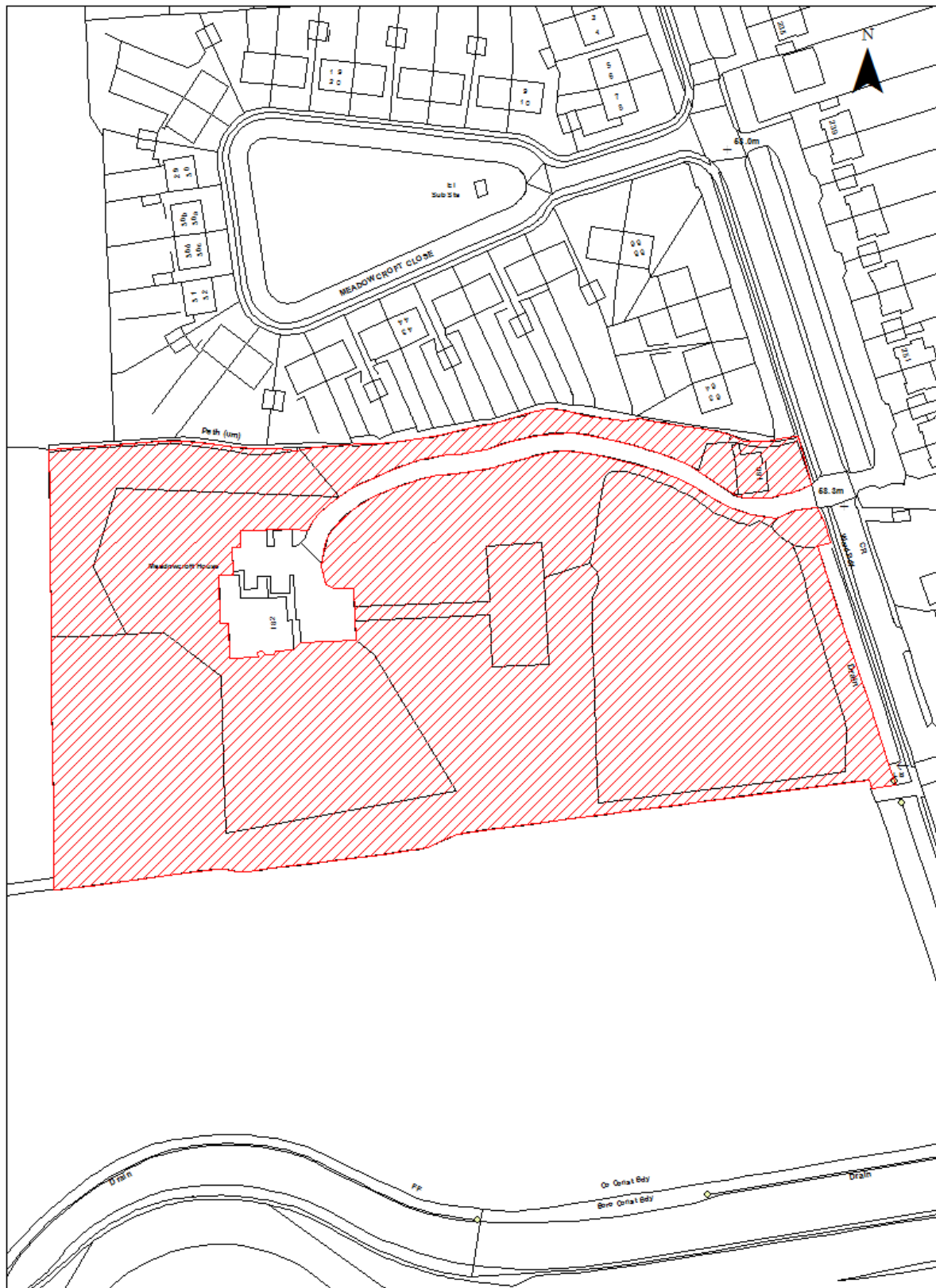
Overcoming constraints: access; strategic policy change

HC34 – Copperwood, Russells Crescent, Horley



Site details	
HELAA Reference	HC34
Source of site	Extant Planning Permission
Site name	Copperwood, Russells Crescent, Horley
Existing use	Residential dwelling and grounds
Housing Potential	
Density	75dph
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 6 units.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public service is good.</p> <p>The site lies within the Massetts Road Conservation Area.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could impact upon the conservation area – the planning permission felt that this potential impact had been overcome.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a landowner.</p> <p>The site benefits from planning permission for 6 units.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>A site of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is strong and would likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

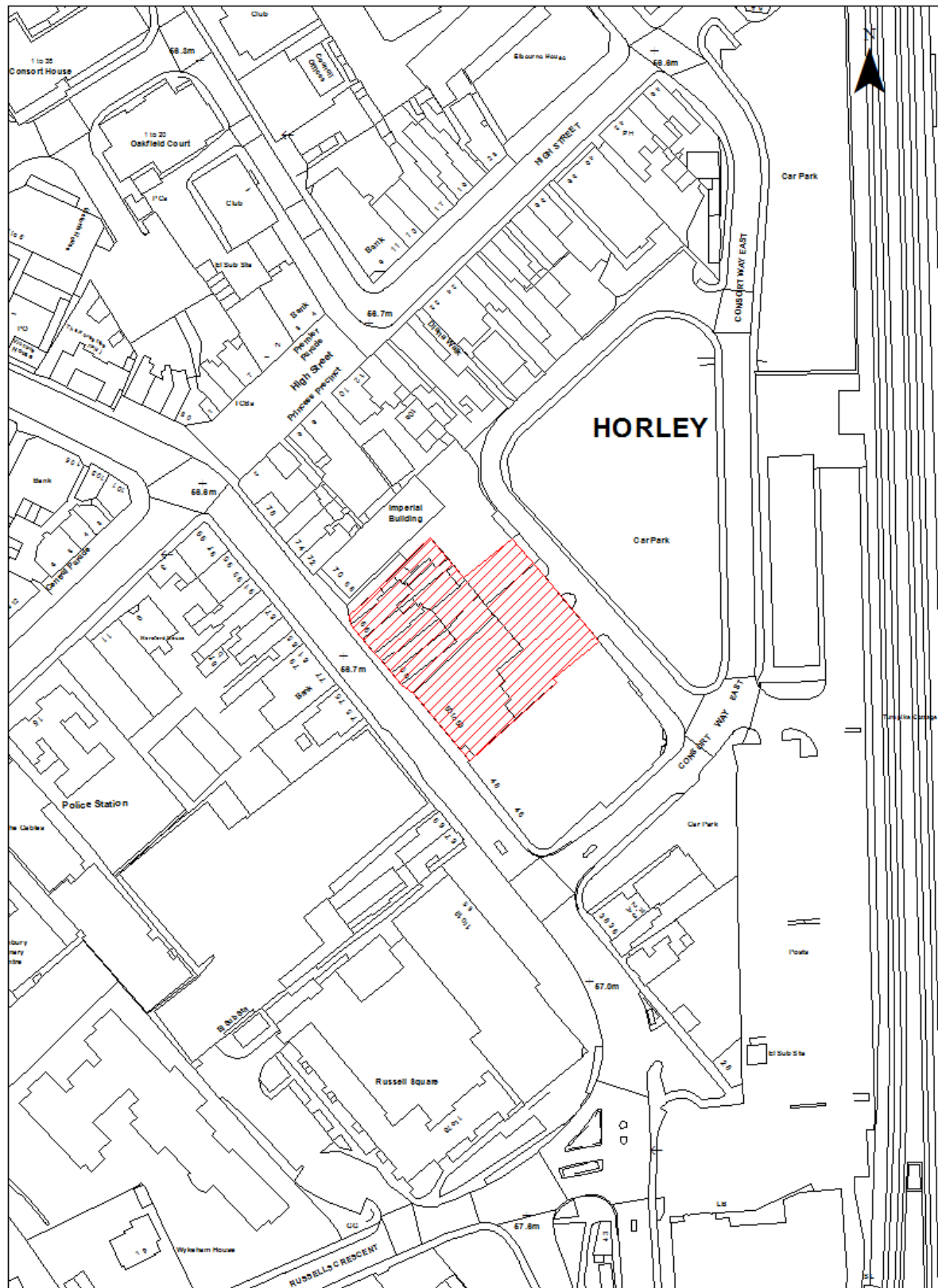
HC33 – Land at Meadowcroft, Horley



Site details	
HELAA Reference	HC33
Source of site	Call for Sites
Site name	Land at Meadowcroft, Horley
Existing use	Office grounds
Housing Potential	
Density	25dph
Capacity	60
Total site area (ha)	2.4
Suitability	
Policy Considerations	<p>The site lies within a location contemplation for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for strategic employment.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	<p>Given the scale of the site, the site would be capable of delivering a mix of housing types and tenures.</p> <p>The site could therefore potentially meet a range of market requirements.</p>
Physical Limitations	<p>The northern part of the site has been identified as being potentially at risk of surface water flooding.</p> <p>Parts of the site are densely wooded; however, none of the woodland areas are protected.</p>
Potential Impacts	<p>The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would then affect residential amenity.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Core Investments Ltd.</p> <p>The landowner has previously actively promoted the site for housing development.</p> <p>It has however not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this nature would likely attract interest from a local or regional developer who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed by a single house builder in a single phase.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 2 years from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would likely be capable of supporting the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

Summary
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for strategic employment. The site is therefore not considered to be suitable for housing development.</p> <p>The site is therefore not considered to be currently developable for housing development.</p> <p>Overcoming constraints: availability; strategic policy change; flood risk/ mitigation</p>

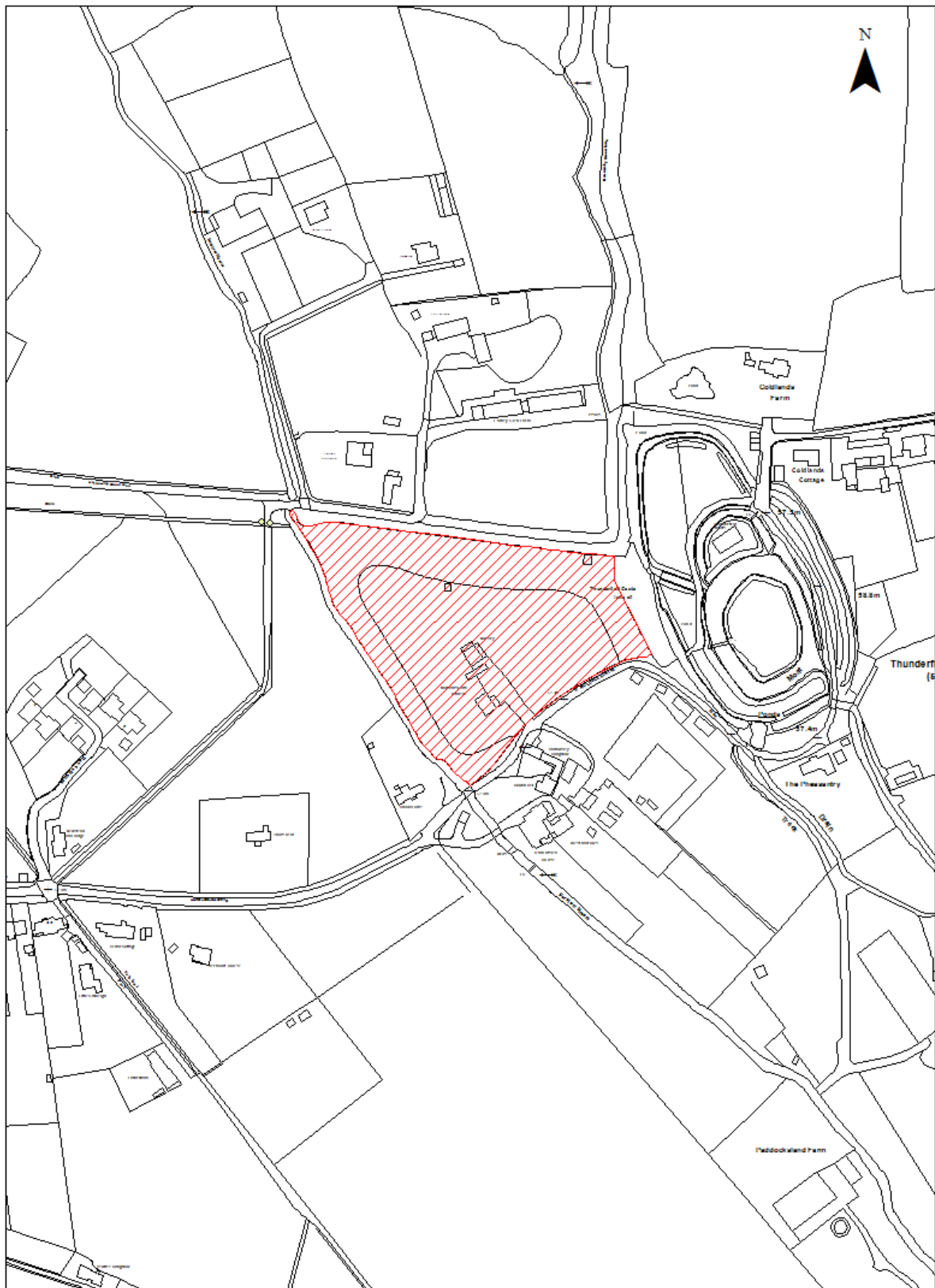
HC35 – 50-66 Victoria Road, Horley



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

Overcoming constraints: availability; land assembly

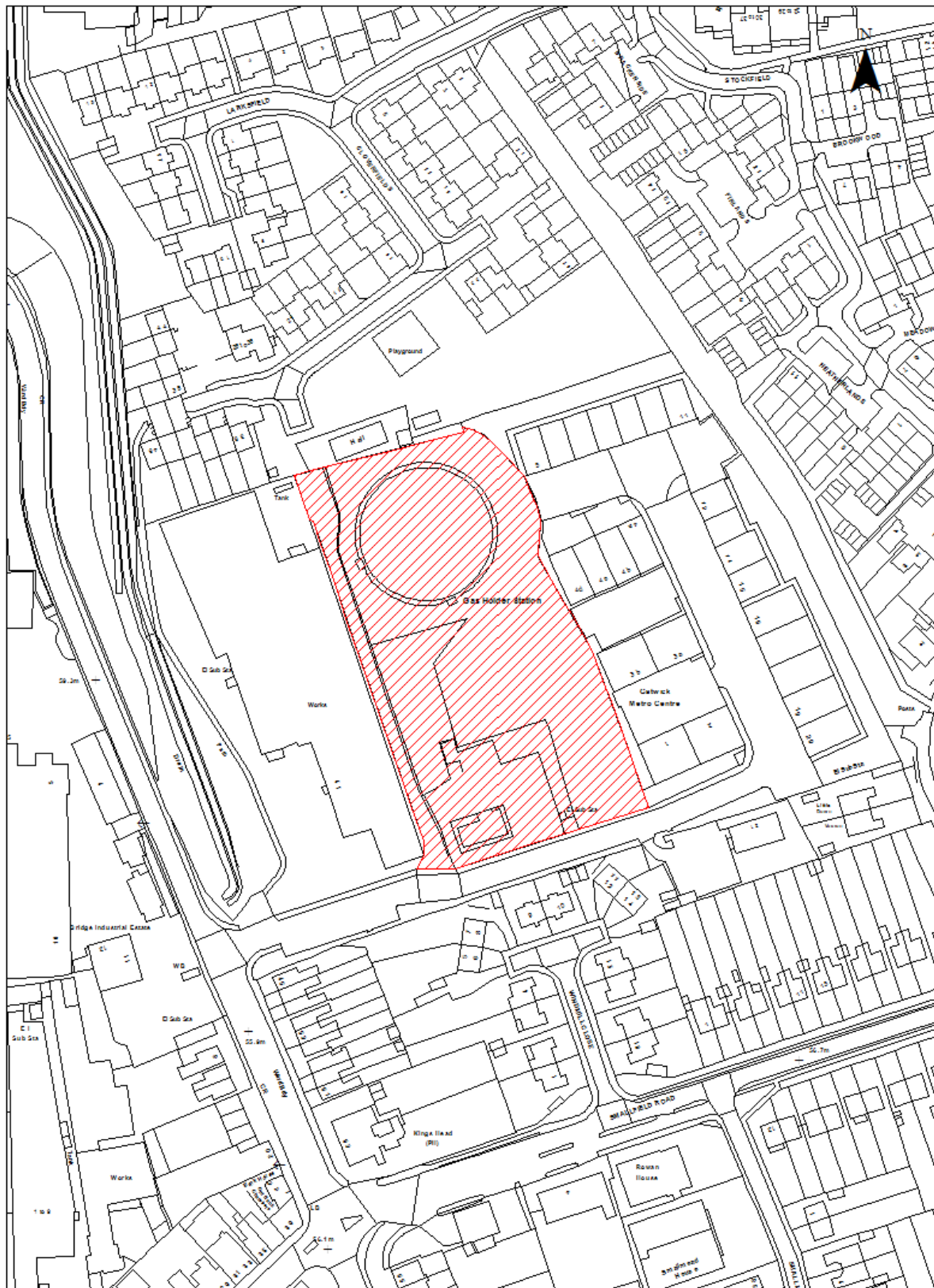
HE01 – Land at Haroldslea Drive, Horley



Site details	
HELAA Reference	HE01
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Haroldslea Drive, Horley
Existing use	Agricultural/ nursery (derelict)
Housing Potential	
Density	20dph
Capacity	25
Total site area (ha)	1.2
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site is within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor and there is relatively limited access to public transport.</p>
Market Considerations	The site benefits from planning permission for a replacement dwelling. However, the site would be capable for delivering a wide range of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>The site is wholly within Flood Zone2 and a small area of land in the west of the site is within Flood Zone 3 which limits development capacity.</p> <p>Access via a narrow part of Haroldslea Drive is relatively constrained and would be unsuitable to support intense residential development without significant improvement.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	Development of the site could potentially impact upon the setting of the adjoining Ancient Monument (Thunderfield Castle) and surrounding listed buildings.
The site is not considered to be suitable for large-scale housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>There is a history of unimplemented permissions for replacement dwellings.</p> <p>It has not been possible to confirm availability of the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this nature would likely attract interest from a local or regional developer who would likely have the capacity to deliver.</p> <p>A scheme of this scale/ type would likely be completed by a single housebuilder in a single phase and could achieve delivery rates of 20-30 units per annum. Hence, development could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs of land reclamation may impact upon financial viability.</p> <p>Costs associated with providing an adequate access may impact upon financial viability.</p> <p>The residential market in the area is strong and would likely be capable of supporting</p>

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

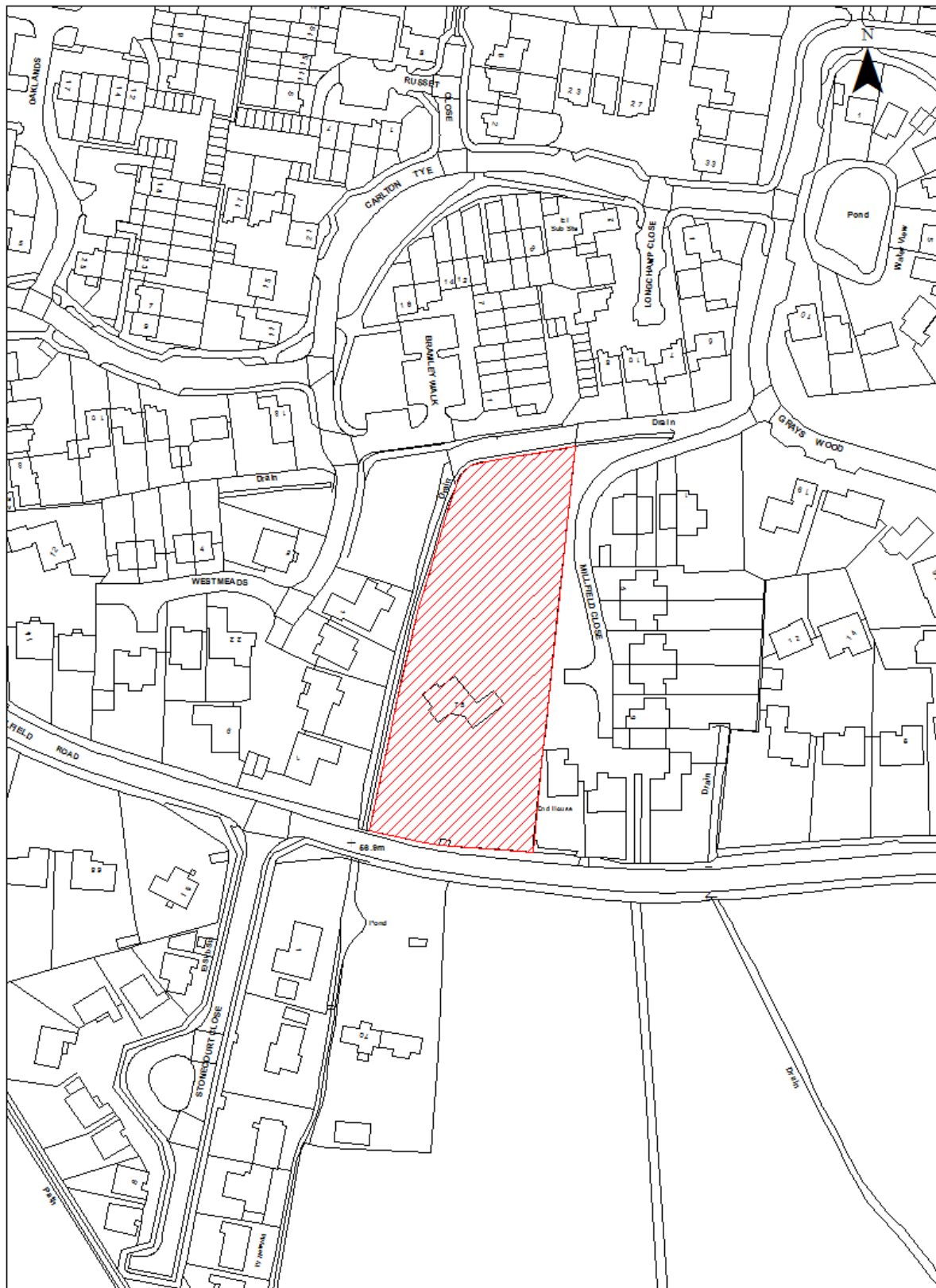
HE02 – Gas Holder Site, Balcombe Road, Horley



Site details	
HELAA Reference	HE02
Source of site	RBBC – Development Management
Site name	Gasholder Site, Balcombe Road, Horley
Existing use	Utilities and hard surfaced car parking.
Housing Potential	
Density	30dph
Capacity	30
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is part of an Employment Area and therefore loss of employment uses would run contrary to policy.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suited to delivering a mix of housing both in terms of types and tenures and thus potentially meeting a range of market requirements.
Physical Limitations	<p>Given the existing uses on the site, there may be contamination issues and the need for remediation.</p> <p>Access to the site is via a relatively narrow estate road which would be unsuitable for residential development.</p>
Potential Impacts	Proximity to the railway line and adjoining employment uses could give rise to residential amenity concerns.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by UK Power Networks.</p> <p>The utilities function is operational and there is no known planned de-commissioning or disposal.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ type would likely attract interest from local or regional developers.</p> <p>Given the existing use of the site an expert developer may be required.</p> <p>A site of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>Costs with land reclamation may impact upon financial viability.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>The site is therefore not currently considered to be suitable for housing development.</p>	

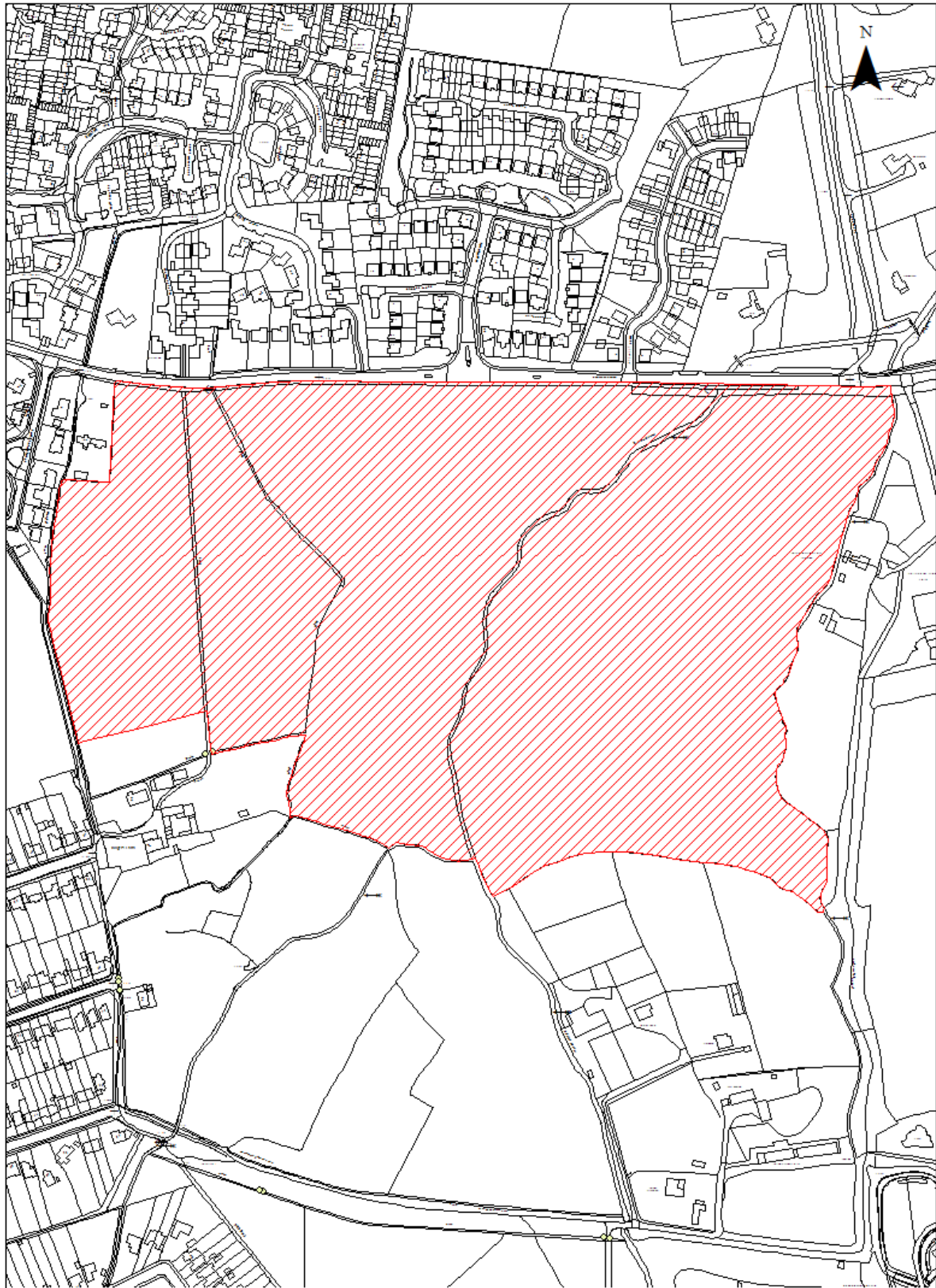
Overcoming constraints: availability; contamination; access; strategic policy change

HE03 – 75 Smallfield Road, Horley



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

HE04 – Land at Wilgers Farm, Smallfield Road, Horley



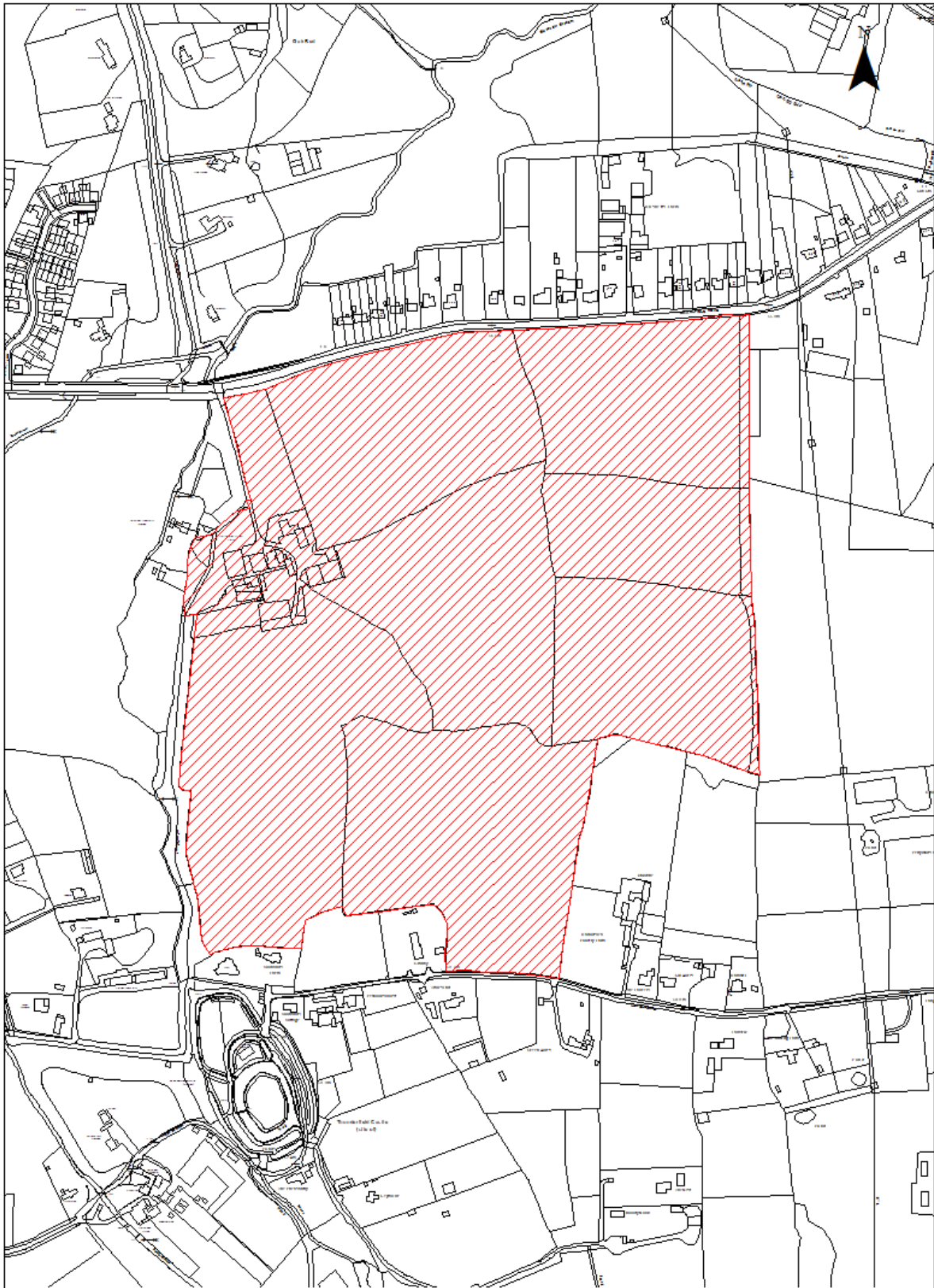
Site details	
HELAA Reference	HE04
Source of site	Call for Sites
Site name	Land at Wilgers Farm, Horley
Existing use	Agricultural Land
Housing Potential	
Density	20dph
Capacity	170
Total site area (ha)	19.2 (gross)/ 8.9 (developable)
Suitability	
Policy Considerations	<p>The site is within the Rural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

development.

The site is therefore not considered to be currently developable.

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

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



Site details	
HELAA Reference	HE05
Source of site	Call for Sites
Site name	Land at Harrowsley Green Farm, Smallfield Road, Horley
Existing use	Agricultural Land
Housing Potential	
Density	20dph
Capacity	440
Total site area (ha)	29.0 (gross) / 22.0 (developable)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	Almost all of the site falls within Flood Zone 2 and the northern part of the site also falls within Flood Zone 3 which restricts development potential and may have implications for achieving access to the site from Smallfield Road. There are a number of ditches and small watercourses traversing the site and these give rise to areas of identified surface water flooding risk.
Potential Impacts	<p>The site falls within an area of Grade 3 agricultural land.</p> <p>Large scale development could impact upon the setting of listed buildings within and adjoining the site, as well as potentially impacting upon the ancient monument (Thunderfield Castle).</p> <p>The site forms a significant part of the open landscape gap between Horley and Smallfield and development would impact significantly upon the landscape.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>The landowners have entered into an agreement with Land & Partners to promote the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a number of discrete phases.</p> <p>Assuming two developers operating on site and delivery rates of 30-40 units per annum, a scheme of this nature could be delivered within 5-6 years.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would most likely support the scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	

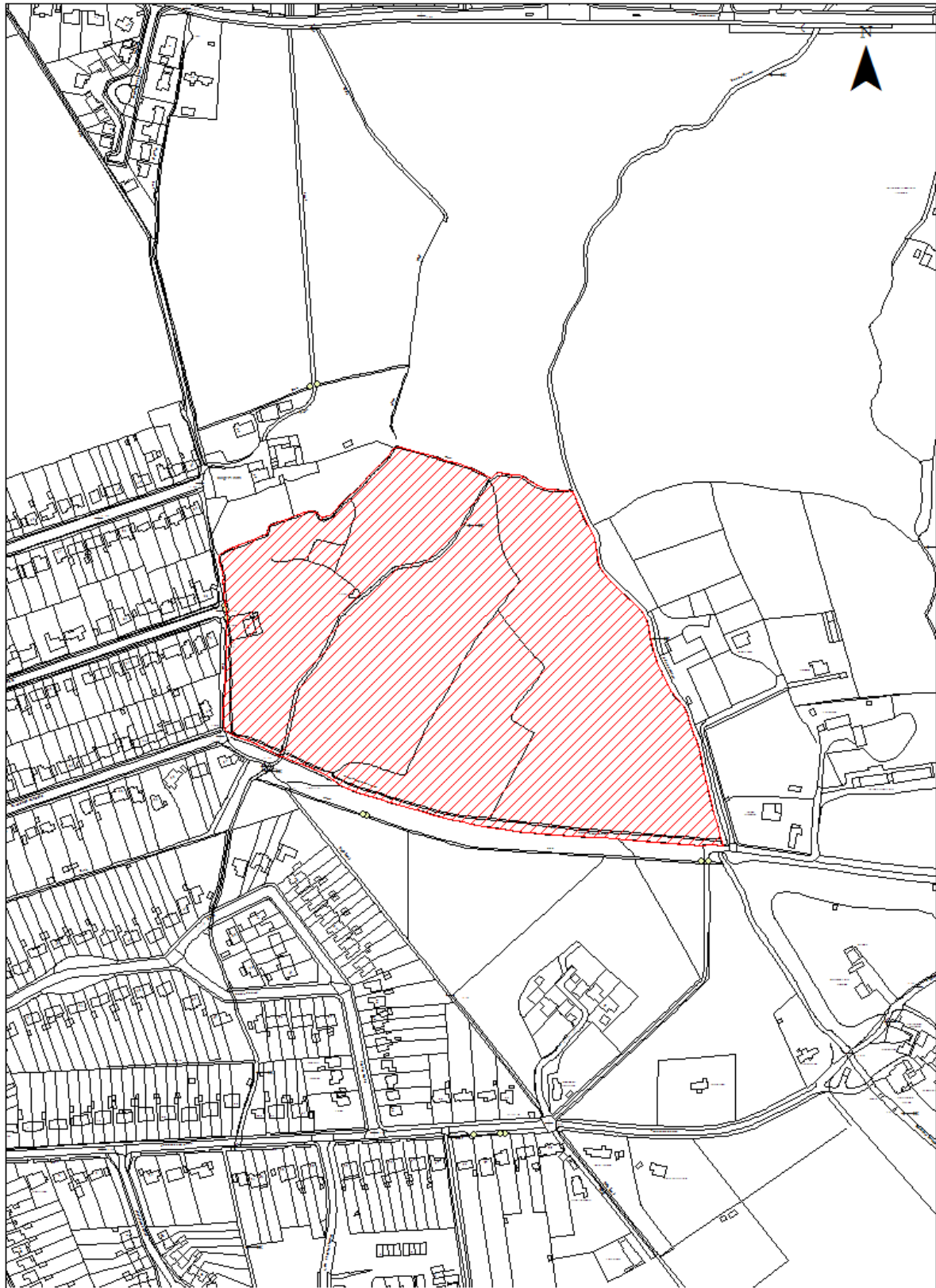
Summary

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

The site is therefore not currently considered to be developable.

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

HE07 – Farney View Farm, Avenue Gardens, Horley



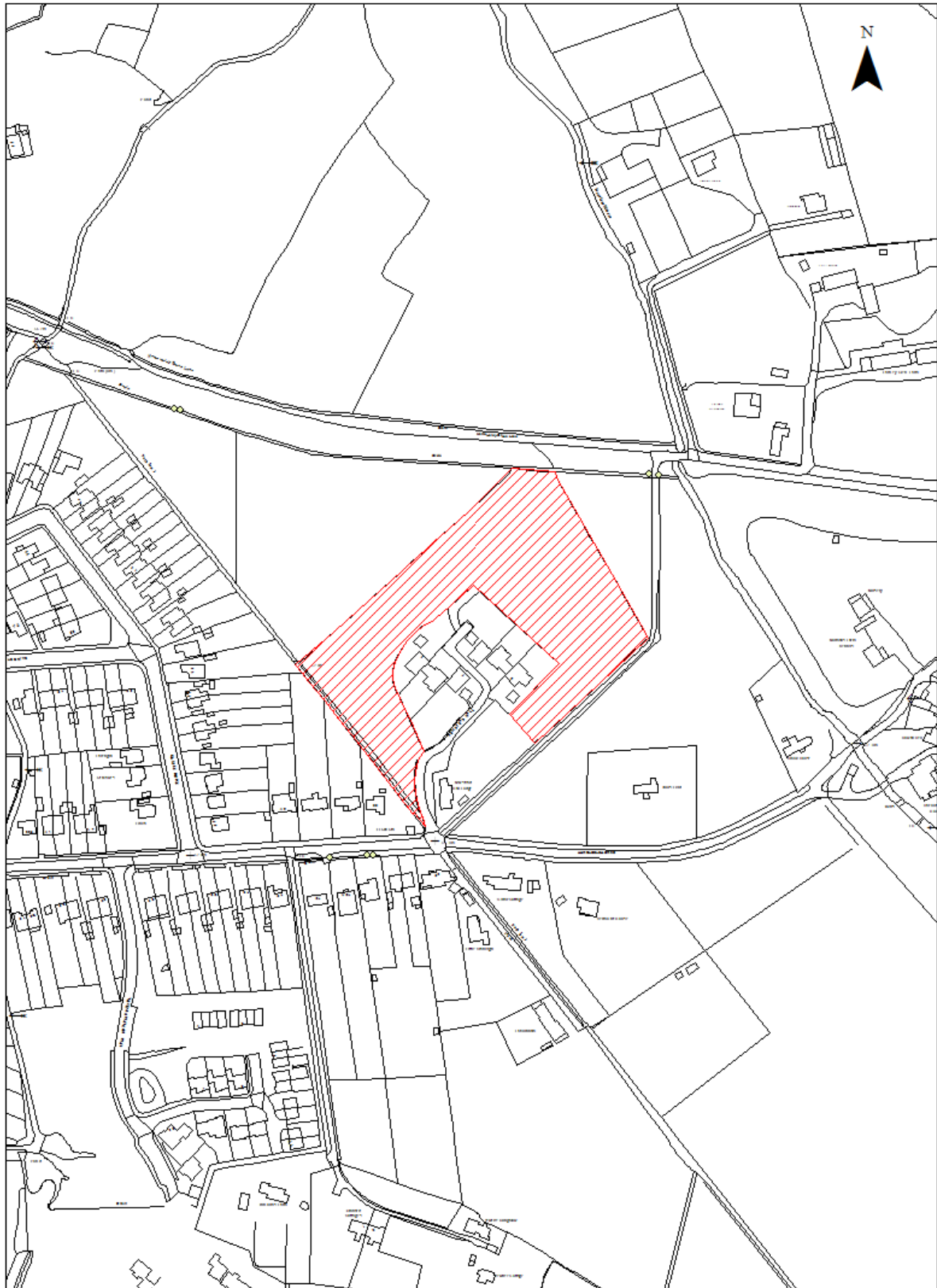
Site details	
HELAA Reference	HE07
Source of site	Call for Sites
Site name	Farney View Farm
Existing use	Agricultural land/ grazing land
Housing Potential	
Density	25dph
Capacity	125
Total site area (ha)	8.0 (gross) / 5.2 (developable)
Suitability	
Policy Considerations	<p>The site is located within the Rural Surrounds of Horley.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable and the site has some access to public transport services.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Almost all of the site is affected by Flood Zone 2 with a wide band through the centre of the site affected by Flood Zone 3.</p> <p>There is an area of dense, protected woodland to the south of the site.</p> <p>Road access to the site is relatively constrained and only via a residential cul-de-sac or narrow private lands.</p>
Potential Impacts	Development could impact upon the large area of protected woodland to the south of the site.
The site is not suitable for housing development.	
Availability	
<p>The site is owned by a number of family members.</p> <p>The landowners have entered into a legal agreement to promote the site for housing development with Land & Partners.</p> <p>No legal constraints to development have been identified for housing development.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from established regional and national developers who would likely have the capacity to deliver.</p> <p>A site of this scale would likely be delivered in a single phase.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could therefore be completed within 4-5 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable. However, the site is not considered to be suitable for housing	

development.

The site is not considered to be currently developable.

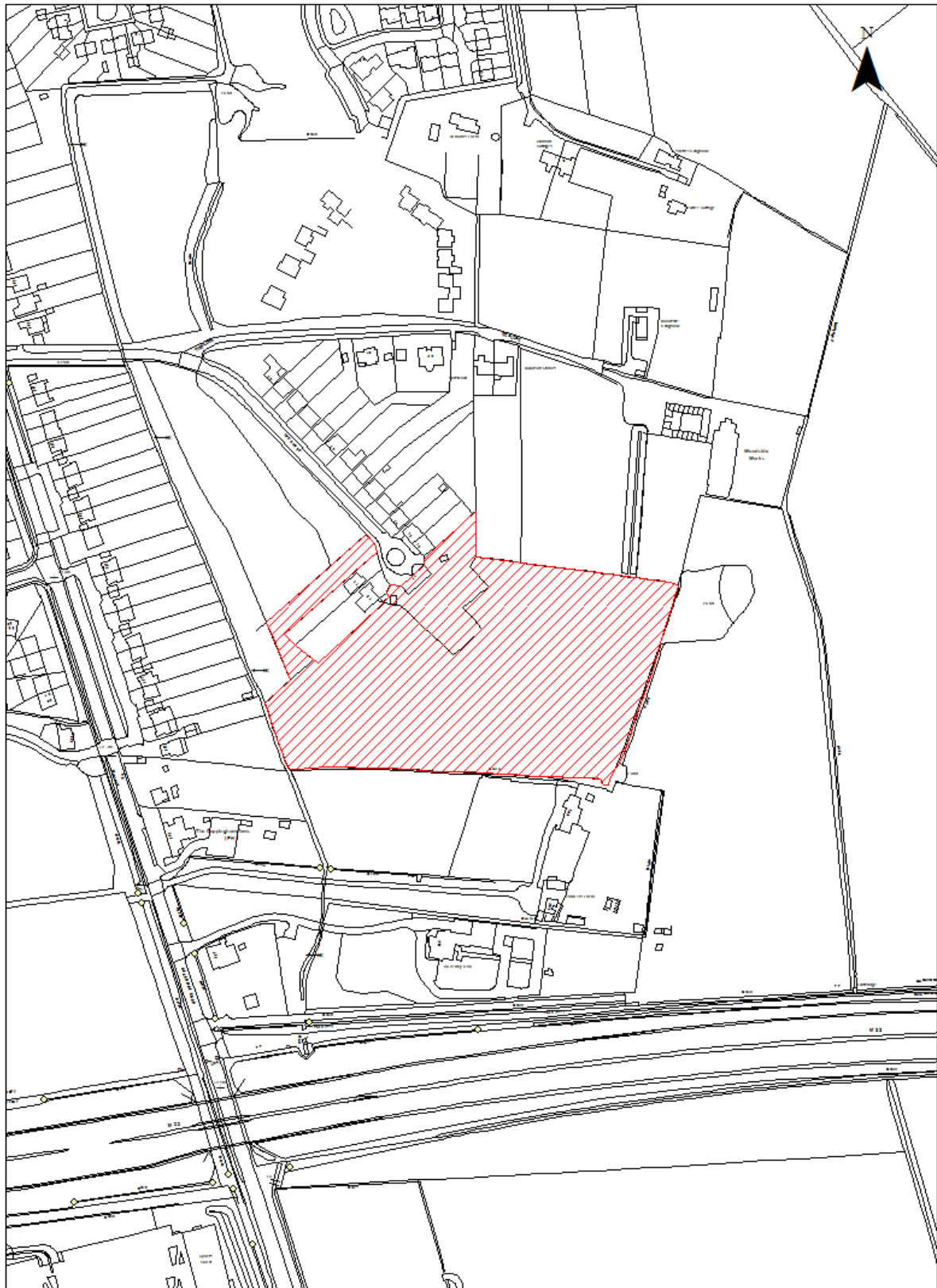
Overcoming constraints: strategic policy change; floor risk/ mitigation; access

HE09 – Land at Newstead Hall, Haroldslea Drive, Horley



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

HE10 – Land R/O 17 The Close, Horley



Site details	
HELAA Reference	HE10
Source of site	Call for Sites
Site name	Land R/O 17 The Close, Horley
Existing use	Semi-natural open space/ residential curtilage
Housing Potential	
Density	20dph
Capacity	40
Total site area (ha)	2.3 (gross)/ 2.0 (developable)
Suitability	
Policy Considerations	<p>The site is located within the Rural Surrounds of Horley.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus could potentially meet a range of market requirements.
Physical Limitations	<p>The western part of the site is affected by Flood Zone 2 and partially by Flood Zone 3. Access to the site is relatively constrained via the existing private residential cul-de-sac.</p> <p>A donor residential property would most likely be required to achieve adequate access to the site.</p>
Potential Impacts	<p>The site falls within the Gatwick Open Setting and development could potentially impact adversely upon the open landscape between Horley and Gatwick Airport.</p> <p>The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would affect residential amenity.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by three landowners who have promoted the site for housing development.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>The landowner has indicated that the site is available immediately for housing development.</p> <p>A planning permission has recently been refused for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>It is understood that a number of housebuilders have expressed an interest in developing the site.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved.</p> <p>Development could be completed within 18-24 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area would likely be sufficient to develop a scheme of this scale/ type.</p>

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

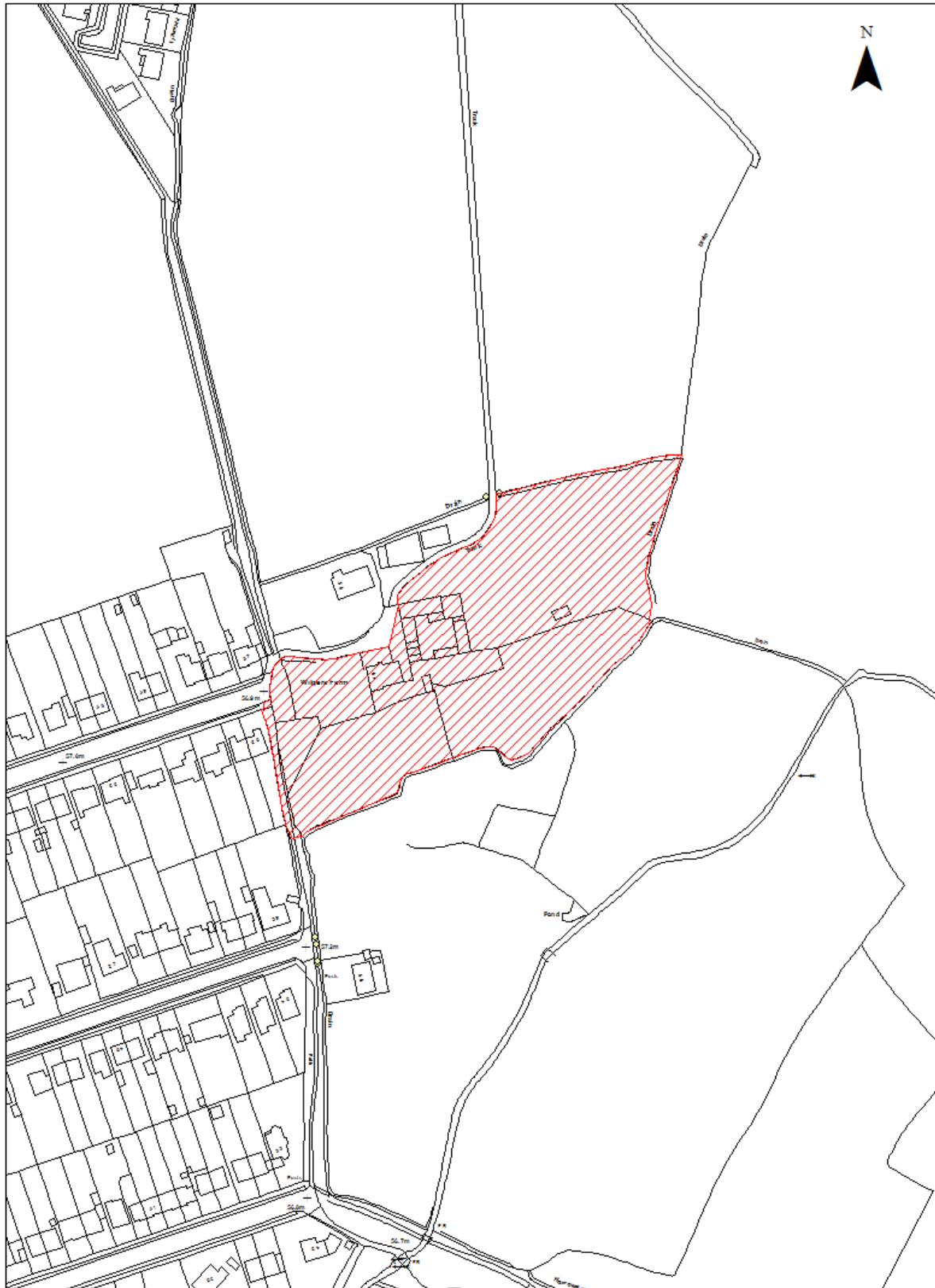
Summary

There is a reasonable prospect that the site would be made available for housing development and that development would be achievable; however, the site is not considered to be suitable for housing development.
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The site is therefore not considered to be currently developable.
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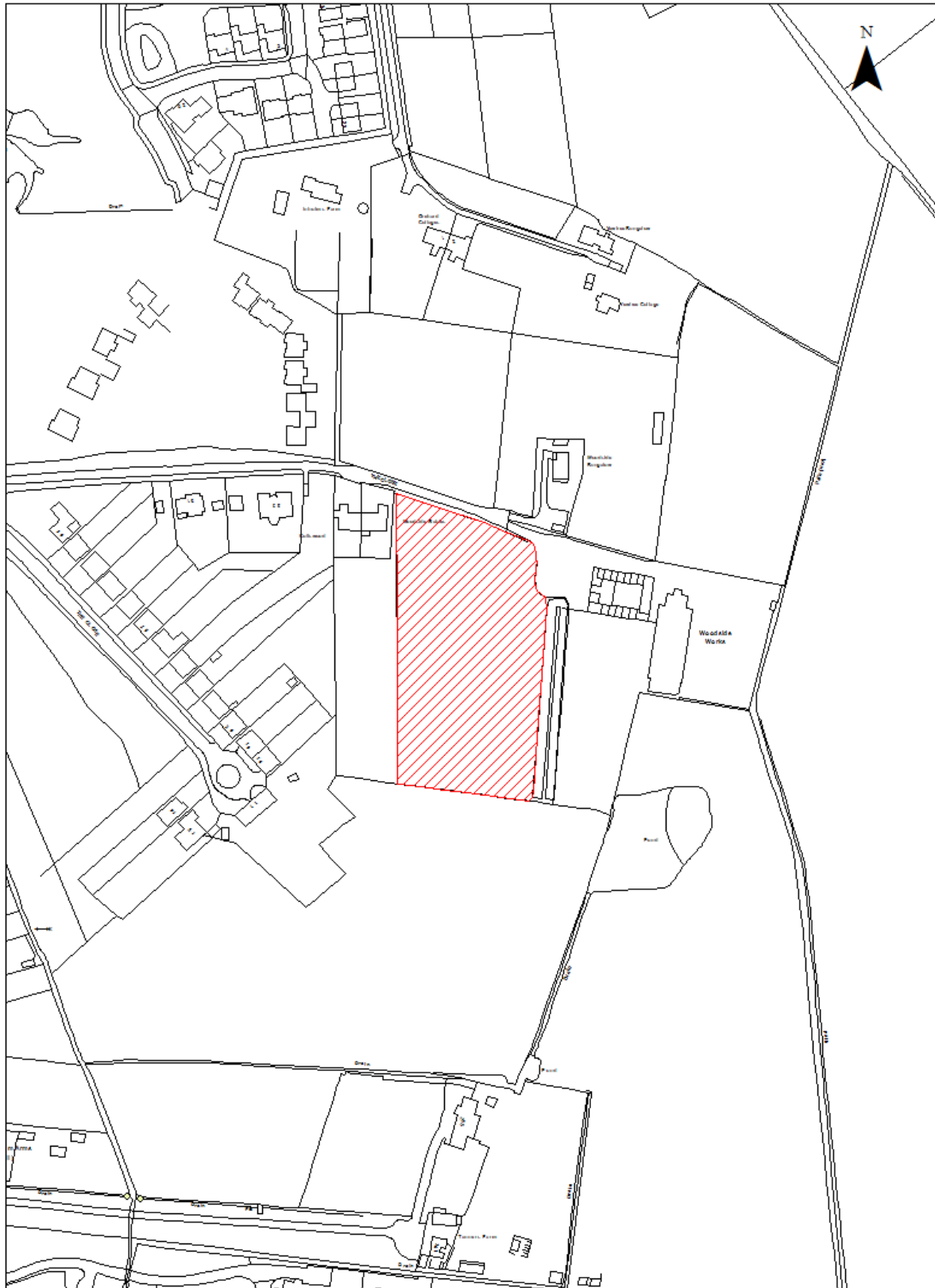
Overcoming constraints: strategic policy change; flood risk/ mitigation
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HE11 – Land Adjoining 61 Silverlea Gardens



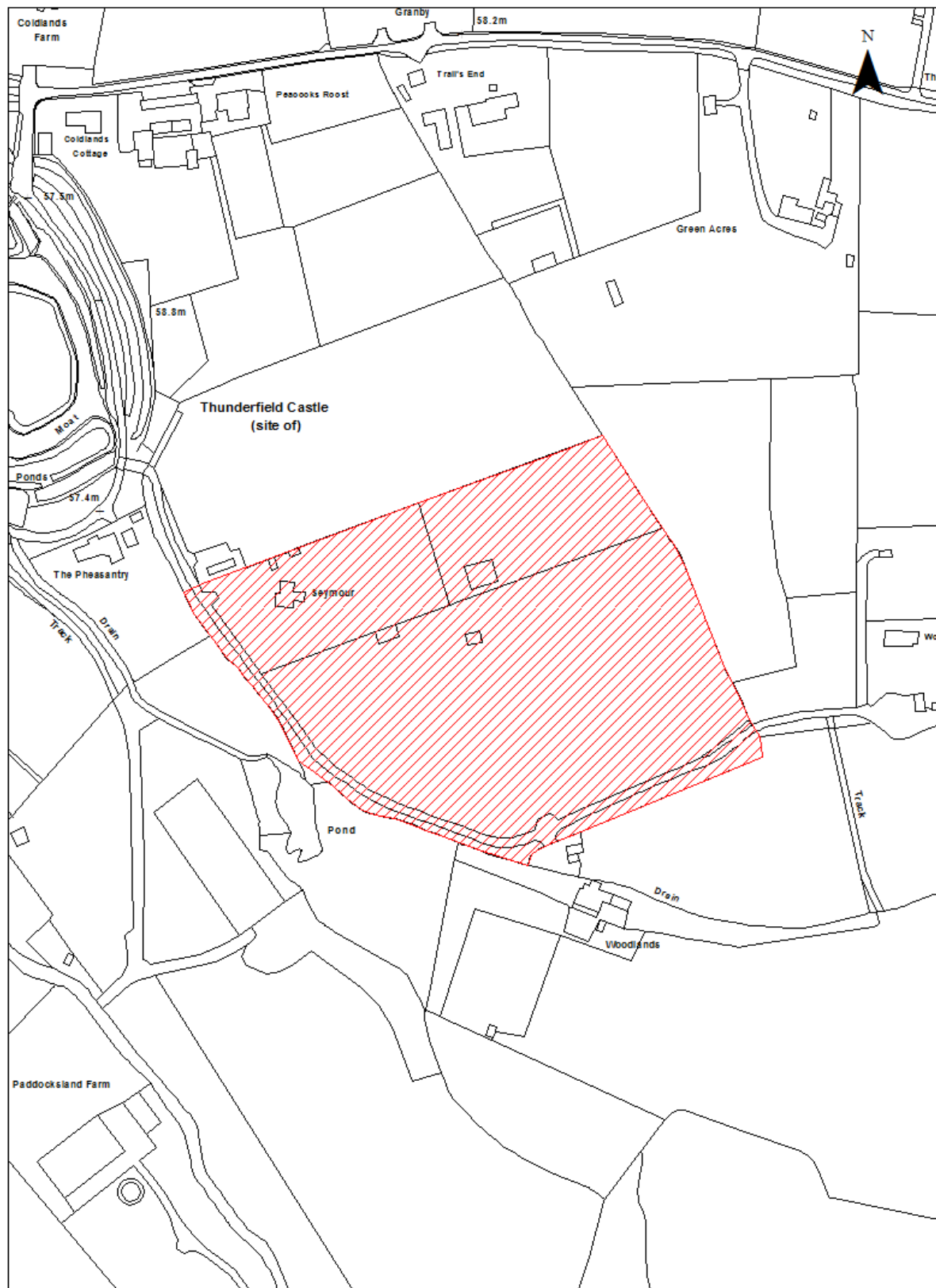
Site details	
HELAA Reference	HE11
Source of site	Call for Sites
Site name	Land Adjoining 61 Silverlea Gardens, Horley
Existing use	Agricultural land/ grazing land
Housing Potential	
Density	20dph
Capacity	18
Total site area (ha)	0.9
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would most likely be suited to delivering large family homes.
Physical Limitations	<p>Almost all of the site falls within Flood Zone 2 which reduces development potential. There are also ditches and a small watercourse to the south of the site which would need to be protected as part of any development.</p> <p>Access to the site via Silverlea Gardens is constrained and unlikely to be suited to residential development on any significant scale.</p>
Potential Impacts	Parts of the site are within an area of Grade 3 agricultural land.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from local or regional house builders who would likely have the capacity to deliver.</p> <p>A site of this scale would be delivered in a single phase and delivery rates of 20-30 dwellings per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be strong enough to support development of this nature.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: strategic policy change; flood risk/ mitigation; access; availability</p>	

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



Site details	
HELAA Reference	HE13
Source of site	Call for Sites
Site name	Sandra's Riding School, The Close, Horley
Existing use	Riding school
Housing Potential	
Density	28dph
Capacity	25
Total site area (ha)	0.89
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds for Horley.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A small area in the north of the site is affected by surface water flooding risk.</p> <p>Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.</p>
Potential Impacts	No specific potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A scheme of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to develop a scheme of this nature.</p> <p>A scheme of this nature would be completed within a single phase by a single developer.</p> <p>Delivery rates of 20-30 dwellings per annum could be achieved; hence development could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be suitable for housing development and there is a reasonable prospect that the site would be made available for housing development within the plan period.</p> <p>The site is therefore considered to be developable.</p>	

HE14 – Seymour, Haroldslea Drive, Horley



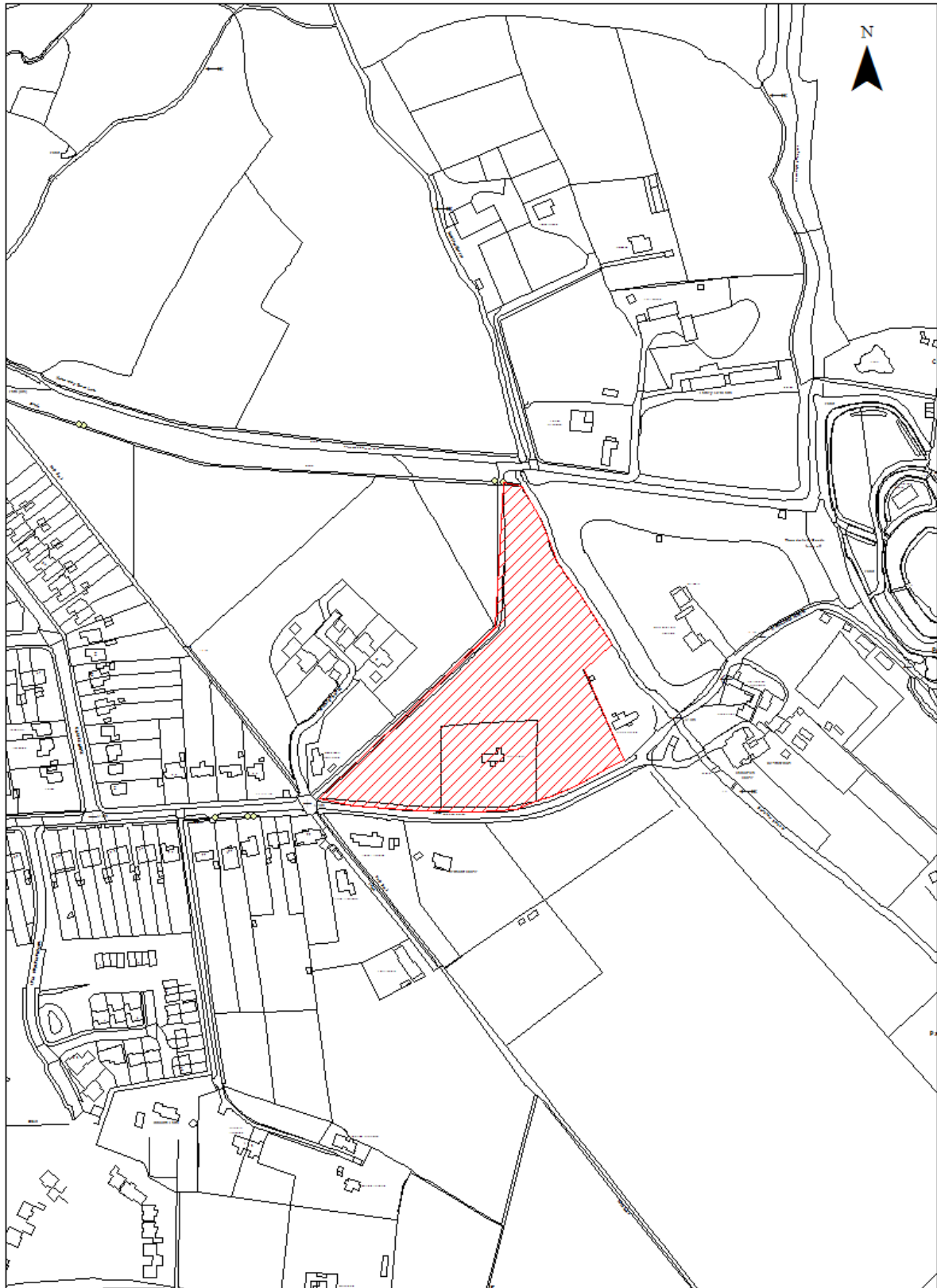
Site details	
HELAA Reference	HE14
Source of site	Call for Sites
Site name	Seymour, Haroldslea Drive, Horley
Existing use	Grassland enclosed with mature trees
Housing Potential	
Density	10dph
Capacity	10
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</p> <p>The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is poor.</p>
Market Considerations	The site would most likely be suited to delivering larger family homes.
Physical Limitations	<p>The site is wholly within Flood Zone 2.</p> <p>There are a number of mature trees around the edge of the site, although none are protected.</p> <p>Access to the site is via an existing private road which is constrained and likely to require improvement to support significant residential development.</p>
Potential Impacts	Development of the site could potentially impact upon the setting of the Ancient Monument (Thunderfield Castle) to the north west of the site.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer interest in the site at this point.</p> <p>The landowner has previously indicated that they wish to develop the site themselves.</p> <p>A scheme of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver.</p> <p>A scheme of this nature would most likely be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be strong and would likely support the type and scale of development would likely be possible.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

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

The site is therefore not currently developable.

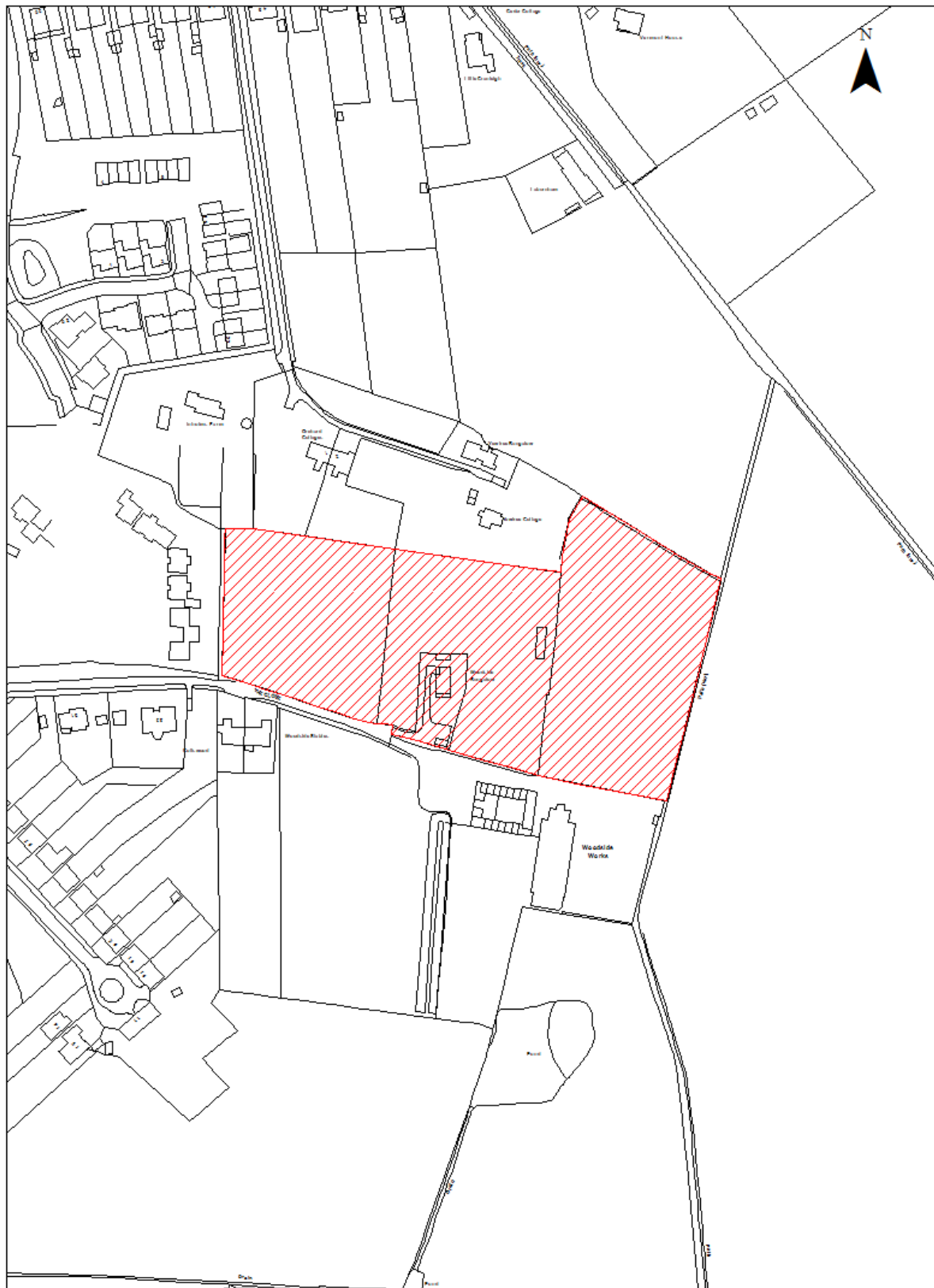
Overcoming constraints: availability; strategic policy change; flood risk/ mitigation; access

HE15 – Thors Field, Haroldslea Drive, Horley



Site details	
HELAA Reference	HE15
Source of site	Call for Sites
Site name	Thors Field, Haroldslea Drive, Horley
Existing use	Residential dwelling and grounds
Housing Potential	
Density	20dph
Capacity	30
Total site area (ha)	1.6
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>The site is wholly within Flood Zone 2.</p> <p>Access to the site is via a narrow part of Haroldslea Drive and is relatively constrained. The access would be unsuitable to support intense residential development without significant improvement.</p>
Potential Impacts	None specific potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this scale/ type would likely attract interest from a local or regional house builder who would likely have the capacity to deliver the scheme.</p> <p>A site of these characteristics would likely be delivered in a single phase and delivery rates of 20-30 units per annum could be expected. Hence, development could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; access; flood risk/ mitigation; strategic policy change</p>	

HE16 – Woodside Bungalow, Horley



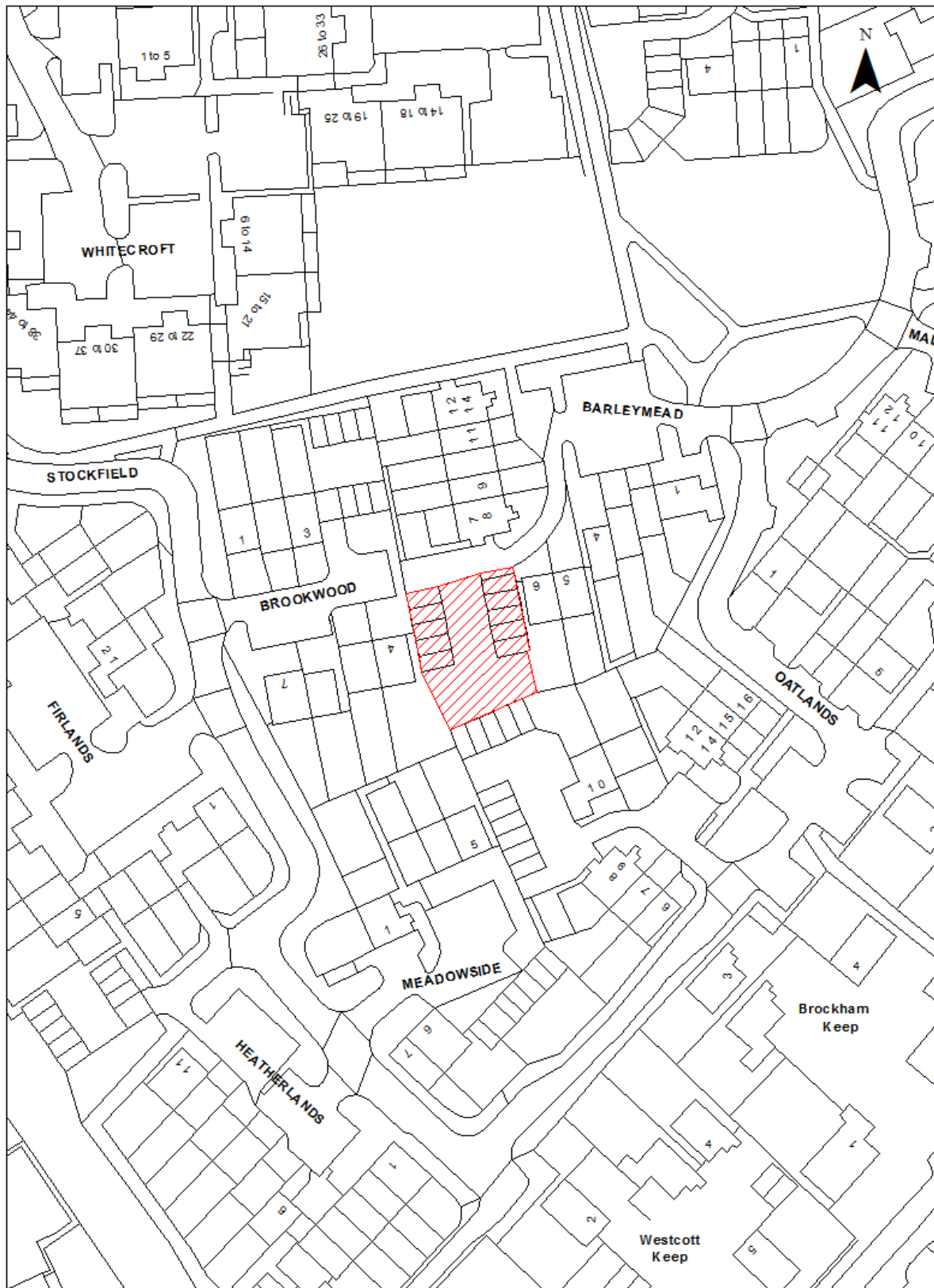
Site details	
HELAA Reference	HE16
Source of site	Call for Sites
Site name	Woodside Bungalow, Horley
Existing use	Commercial, residential and paddock
Housing Potential	
Density	25-30dph
Capacity	45
Total site area (ha)	1.6
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site is within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is partially previously developed.</p> <p>Accessibility to local services, facilities and public transport is reasonable.</p>
Market Considerations	The site is proposed to deliver a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A small area of land within the site is at risk of surface water flooding.</p> <p>Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.</p>
Potential Impacts	<p>Development would result in the loss of existing employment uses.</p> <p>Development would need to achieve a sensitive transition to adjoining open countryside.</p> <p>The site is in close proximity to Gatwick airport and may be affected by aircraft noise; however, it falls outside of the 57dB LEQ noise contour.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of family members.</p> <p>The landowners have promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site will be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local/ regional/ national developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units would likely be achieved. Hence, development of the site would likely be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is considered to be sufficient to support the type of scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site has been identified in the Regulation 19 Development Management Plan as part of a wider Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five	

years housing supply and is subject to proposed phasing policy MLS1.

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

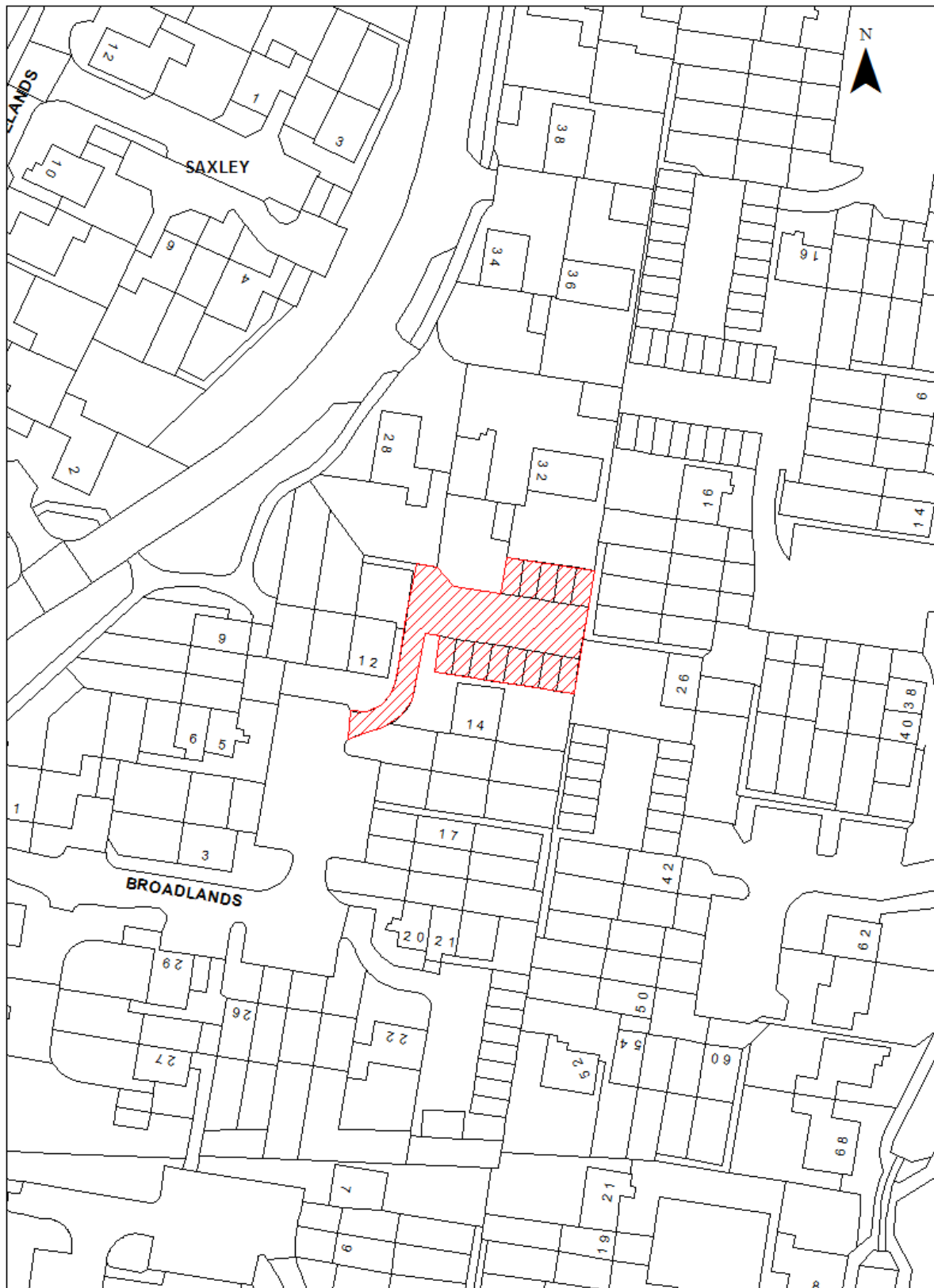
The site is therefore considered to be developable.

HE22 – Garages Barleymead, Langshott, Horley



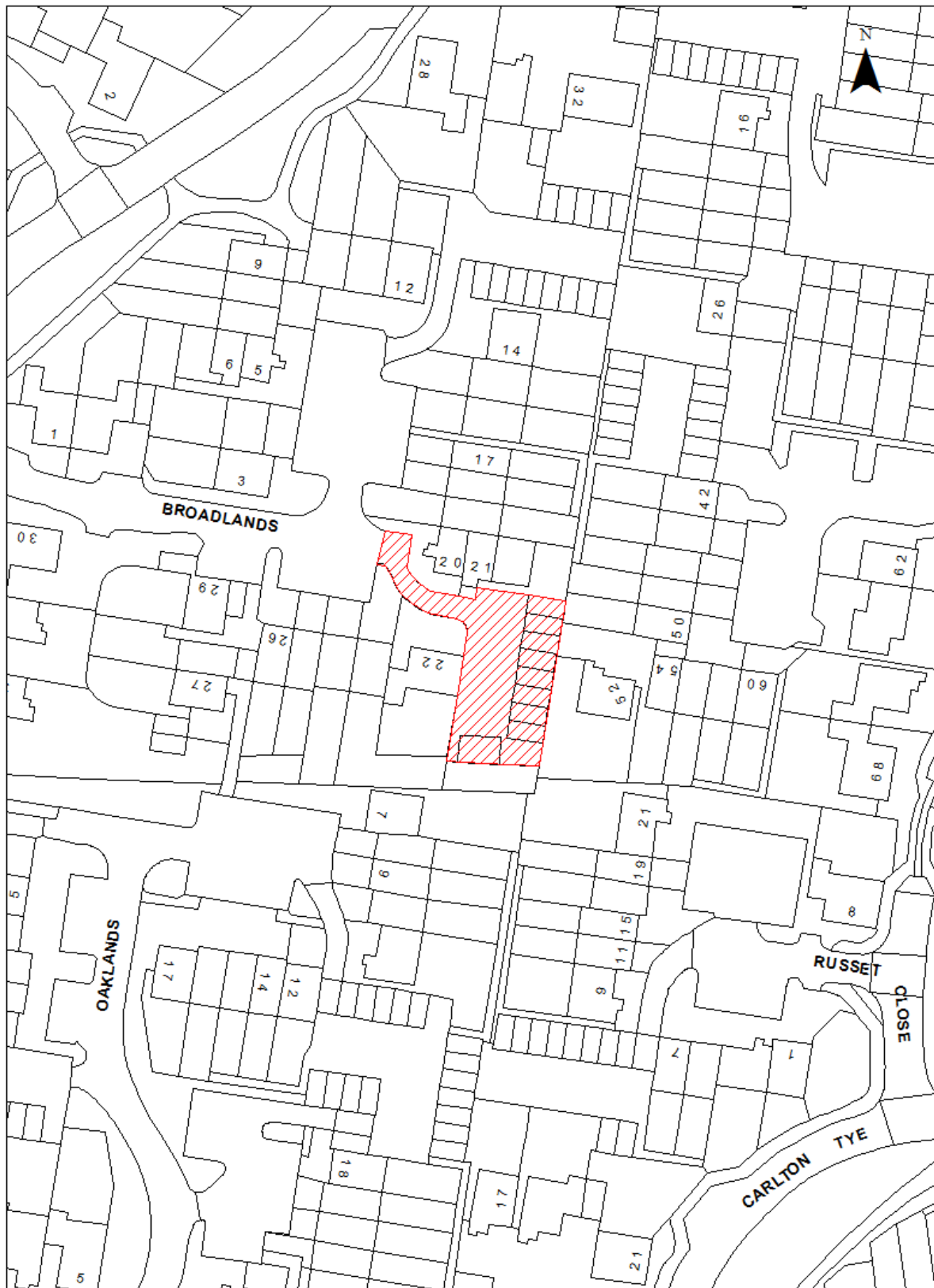
Site details	
HELAA Reference	HE22
Source of site	Garage
Site name	Garages Barleymead, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location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

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



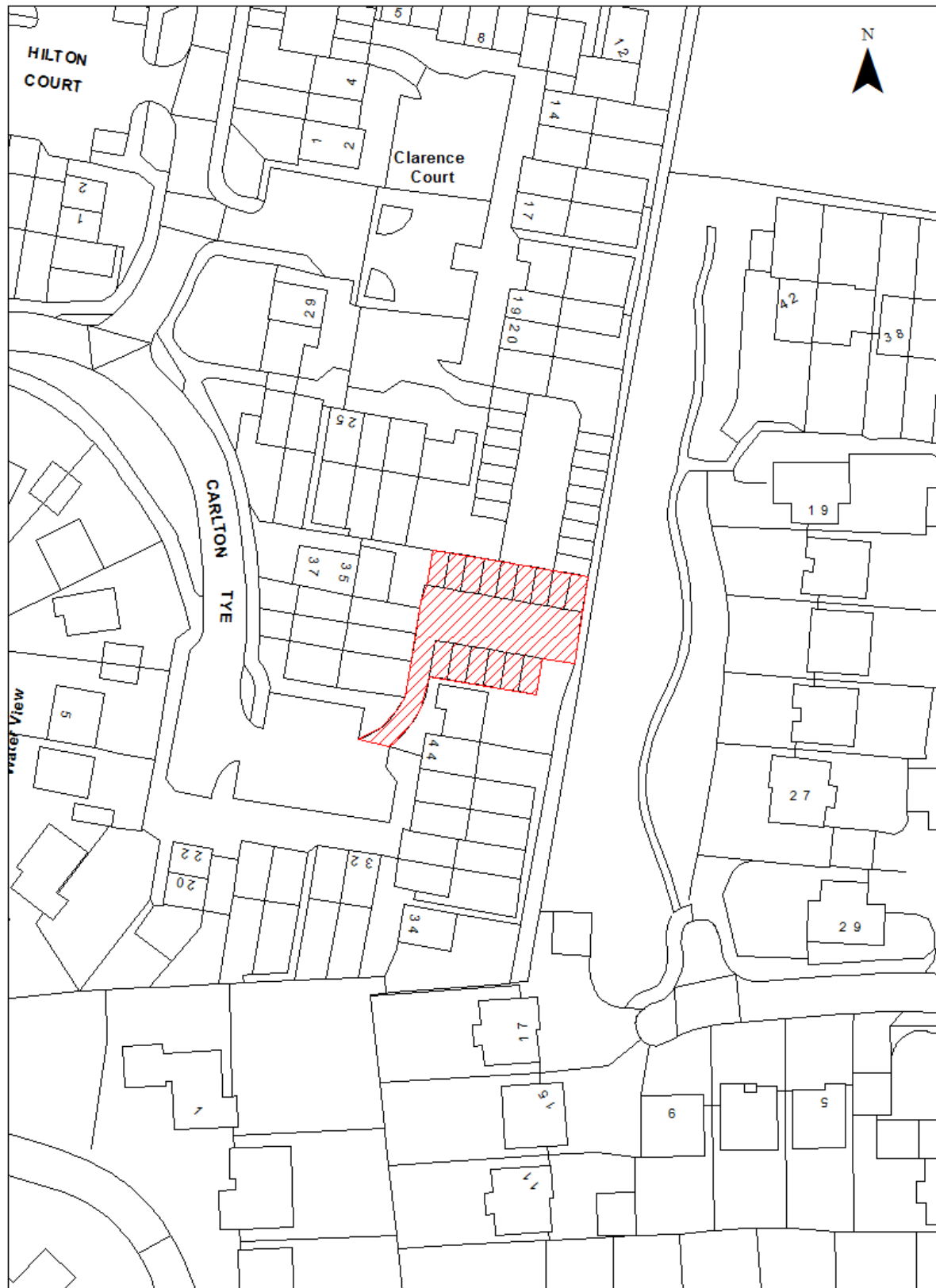
Site details	
HELAA Reference	HE23
Source of site	Garages
Site name	Garages between 12 & 14 Broadlands, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suitable to deliver higher density development (flats).
Physical Limitations	<p>Access to the site is constrained and would need to be improved to enable development.</p> <p>The site has been identified as being at risk of surface water flooding.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners and would need to be assembled to enable development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme of this nature.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be available for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; access</p>	

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



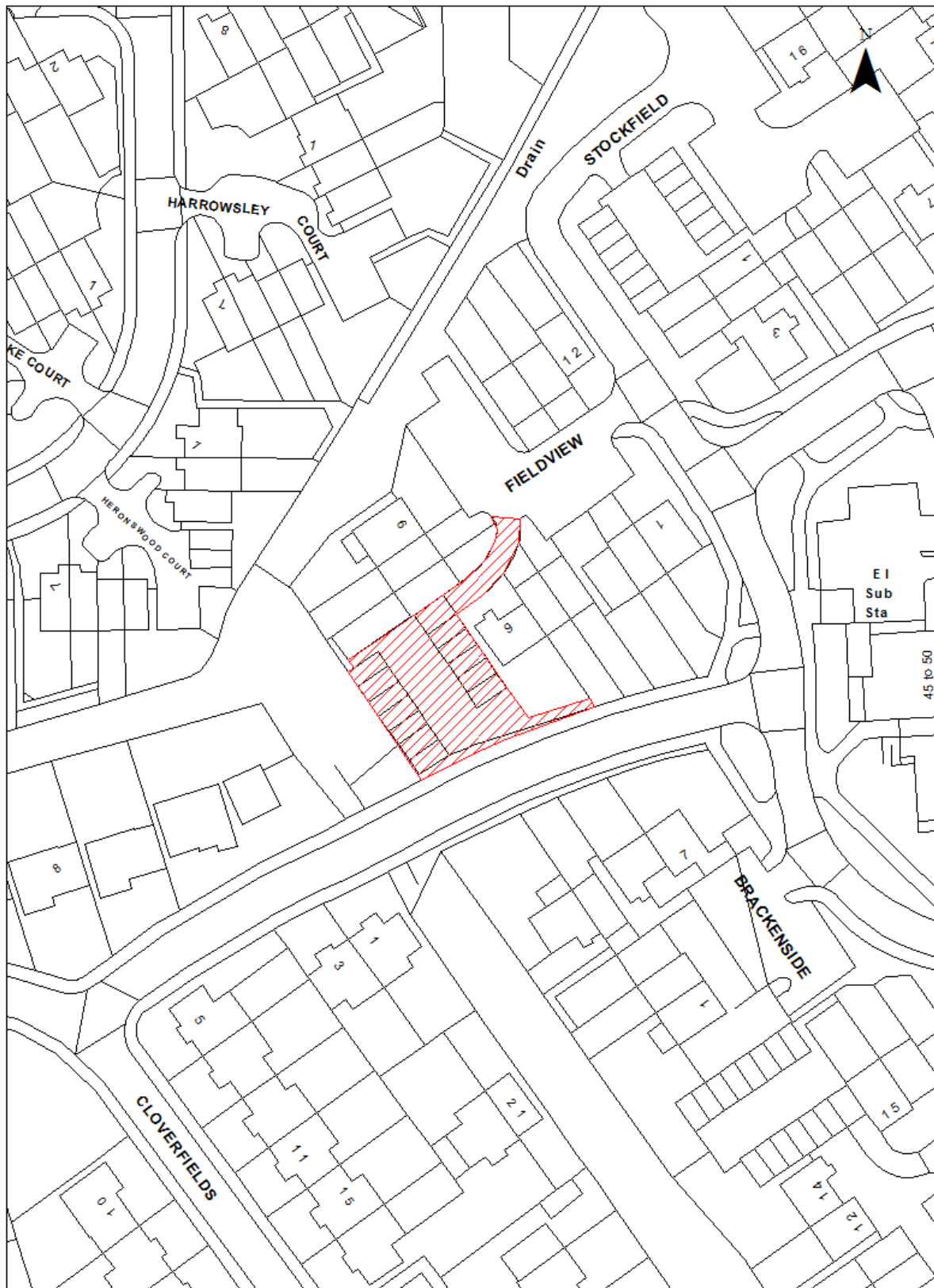
Site details	
HELAA Reference	HE24
Source of site	Garages
Site name	Garages between 21 & 22 Broadlands, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	<p>Access to the site is relatively constrained and would not be capable of supporting the type and scale of development envisaged.</p> <p>The site is relatively narrow – this might restrict the type of development that could be brought forward.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site would need to be assembled in order to enable development to come forward.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be completed. Hence the development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development suggests that development of the site would be financially viable.</p> <p>The residential market in the area is strong and would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; access</p>	

HE25 – Garages Carlton Tye, Horley



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

HE26 – Garages Fieldview, Horley



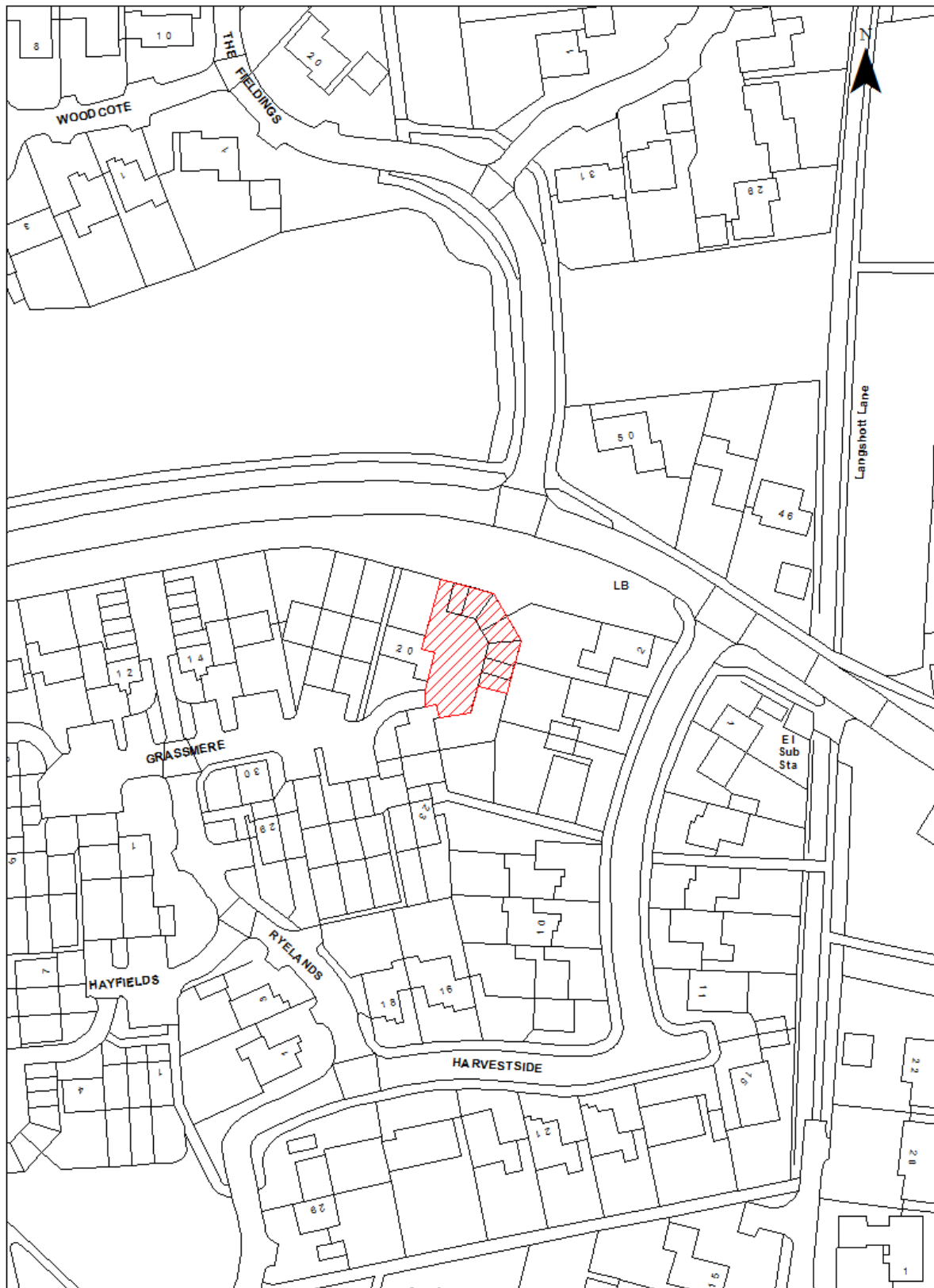
Site details	
HELAA Reference	HE26
Source of site	Garages
Site name	Garages Fieldview, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated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

HE27 – Garages between 12 & 14 Grassmere, Langshott



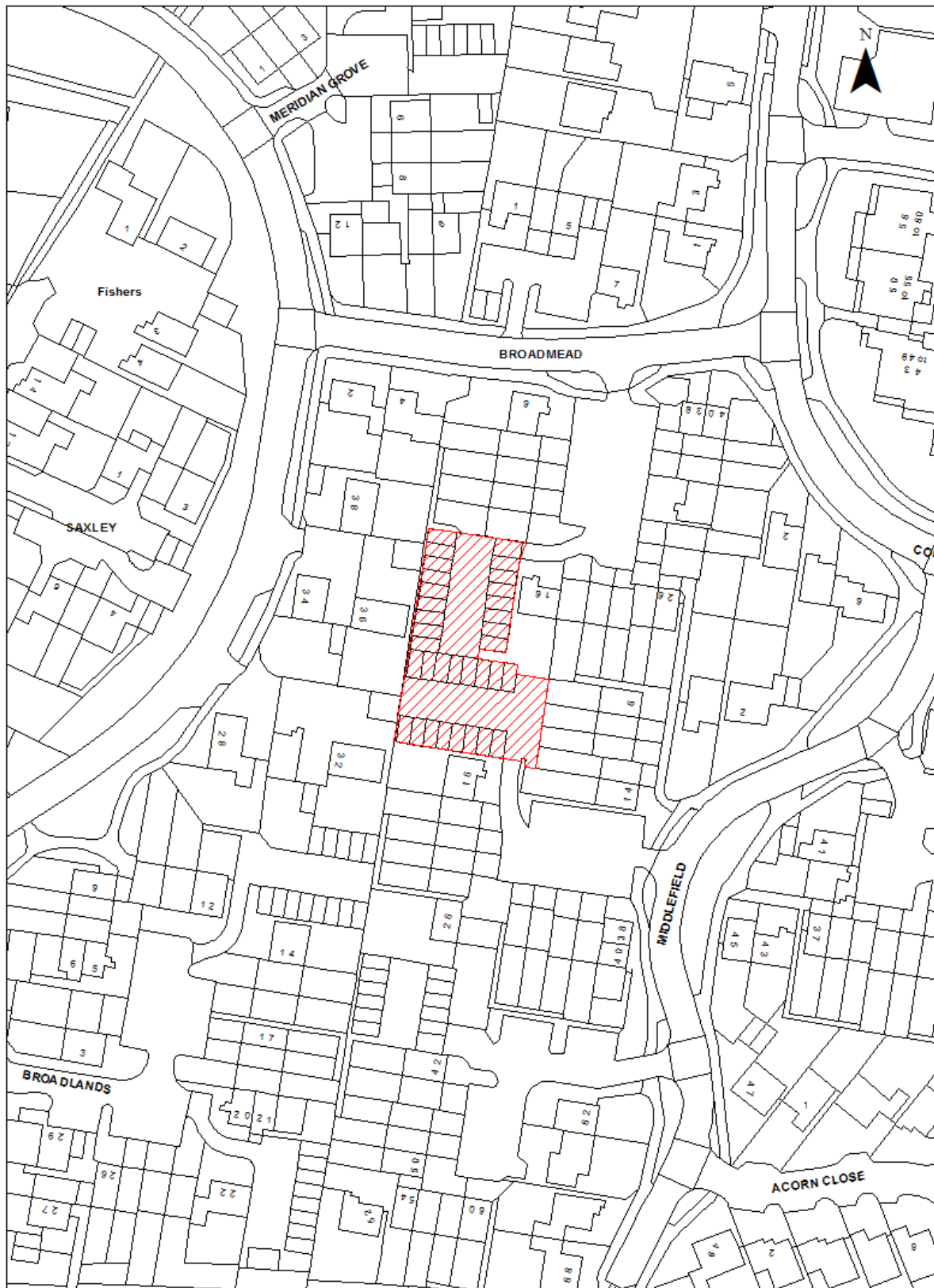
Site details	
HELAA Reference	HE27
Source of site	Garages
Site name	Garages between 12 & 14 Grassmere, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	The site lies within the urban area and therefore lies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

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



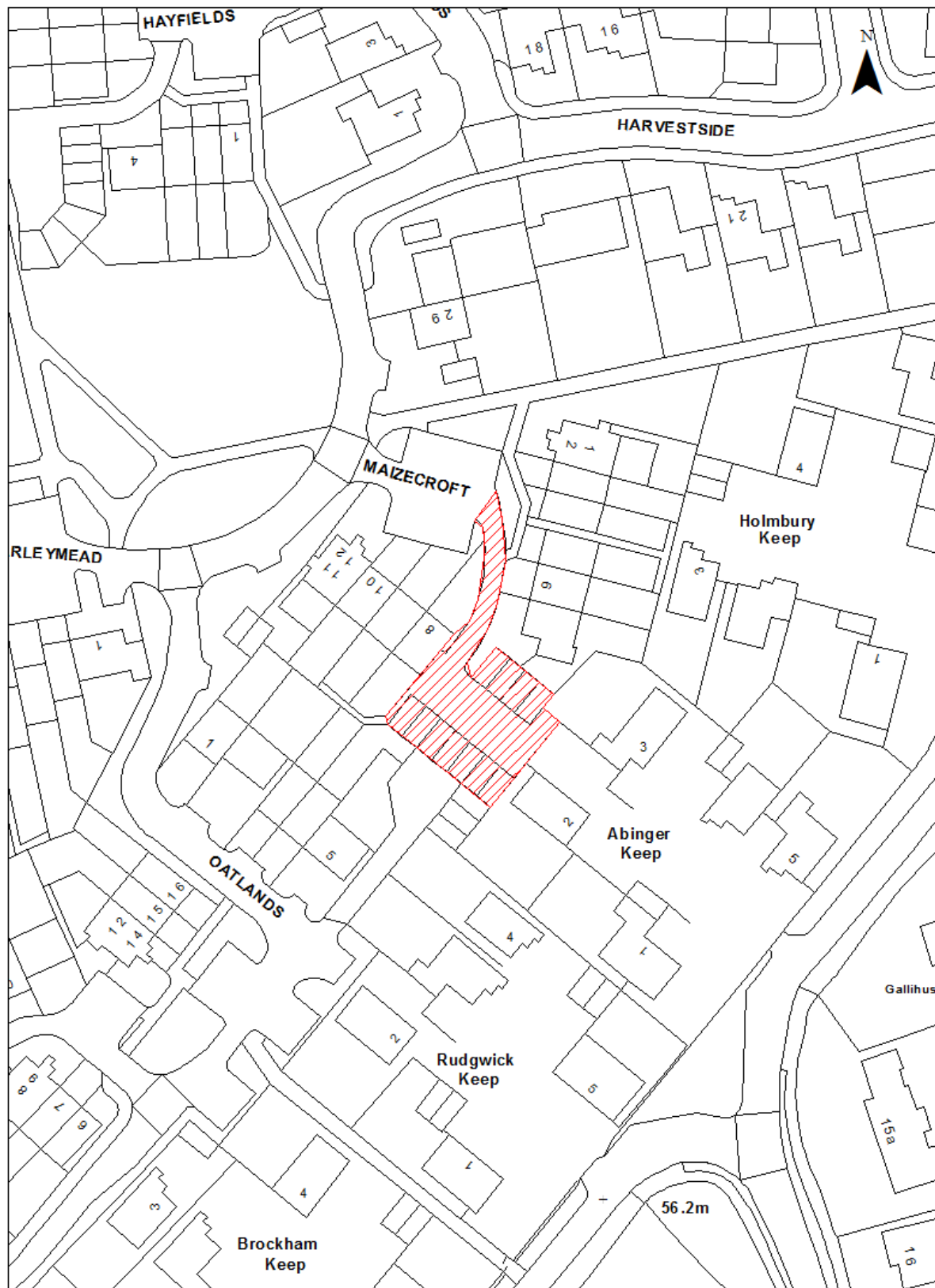
Site details	
HELAA Reference	HE28
Source of site	Garages
Site name	Garages between 20 & 21 Grassmere, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	250dph
Capacity	5
Total site area (ha)	0.02
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore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

HE29 – Garages next to 14 Middlefield, Horley



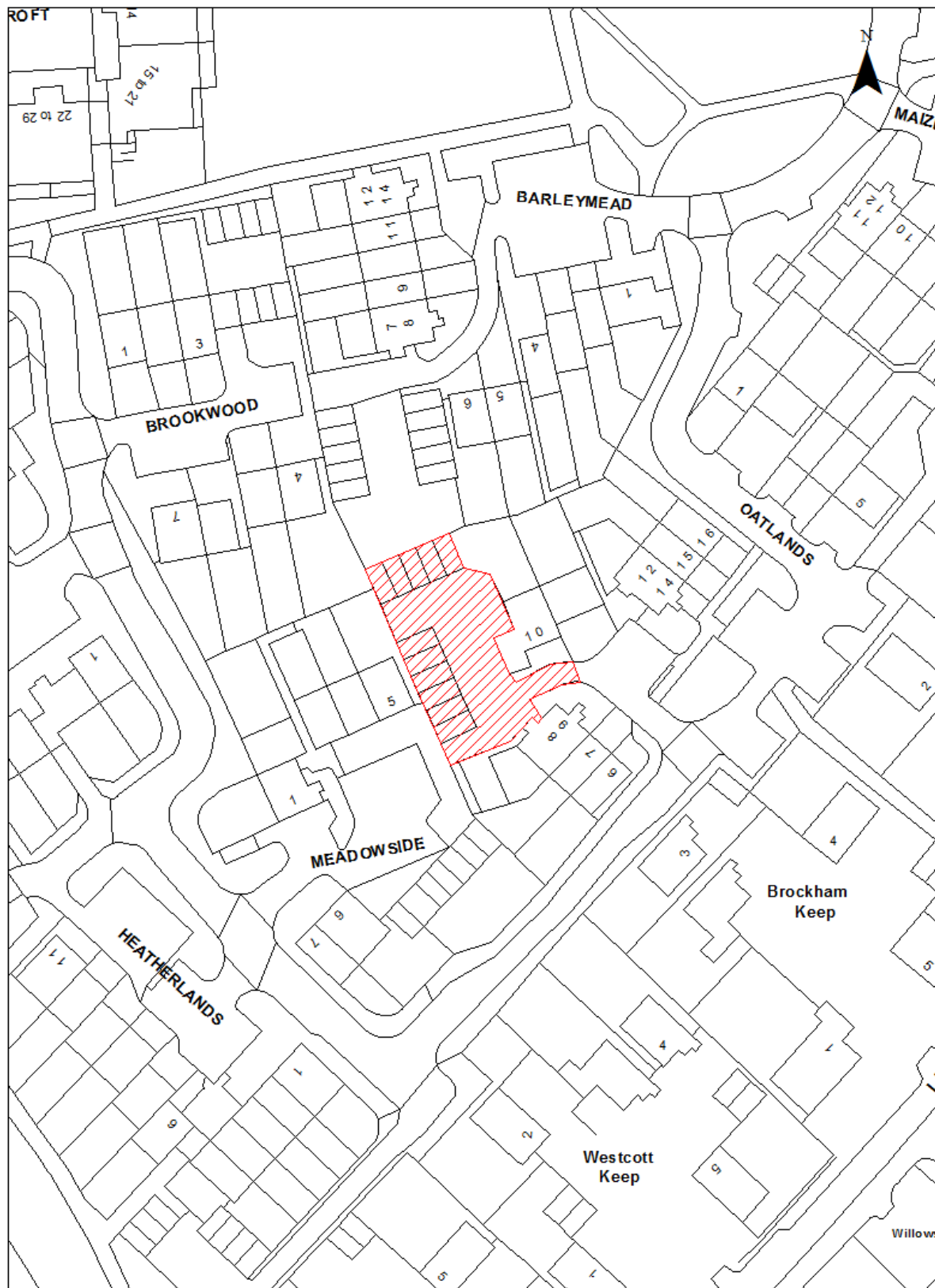
Site details	
HELAA Reference	HE29
Source of site	Garages
Site name	Garages next to 14 Middlefield, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location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

HE30 – Garages Maizecroft, Langshott, Horley



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

HE31 – Garages Oatlands, Langshott, Horley



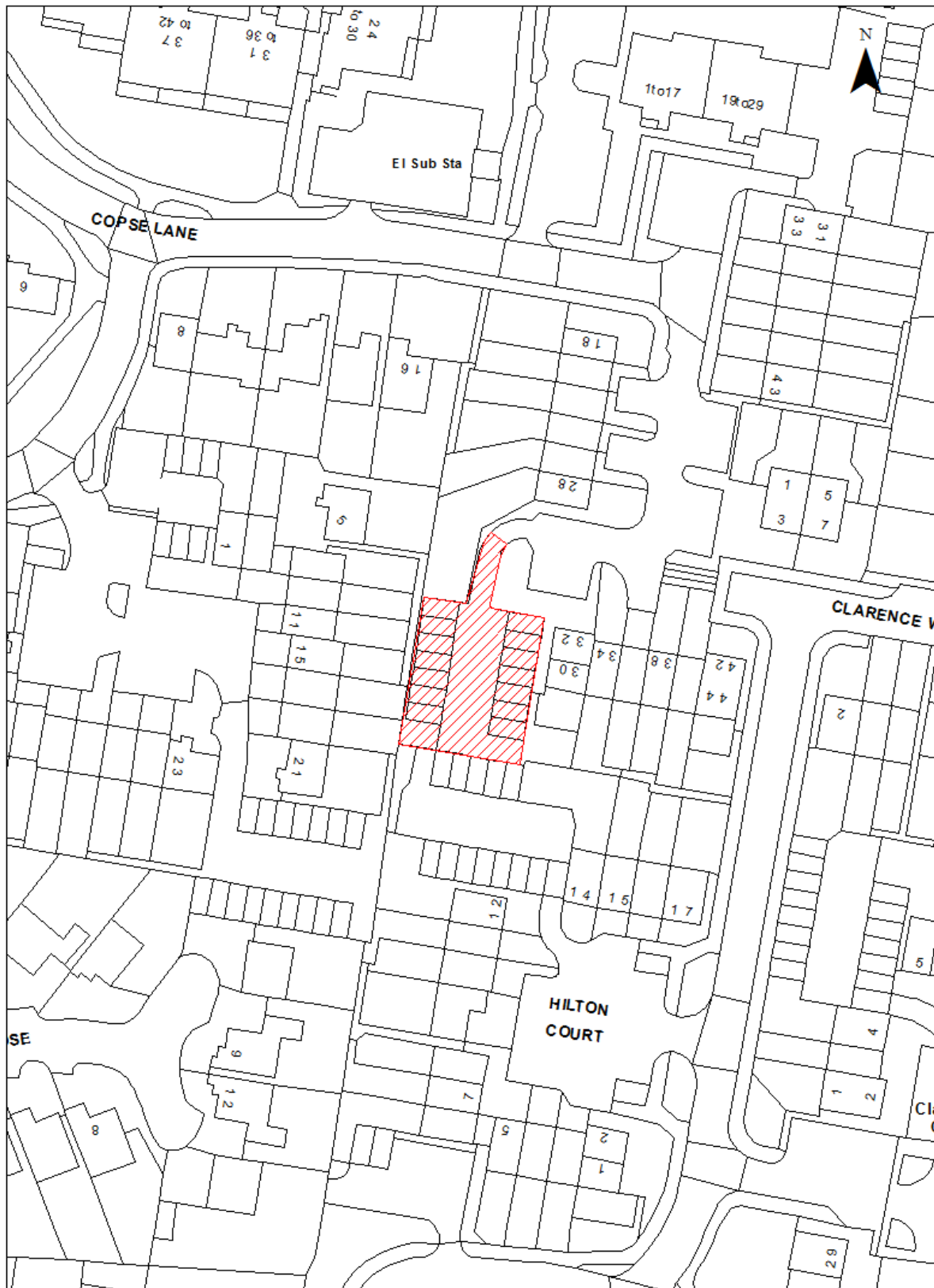
Site details	
HELAA Reference	HE31
Source of site	Garages
Site name	Garages Oatlands, Langshott, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated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

HE32 – Garages Stockfield, Langshott



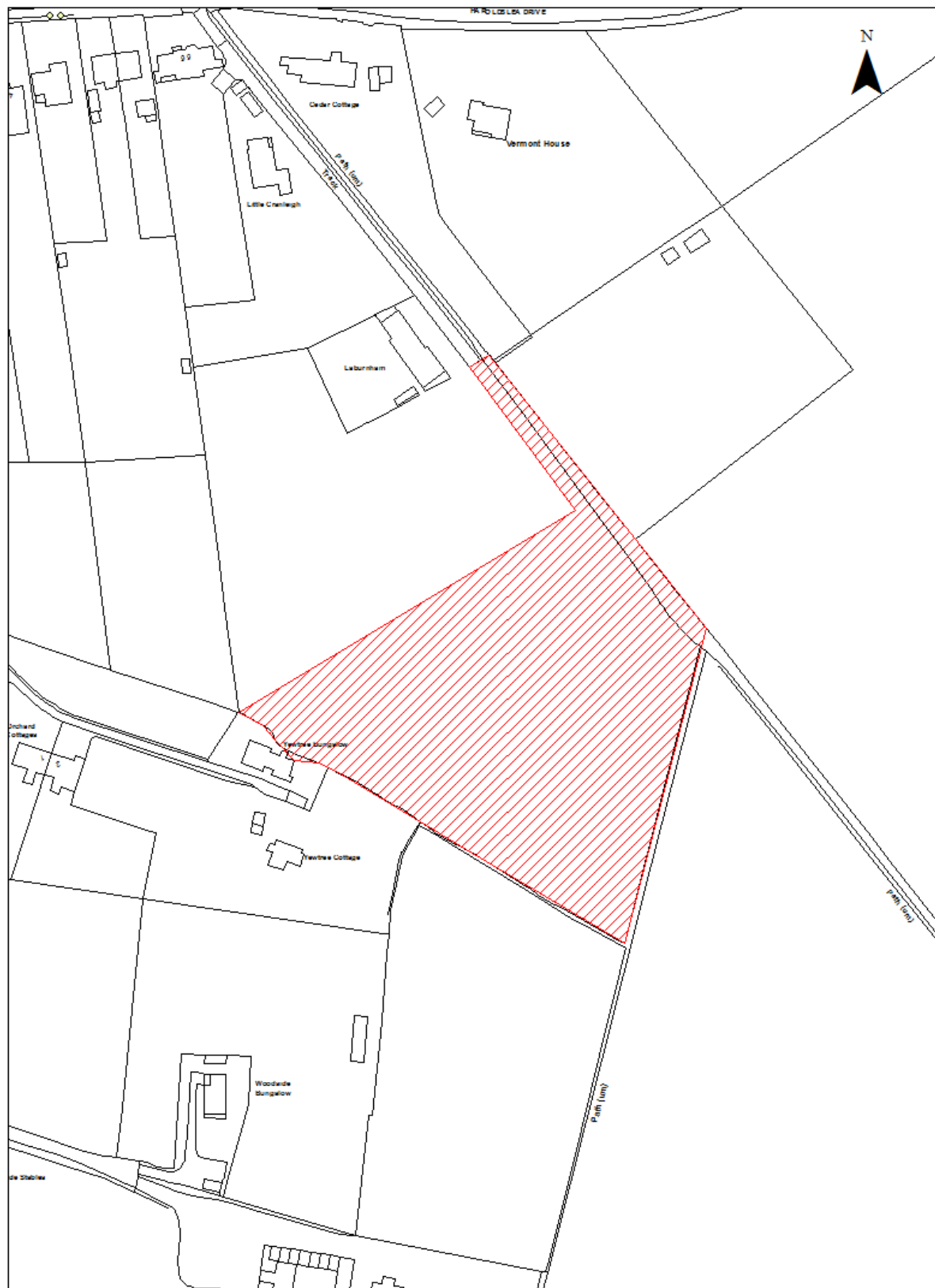
Site details	
HELAA Reference	HE32
Source of site	Garages
Site name	Garages Stockfield, Langshott
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled in order to enable development.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point. A site of this scale/ type would likely attract interest from local/ regional developers who would likely have the capacity to deliver.</p> <p>A scheme of this nature would be completed in a single phase and by a single developer. Delivery rates of 20-30 units per annum could be achieved. Hence, the site could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, however, availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; assembly</p>	

HE33 – Garages between 28 & 30 Copse Lane, Langshott



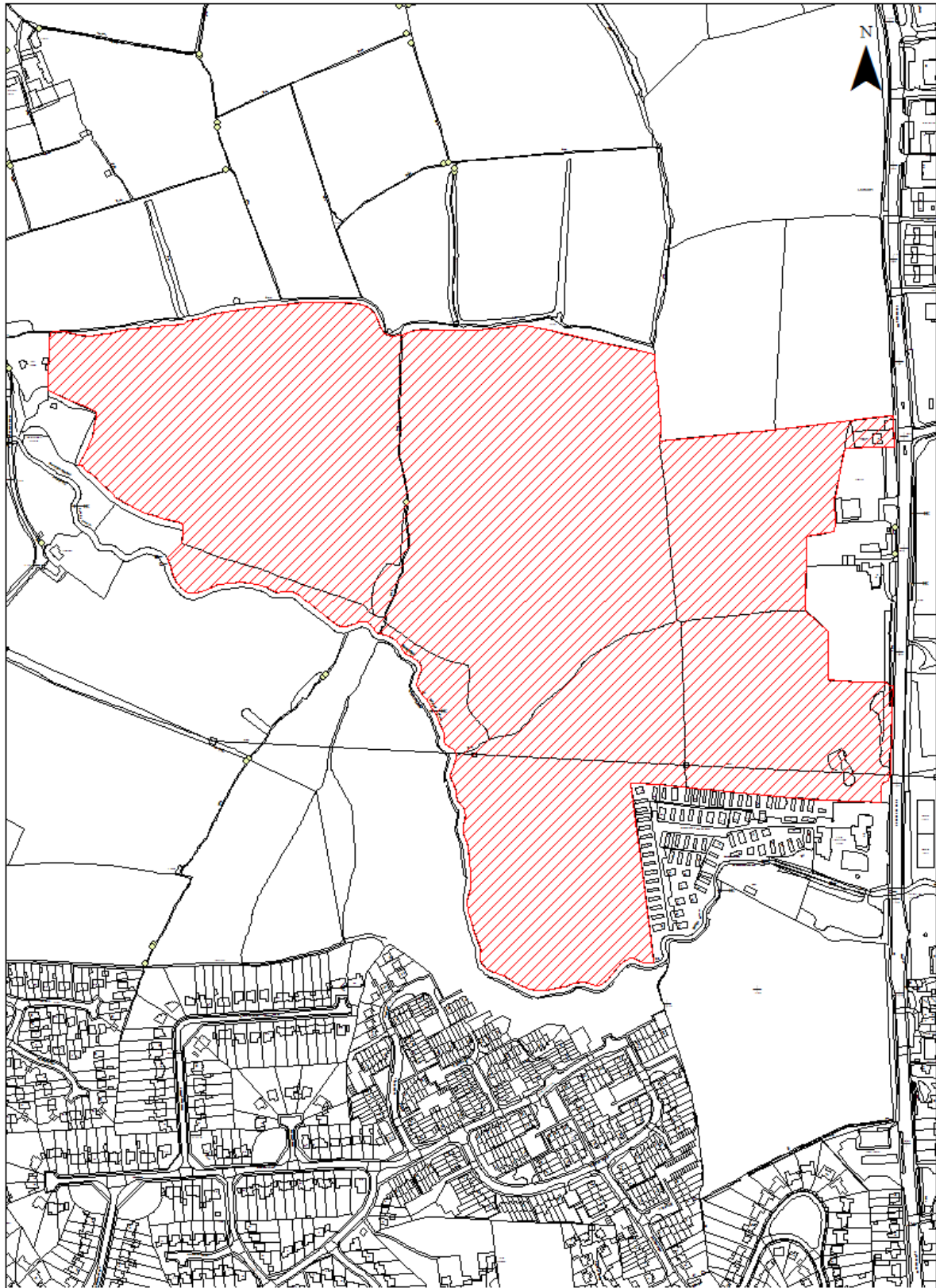
Site details	
HELAA Reference	HE33
Source of site	Garages
Site name	Garages between 28 & 30 Copse Lane, Langshott
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a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

HE34 – Laburnum, Haroldslea Drive, Horley



Site details	
HELAA Reference	HW34
Source of site	Call for Sites
Site name	Laburnum, Haroldslea Drive, Horley
Existing use	Agriculture/ grazing
Housing Potential	
Density	20dph
Capacity	18
Total site area (ha)	0.92
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley.</p> <p>The site lies within an area located for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Access to the site would be unsuitable for delivering the scale of development envisaged.</p> <p>The site could be possibly accessed via SEH4.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single housebuilder who has actively promoted the site for housing development.</p> <p>The landowner has indicated that the site would be made available for housing development within the next 3-5 years.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this type/ scale would most likely be delivered in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved. Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development within the plan period and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overriding constraints: access; strategic policy change</p>	

HW03 – Land at Bonehurst Road, Horley



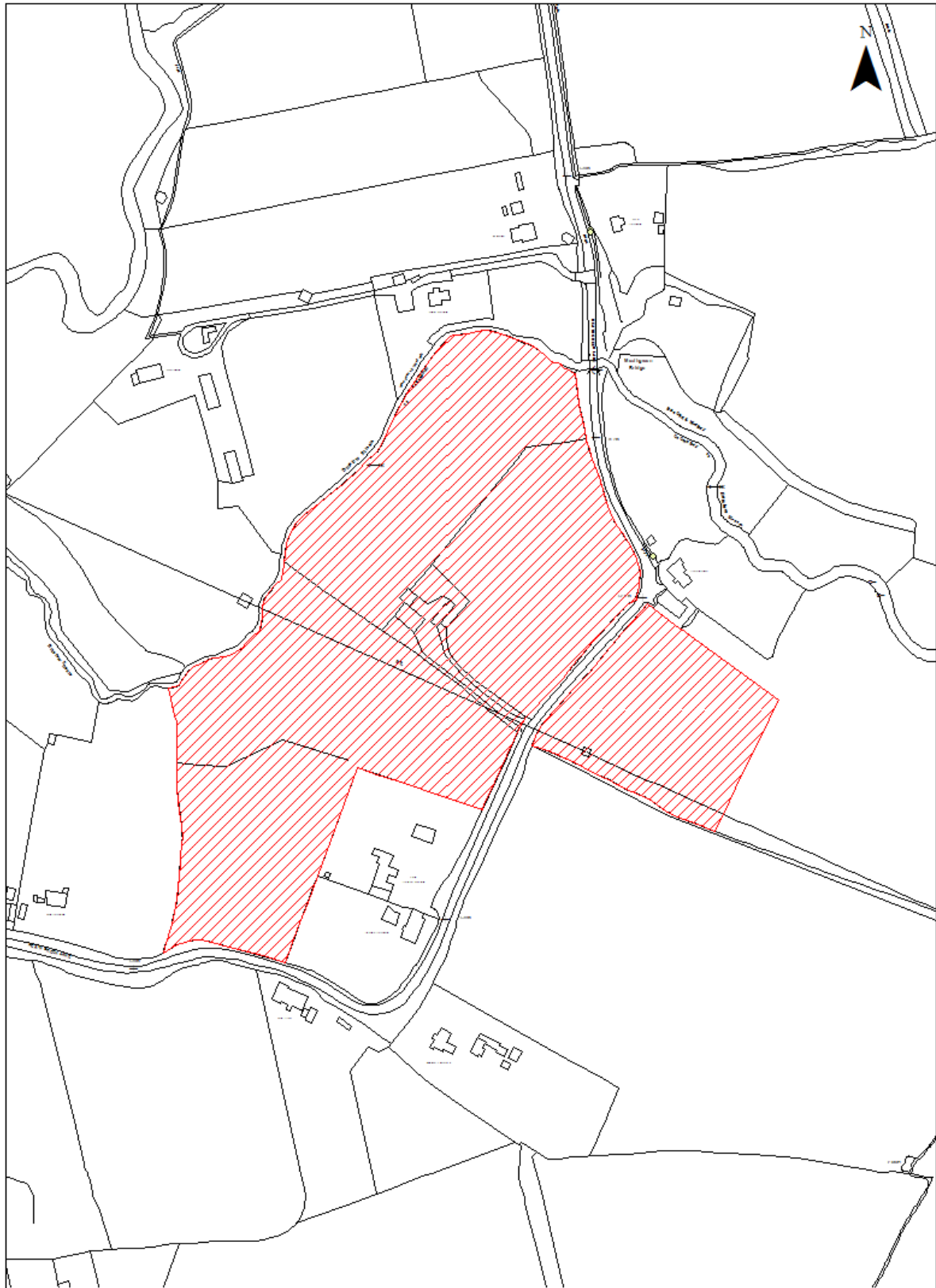
Site details	
HELAA Reference	HW03
Source of site	Call for Sites
Site name	Land at Bonehurst Road, Horley
Existing use	Open space/ meadow
Housing Potential	
Density	20dph
Capacity	70
Total site area (ha)	4.8 (gross) / 3.5 (developable)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley.</p> <p>Part of the site falls within the Horley Riverside Green Chain public open greenspace. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable and the site also has excellent links to public transport.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A significant proportion of the site falls within Flood Zone 2 and the northern half of the site is within Flood Zone 3.</p> <p>There are a number of individual TPO trees on the site.</p> <p>Access to the site from the A23 would need to be carefully considered.</p>
Potential Impacts	<p>The site borders a Local Nature Reserve, development could impact upon nature conservation.</p> <p>There is a degree of informal public access to the site in its current form which could be lost as a result of development.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by three landowners who have actively promoted the site for housing development. It is understood that Linden Homes have an option agreement to develop the site.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>It is understood that Linden Homes, a national housebuilder, has an option agreement to develop the site themselves. They would have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>The residential market would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
There is a reasonable prospect that the site would be made available for development and that development	

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

The site is therefore not currently developable.

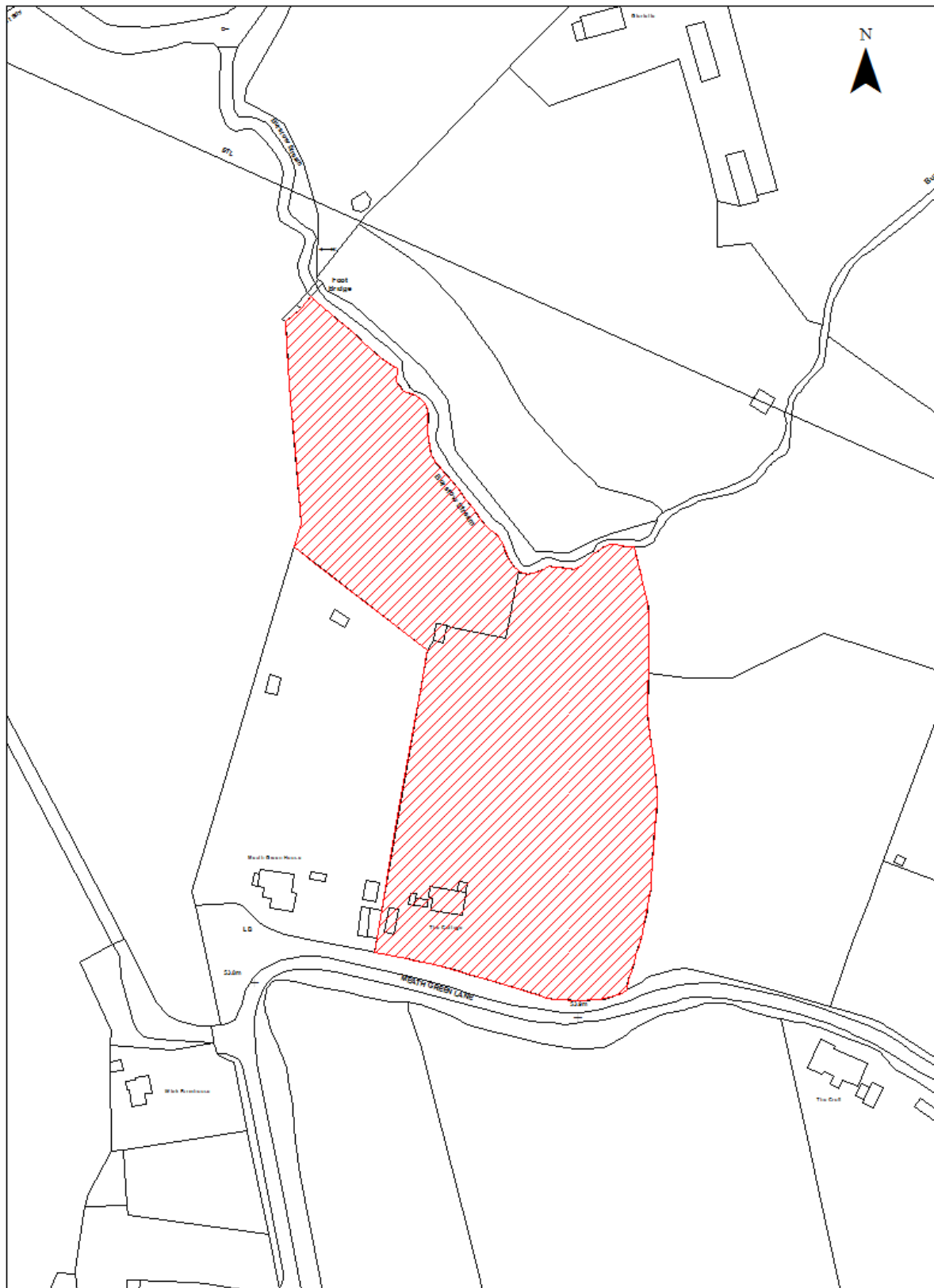
Overcoming constraints: strategic policy change; flood risk/ mitigation; access; tree protection

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



Site details	
HELAA Reference	HW06
Source of site	Call for Sites
Site name	Land north of Meath Green Lane (The Cottage), Horley
Existing use	Agricultural
Housing Potential	
Density	25dph
Capacity	15
Total site area (ha)	1.5 (gross)/ 0.67 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley, adjacent to the North West Sector. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services, facilities and public transport is currently limited; however, accessibility will improve with the development of the North West Sector.</p>
Market Considerations	The site would be most suited to delivering family homes.
Physical Limitations	The northern half of the site falls within Flood Zone 3.
Potential Impacts	Development could potentially enable continuation of the Riverside Green Chain.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual who has actively promoted the site for housing development. No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that there has been a lot of interest in developing the land parcel.</p> <p>A site of this scale/ type would likely attract interest from local/ regional/ national house builders who would likely have the capacity to deliver.</p> <p>A site of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.</p> <p>Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area would most likely be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

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

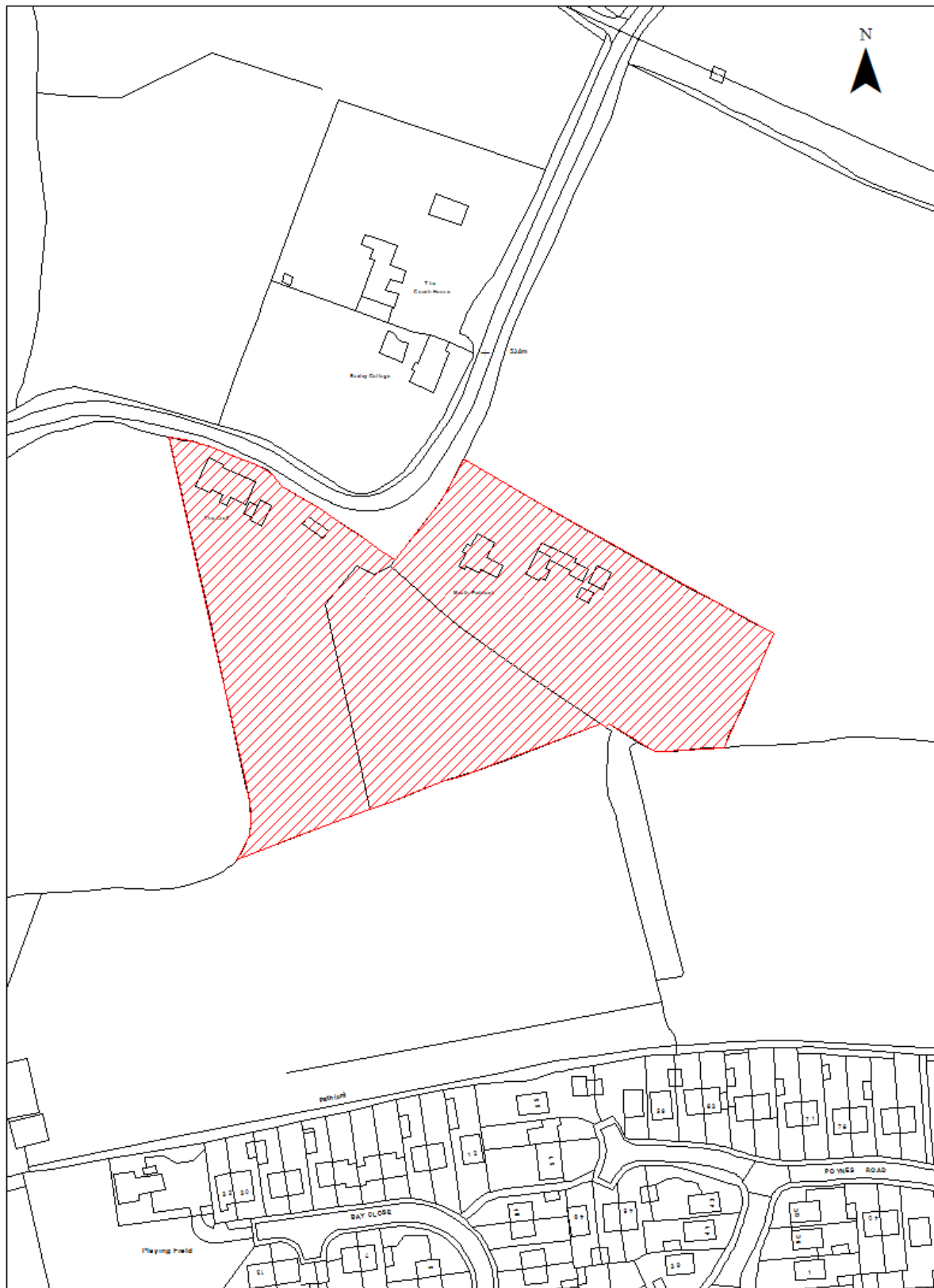


Site details	
HELAA Reference	HW07
Source of site	Call for Sites
Site name	Land at Meath Green Lane (Cinderfield), Horley
Existing use	Agricultural
Housing Potential	
Density	25dph
Capacity	70
Total site area (ha)	5.3 (gross) / 2.8 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is within the Rural Surrounds of Horley, adjacent to the North West Sector. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services, facilities and public transport is currently limited; however accessibility will improve with the development of the North West Sector.</p>
Market Considerations	The site would be most suited to delivering family homes.
Physical Limitations	<p>A large band of land in the north west of the site falls within Flood Zone 3 and a further area of land in the east of the site is within Flood Zone 2 which significantly limits development capacity.</p> <p>A number of large (66kV) electricity pylons run east to west just inside the southern boundary of the site which could limit development or may need to be relocated.</p>
Potential Impacts	<p>Development could potentially enable continuation of the Riverside Green Chain.</p> <p>Development of the site could impact upon an area of high archaeological potential.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two private individuals who have actively promoted the site for housing development. No legal constraints to development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional/ national developers who would likely have the capacity to deliver.</p> <p>A site of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, a scheme could be completed within 3 years of commencement.</p> <p>Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area would be most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site for a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p>	

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

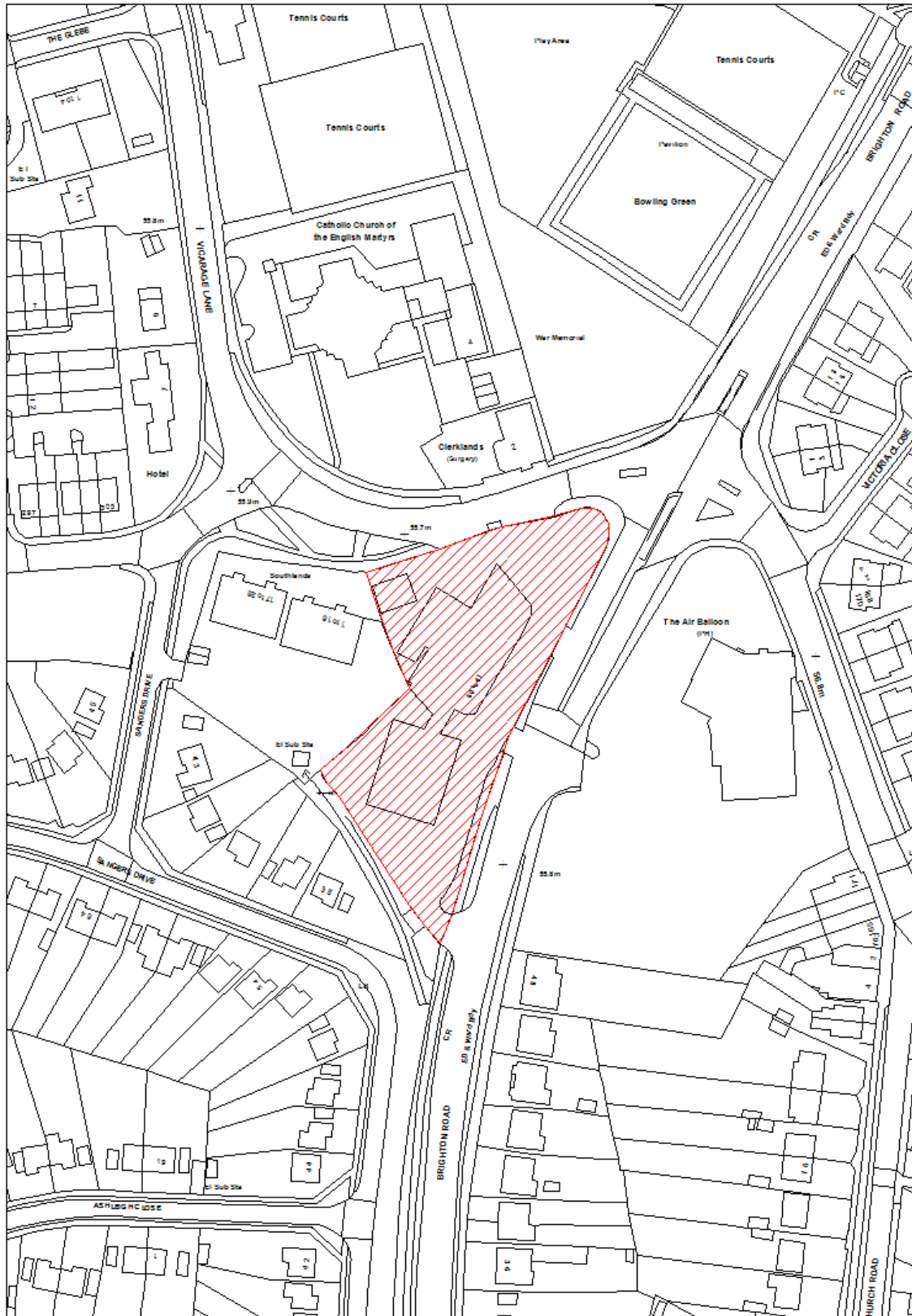
The site is therefore considered to be developable.

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



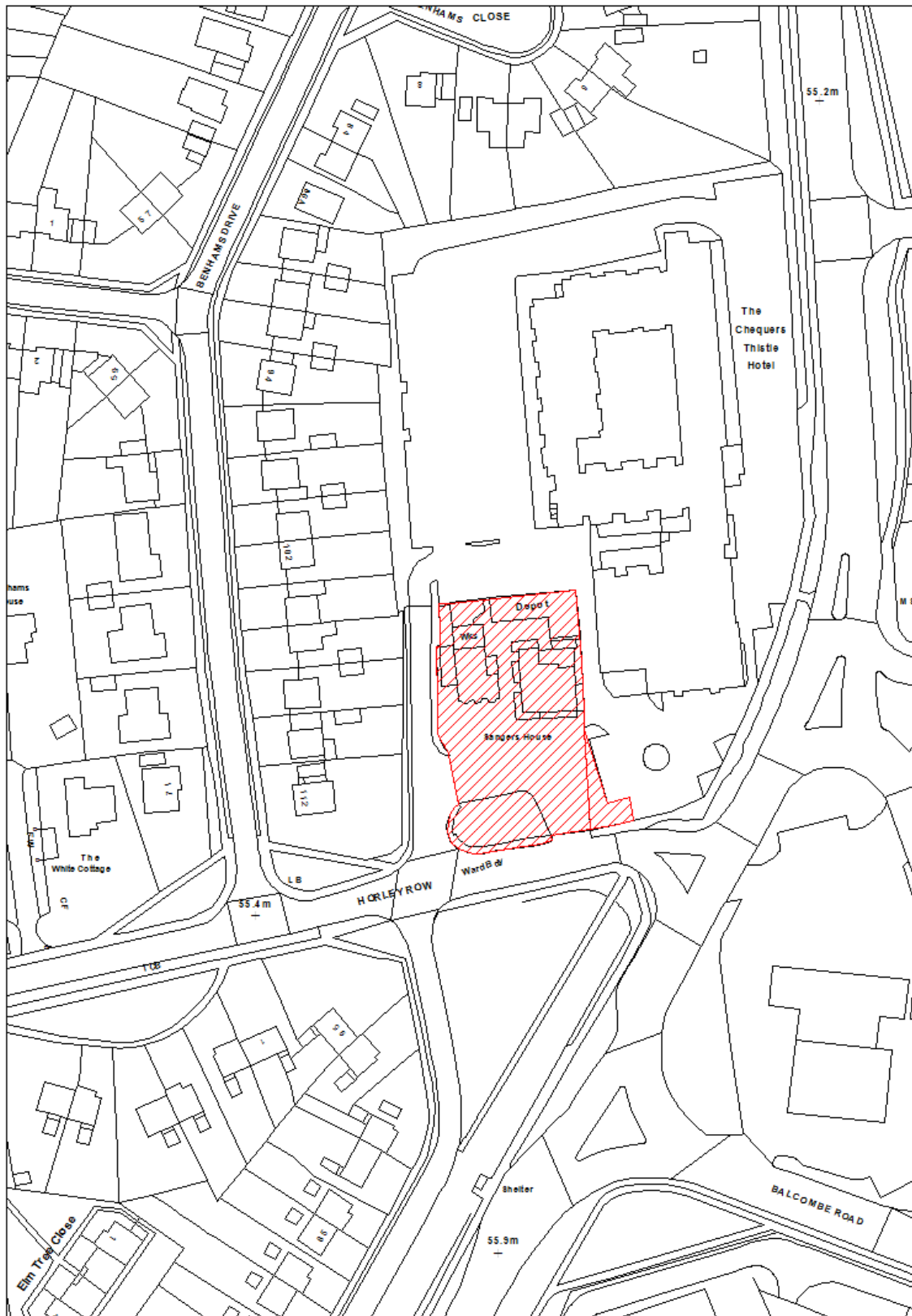
Site details	
HELAA Reference	HW09
Source of site	Allocated Site – Borough Local Plan 2005
Site name	The Croft/ Meath Paddock, Meath Green Lane, Horley
Existing use	Residential property/ paddock
Housing Potential	
Density	25dph
Capacity	20
Total site area (ha)	0.8
Suitability	
Policy Considerations	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

HW10 – 59-61 Brighton Road, Horley



Site details	
HELAA Reference	HW10
Source of site	Call for Sites
Site name	51-61 Brighton Road, Horley
Existing use	Formula One Simulation Centre and Virtual Golf
Housing Potential	
Density	44.4dph
Capacity	20
Total site area (ha)	0.45
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity of Horley town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>Accessibility to local services and facilities is good and access to public transport is excellent.</p>
Market Considerations	The site would be most suitable to deliver higher density units (flats).
Physical Limitations	A small part of the site to the south of the site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of family members.</p> <p>The landowners have promoted the site for housing development.</p> <p>There is currently a leasehold interest which is due to expire.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional housebuilders who would likely have the capacity to deliver.</p> <p>A site of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development would be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market within the area would likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as a site for housing development.</p> <p>The site is considered to be suitable for development.</p> <p>There is a reasonable prospect that the site would be made available for housing development and that development of the site would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

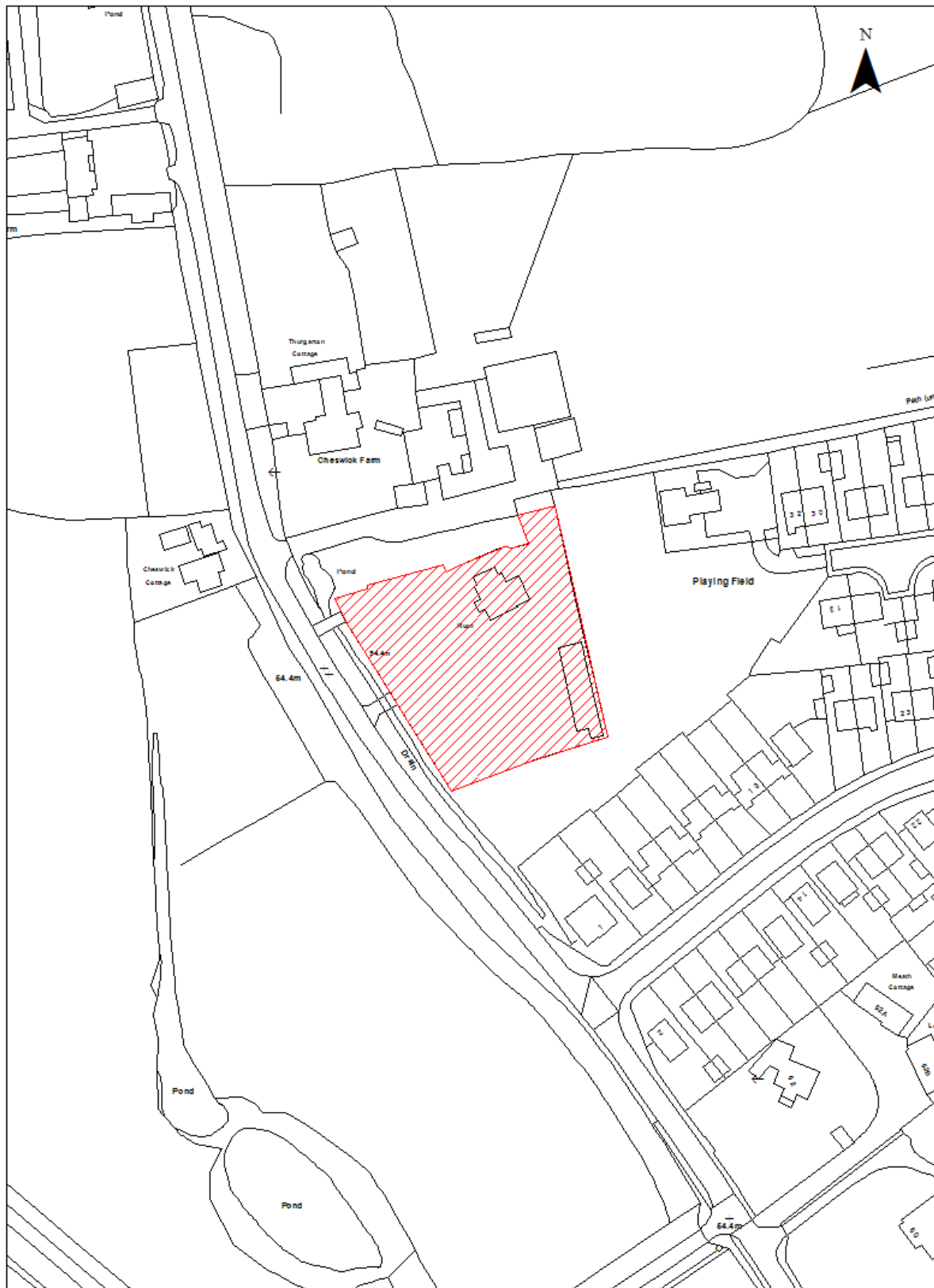
HW11 – Sangers House, Horley



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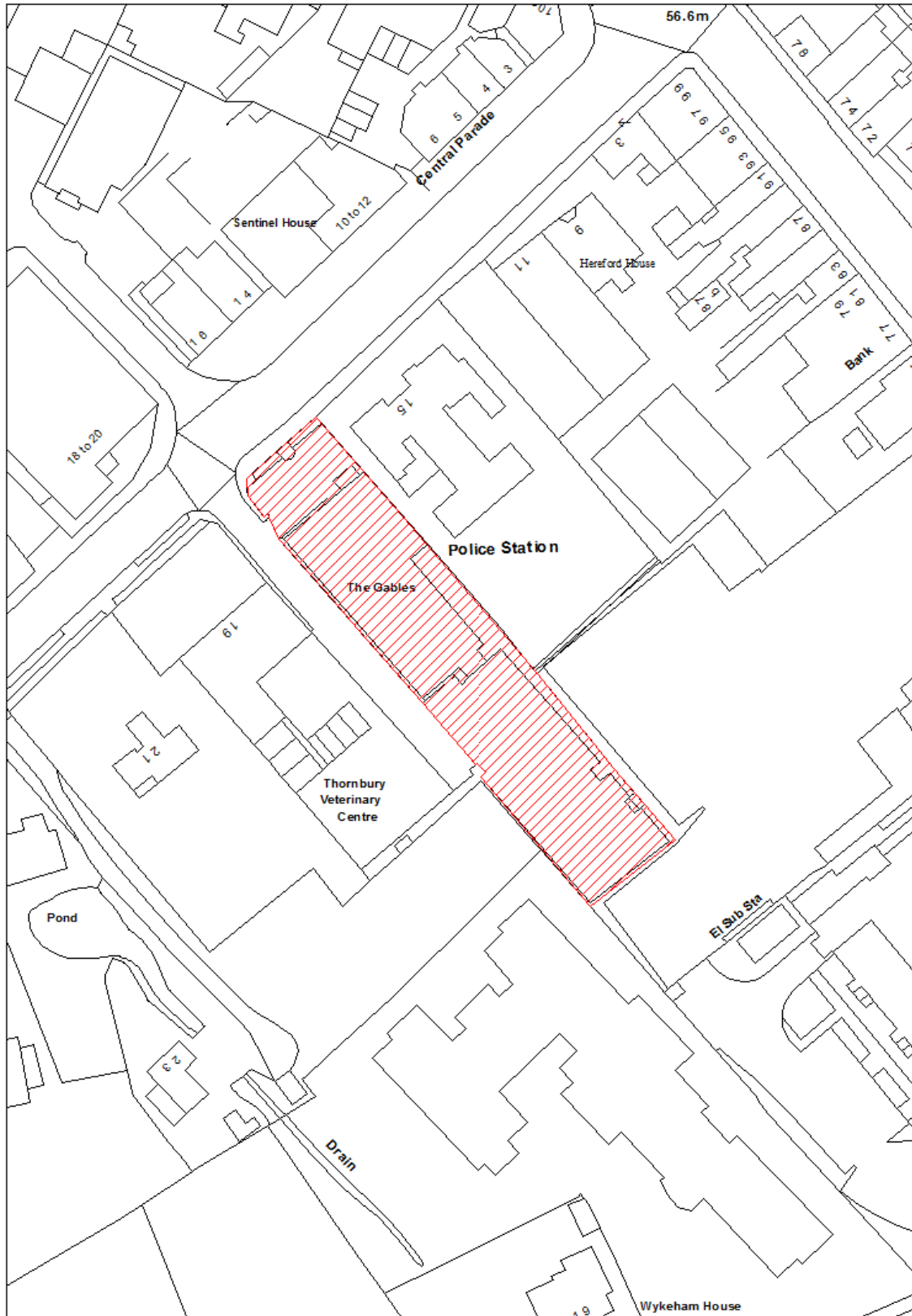
Site details	
HELAA Reference	HW11
Source of site	Extant Planning Permission
Site name	Sangers House, Horley
Existing use	Vacant building – former staff accommodation
Housing Potential	
Density	50dph
Capacity	8
Total site area (ha)	0.16
Suitability	
Policy Considerations	<p>The site lies within the urban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

HW12 – Former Denoras Rest, Meath Green Lane, Horley



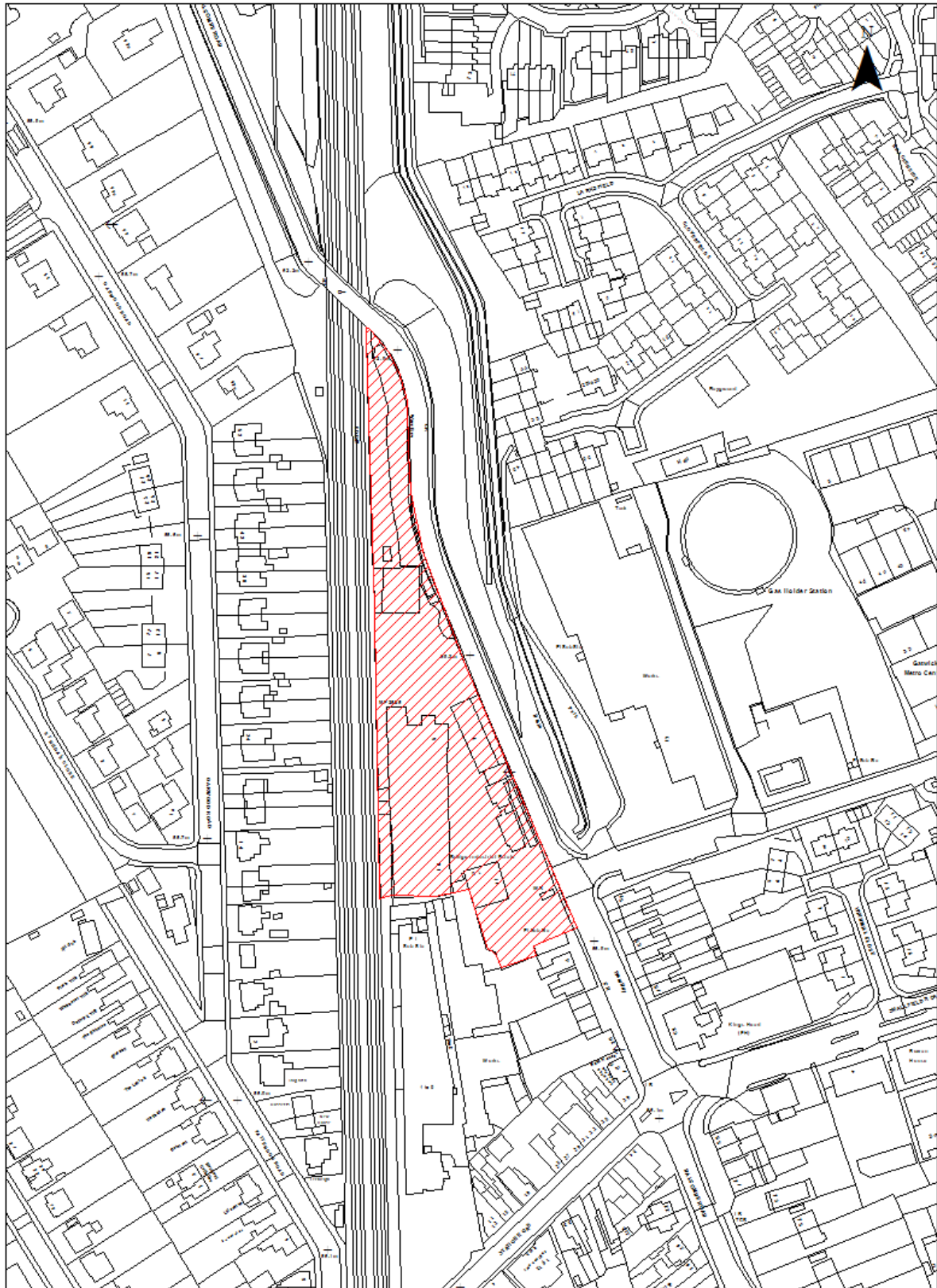
Site details	
HELAA Reference	HW12
Source of site	Extant Planning Permission
Site name	Former Denoras Rest, Meath Green Lane, Horley
Existing use	Former residential dwelling in grounds
Housing Potential	
Density	22dph
Capacity	8
Total site area (ha)	0.35
Suitability	
Policy Considerations	<p>The site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

HW13 – The Gables, 17 Massetts Road, Horley



Site details	
HELAA Reference	HW13
Source of site	Extant Prior Approval
Site name	The Gables, 17 Massetts Road, Horley
Existing use	Offices
Housing Potential	
Density	1667dph
Capacity	25
Total site area (ha)	0.15
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity of Horley town centre. The site therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from prior approval for office to residential conversion. Accessibility to local services, facilities and public transport is excellent.</p> <p>Whilst the site does not lie within an employment area, loss of employment uses would run contrary to policy. However, loss of employment uses has been established through the prior approval process.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a property development company, May Rose Ltd.</p> <p>The site benefits from planning permission for office to residential prior approval.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the current prior approval will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by a property development company.</p> <p>A site such as this would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this scale/ type would be delivered in a single phase and delivery rates of 30-40 units per annum could be achieved. Hence, development could be completed within 12 months from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from prior approval.</p> <p>The residential market in the area is strong and would most likely be capable of supporting a scheme such as this.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

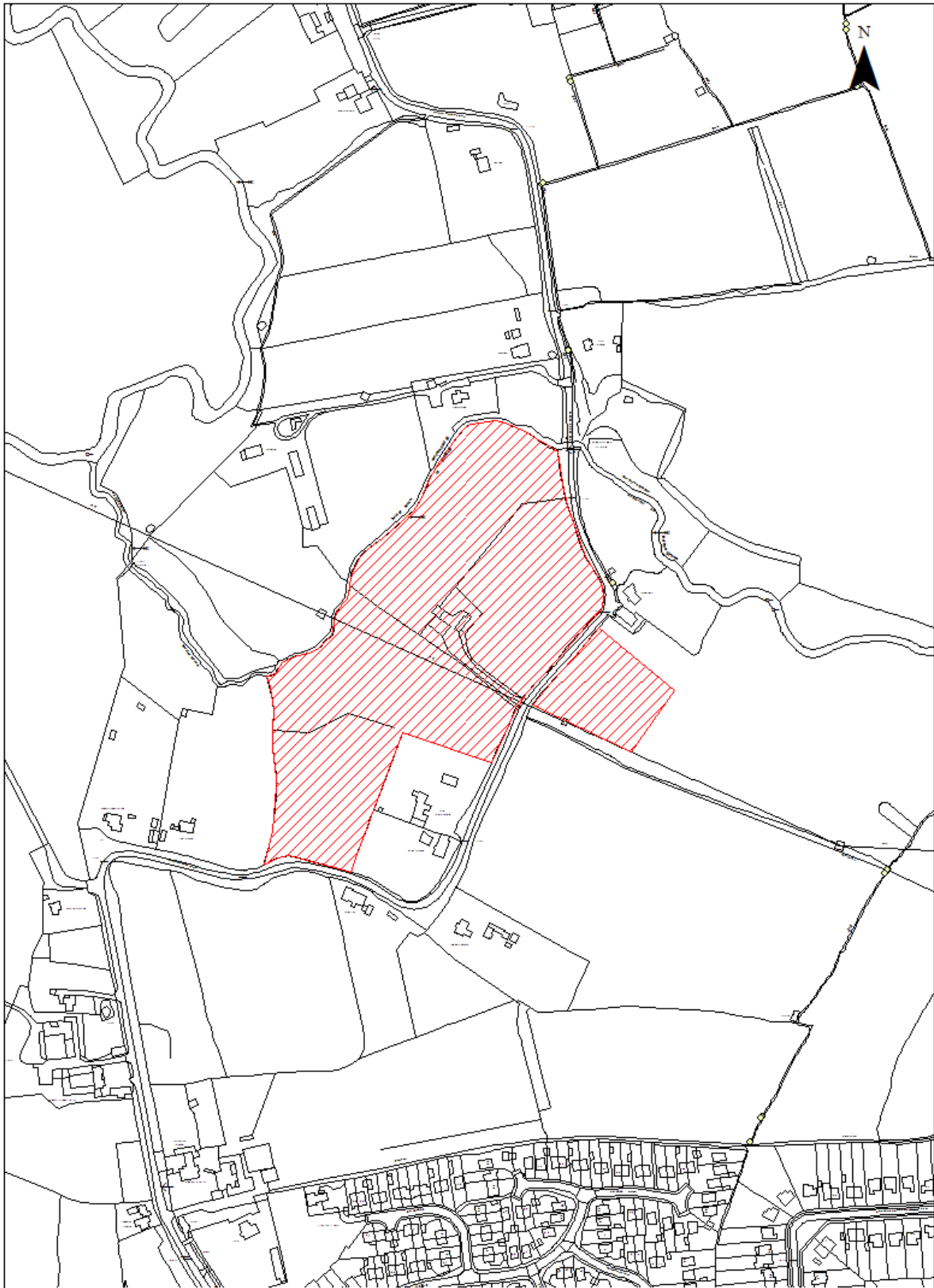
HW14 – Bridge Industrial Estate, Horley



Site details	
HELAA Reference	HW14
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Bridge Industrial Estate, Horley
Existing use	Industrial Estate
Housing Potential	
Density	25dph
Capacity	18
Total site area (ha)	0.7
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity to the town centre and Station Road local centre. The site therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is a designated employment area – loss of employment uses would run contrary to policy.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>There is a locally listed building on the site.</p>
Market Considerations	The site would be most suitable to deliver a range of dwelling types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Due to the previous and existing use of the site, the site may be contaminated.</p> <p>Access to the site from Balcombe Road would require improvement.</p> <p>Part of the site has been identified as being at risk of surface water flooding.</p>
Potential Impacts	Development could impact upon the setting of the locally listed building.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site would need to be assembled in order for development to be progressed.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this nature would likely attract interest from regional or national developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A site of this nature would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>Costs of remediation may reduce viability.</p> <p>The residential market in the area is strong and would most likely be able to support the type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not considered to be currently developable.</p>	

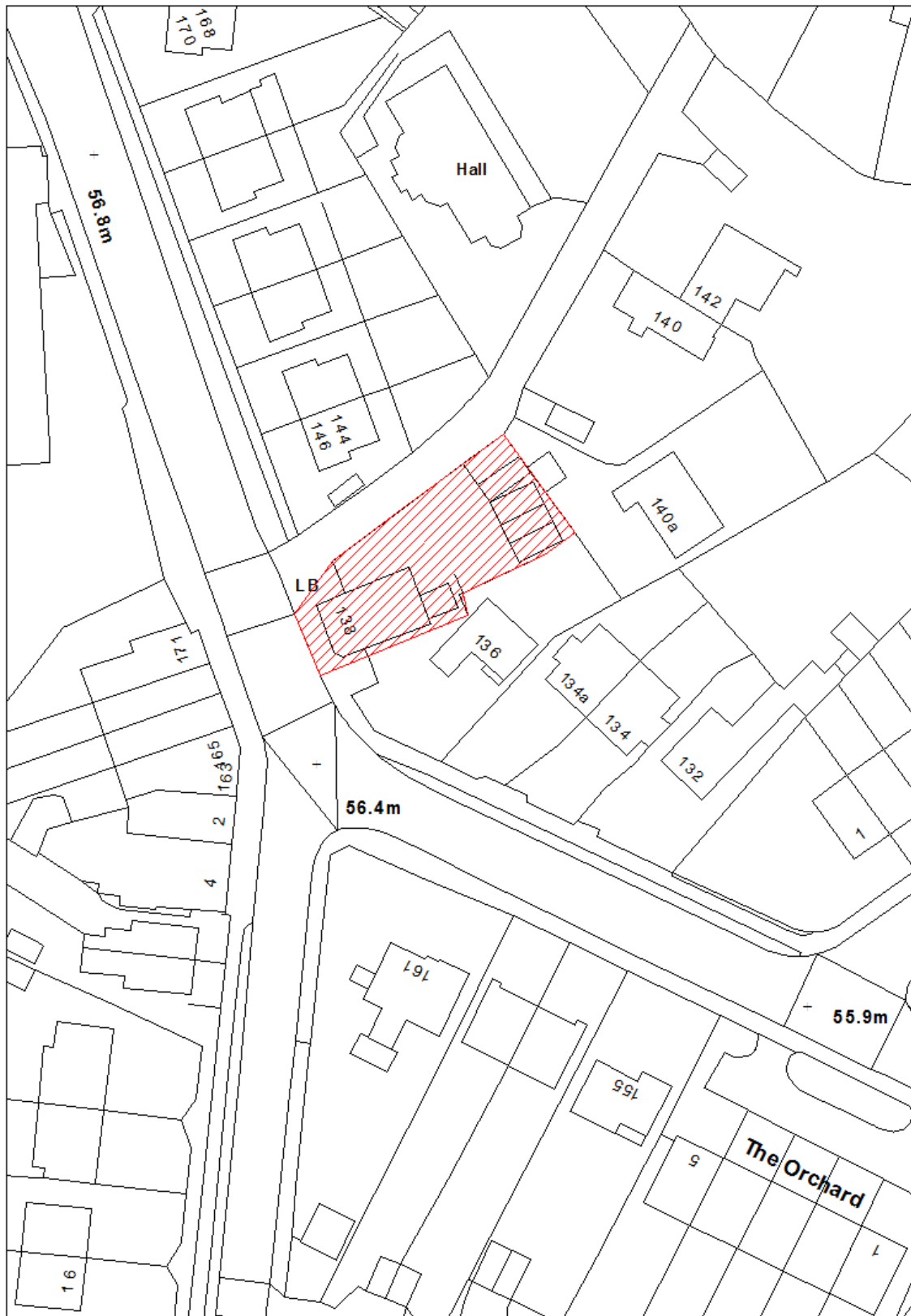
Overcoming constraints: availability; strategic policy change; land assembly; access; contamination; heritage impact

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



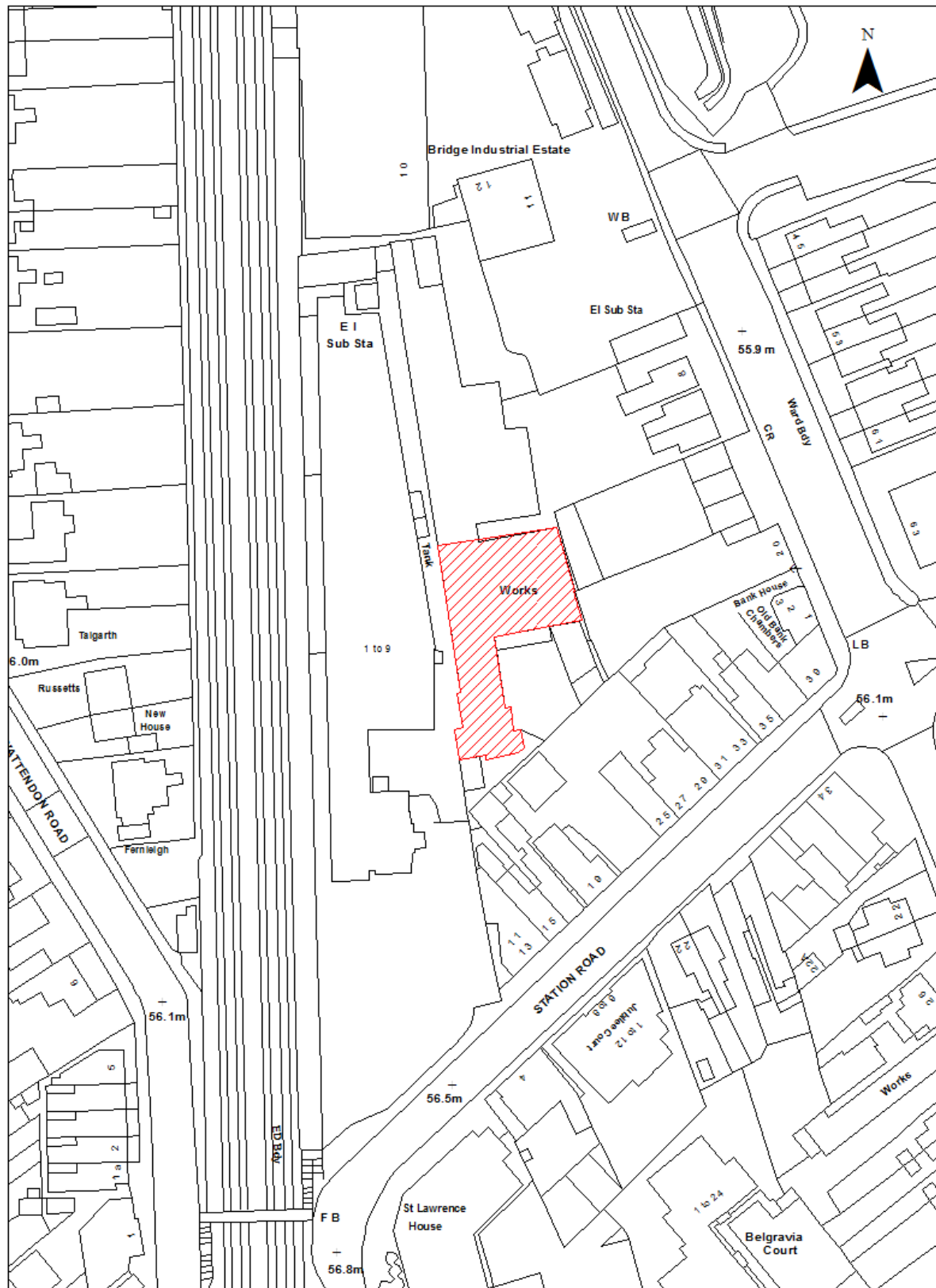
Site details	
HELAA Reference	HW15
Source of site	Call for Sites
Site name	Land north of Meath Green Lane, Horley
Existing use	Residential dwellings and grounds
Housing Potential	
Density	20dph
Capacity	50
Total site area (ha)	5.6 (2.5ha developable)
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley, adjacent to the allocated Horley North West Sector.</p> <p>The site lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services, facilities and public transport is currently limited; however, improvements will be made with the development of the North West Sector.</p> <p>The site lies within an area of high archaeological potential.</p>
Market Considerations	The site would be most suited to delivering family houses.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development of the site could impact upon an area of high archaeological potential.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual who has promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that he has received interest from developers.</p> <p>A site of this size would likely attract interest from local or regional developers who would likely to have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase and could achieve delivery rates of 20-30 units.</p> <p>Development could therefore be completed within ... months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore developable.</p>	

HW16 – Don Ruffles, 138 Victoria Road, Horley



Site details	
HELAA Reference	HW16
Source of site	Extant Planning Permission
Site name	Don Ruffles, 138 Victoria Road, Horley
Existing use	Shop/ offices
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The lies within the urban area, within close proximity of Horley town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is adjacent to a locally listed building.</p>
Market Considerations	The site is proposed to delivery higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could potentially impact upon the setting of the locally listed building.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The site benefits from planning permission.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>Whilst the site benefits from planning permission for housing development, there is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved; hence, development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been underdone as the site benefits from planning permission for housing development.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HW17 – Albert Brewery, Station Road, Horley

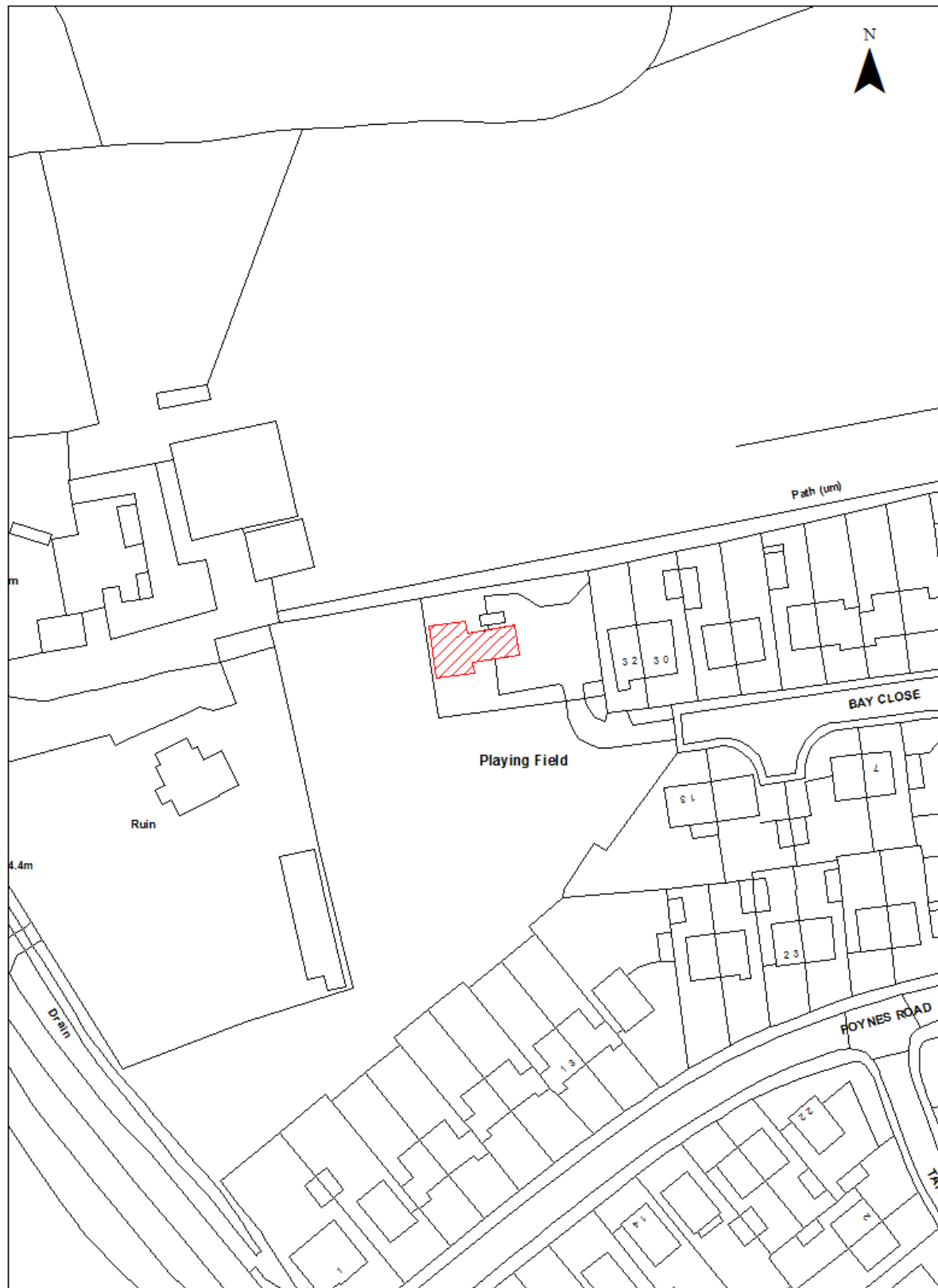


Site details	
HELAA Reference	HW17
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Albert Brewery, Station Road, Horley
Existing use	Former Brewery
Housing Potential	
Density	25dph
Capacity	5
Total site area (ha)	0.2
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity of Horley town centre and Station Road local centre. The site therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p> <p>The site is within an employment area – loss of employment uses would run contrary to policy.</p> <p>The site is a locally listed building.</p>
Market Considerations	The site would be most likely be capable of delivering higher density units (flats).
Physical Limitations	<p>The site is identified as potentially being at risk of surface water flooding.</p> <p>Access to the site is quite constrained.</p> <p>The site is potentially contaminated due to previous uses.</p>
Potential Impacts	<p>Development could impact upon the setting of the locally listed building.</p> <p>The surrounding industrial uses could give rise to residential amenity concerns.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Oldbury Engineering Ltd.</p> <p>The landowner has previously submitted (and withdrew) a planning application for residential development. It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>Costs associated with contamination may reduce financial viability.</p> <p>The residential market in the area is considered to be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of then site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain.	

The site is therefore not currently considered to be developable.

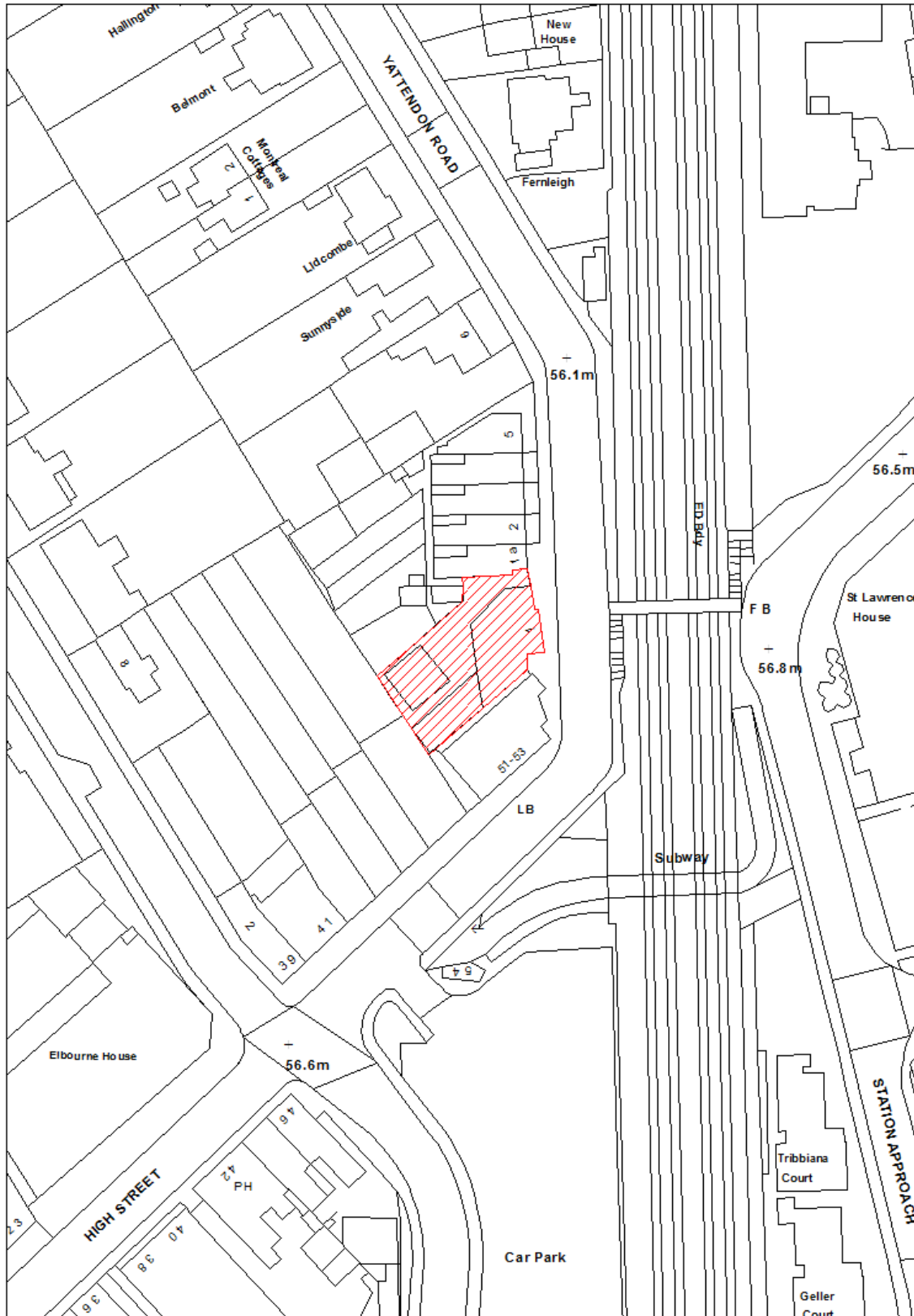
Overcoming constraints: availability; access; contamination; strategic policy change

HW18 – Scout Hall, Bay Close, Horley



Site details	
HELAA Reference	HW18
Source of site	Vacant property
Site name	Scout Hall, Bay Close, Horley
Existing use	Former scout hut
Housing Potential	
Density	71dph
Capacity	5
Total site area (ha)	0.07
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The hut was formally used for community activities – loss of community facilities would run contrary to policy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies immediately south of the North West Sector.</p> <p>Accessibility to local services, facilities and public transport will improve with the development of the North West Sector.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is a former scout hut which has been vacant for a number of years.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved; hence, development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not considered to be currently developable.</p> <p>Overcoming constraints: availability; strategic policy change</p>	

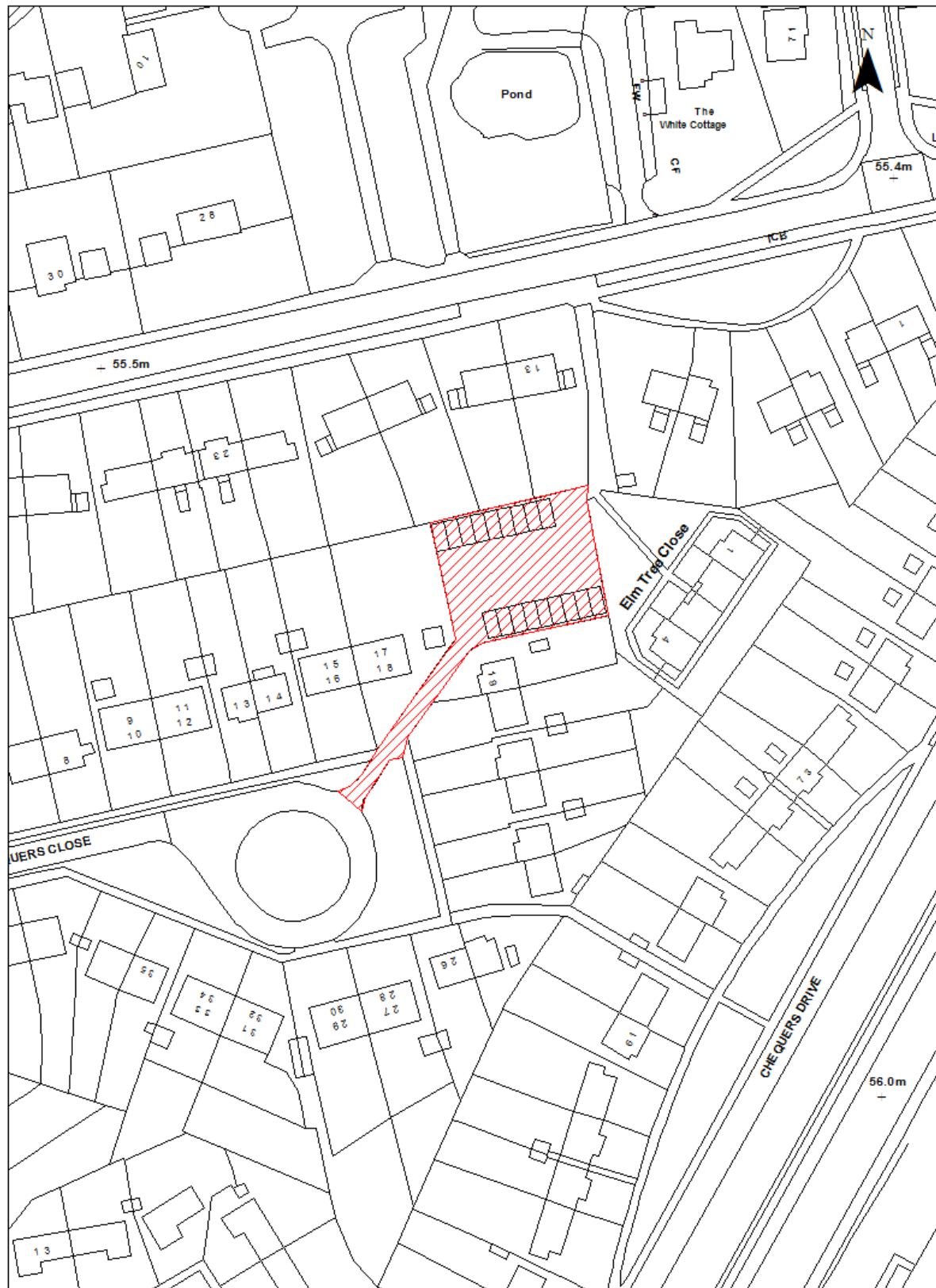
HW20 – 1 Yattendon Road, Horley



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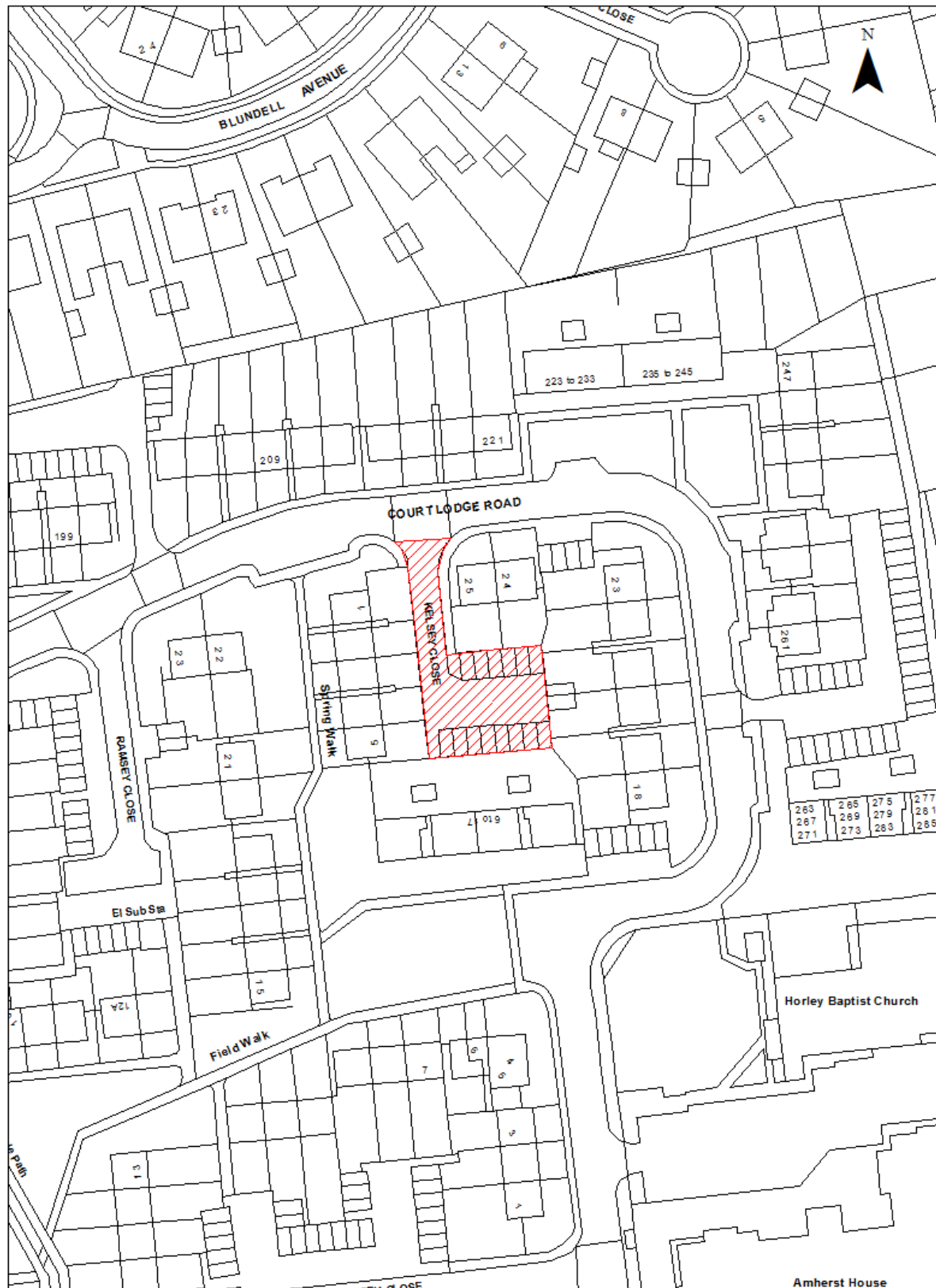
Site details	
HELAA Reference	HW20
Source of site	Extant Planning Permission
Site name	1 Yattendon Road, Horley
Existing use	Former retail unit with workshop.
Housing Potential	
Density	200dph
Capacity	5
Total site area (ha)	0.02
Suitability	
Policy Considerations	<p>The site lies within the urban area, adjacent to Horley town centre and adjacent to the primary shopping area. The site therefore lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for mixed-use redevelopment. Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver a mixed use retail and residential scheme.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	Development could impact upon the adjacent locally listed building.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Brook Catford Ltd.</p> <p>The site benefits from planning permission for mixed use retail and residential development.</p> <p>A number of the conditions have recently been discharged.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Brook Catford Ltd.</p> <p>A site of this scale/ type of development would likely attract interest from local or regional house builders who would likely have the capacity to deliver the scheme proposed.</p> <p>A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved. Hence, the site could be delivered within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

HW28 – Garages Chequers Close, Horley



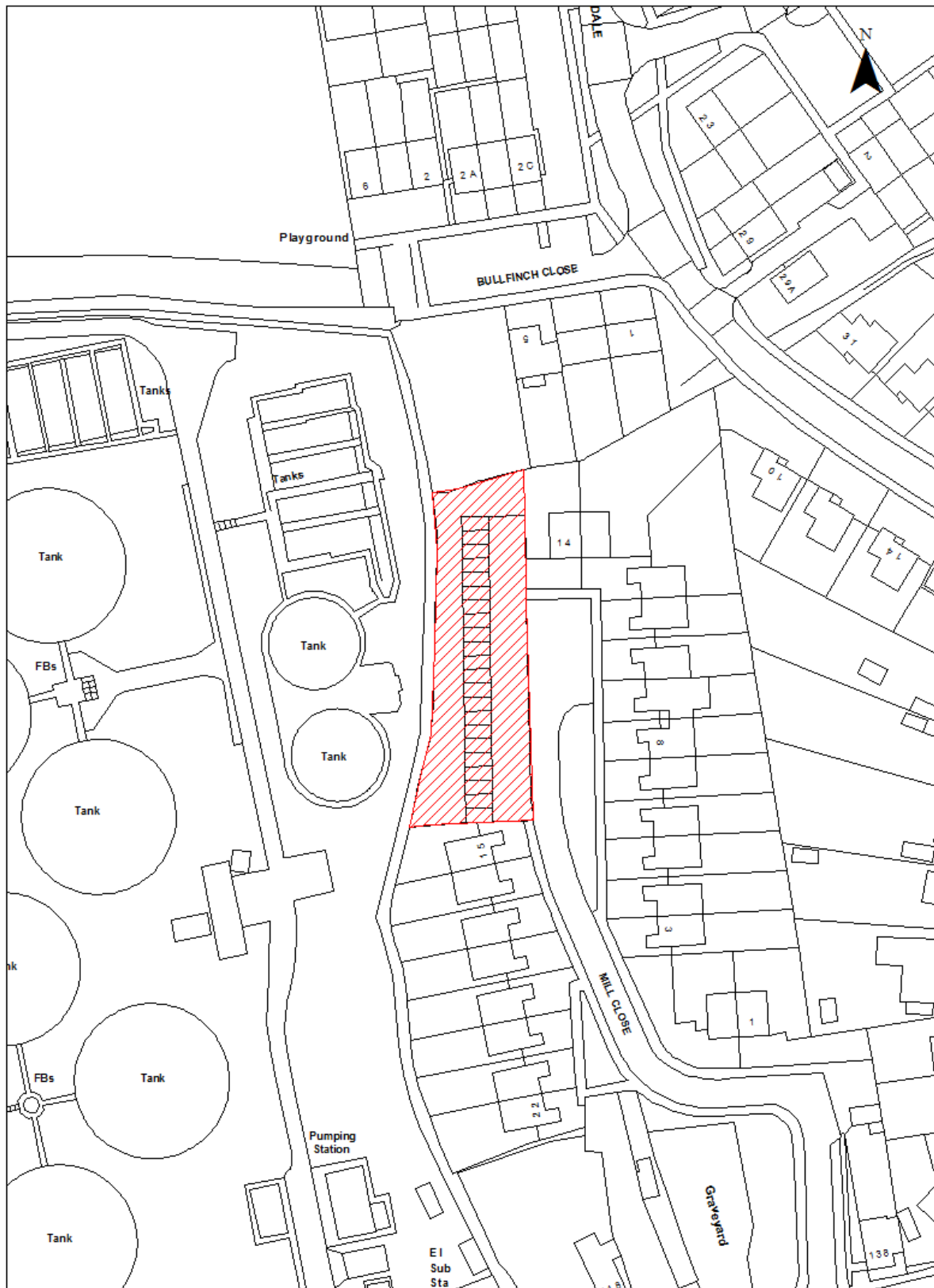
Site details	
HELAA Reference	HW28
Source of site	Garages
Site name	Garages Chequers Close, Horley
Existing use	Garages
Housing Potential	
Density	71dph
Capacity	6
Total site area (ha)	0.07
Suitability	
Policy Considerations	<p>The site is within the urban area and therefore within a location contemplated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

HW29 – Garages Kelsey Close, Horley



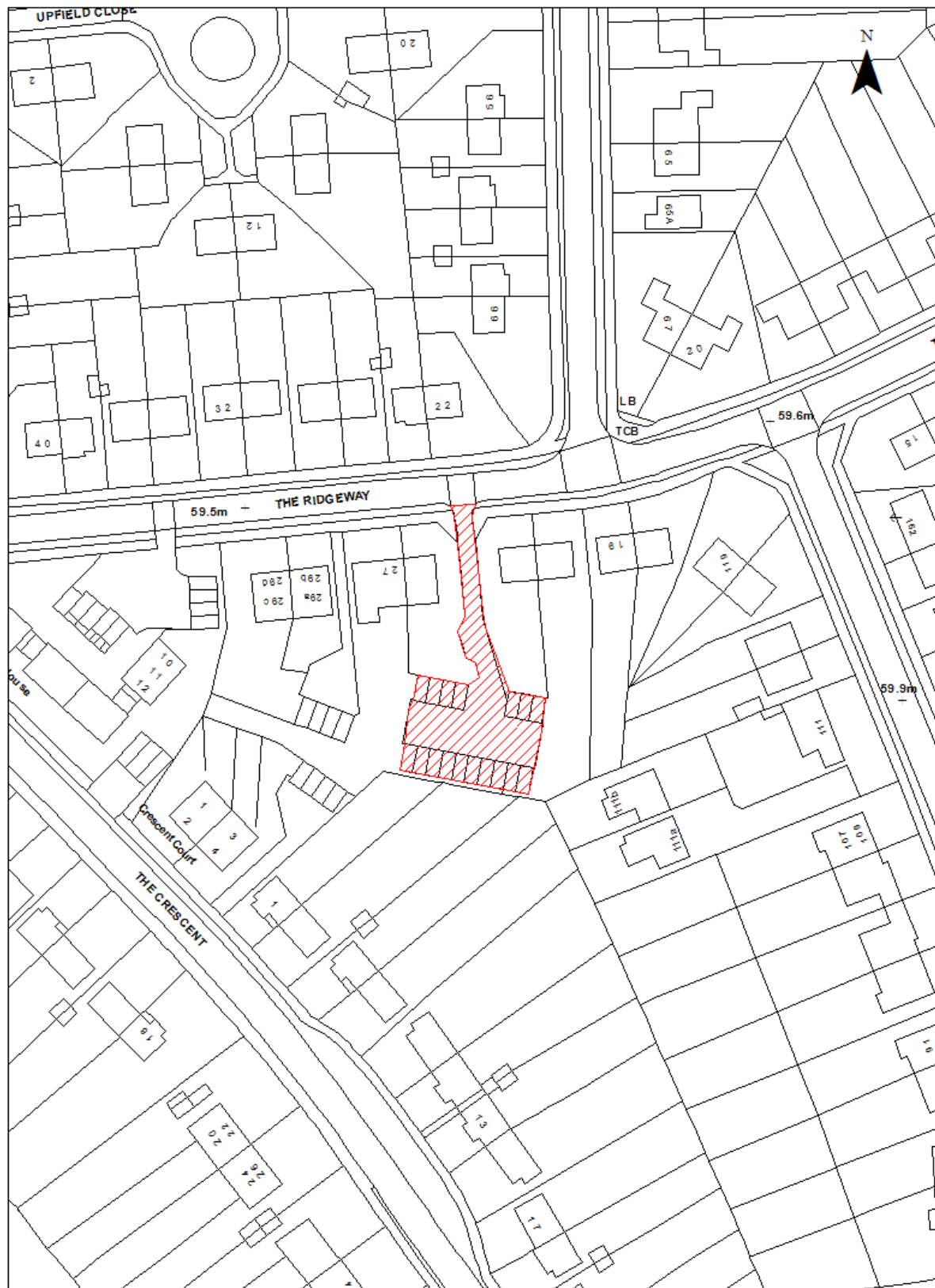
Site details	
HELAA Reference	HW29
Source of site	Garages
Site name	Garages Kelsey Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good and the site has excellent access to public transport.</p>
Market Considerations	The site would be most suited to deliver higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site is currently used for garages.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as that envisaged.</p> <p>A scheme of this nature would be completed in a single phase and delivery rates of 20-30 units could be achieved. Hence, development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable, however, availability of the site for housing development is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

HW30 – Garages Mill Close, Horley



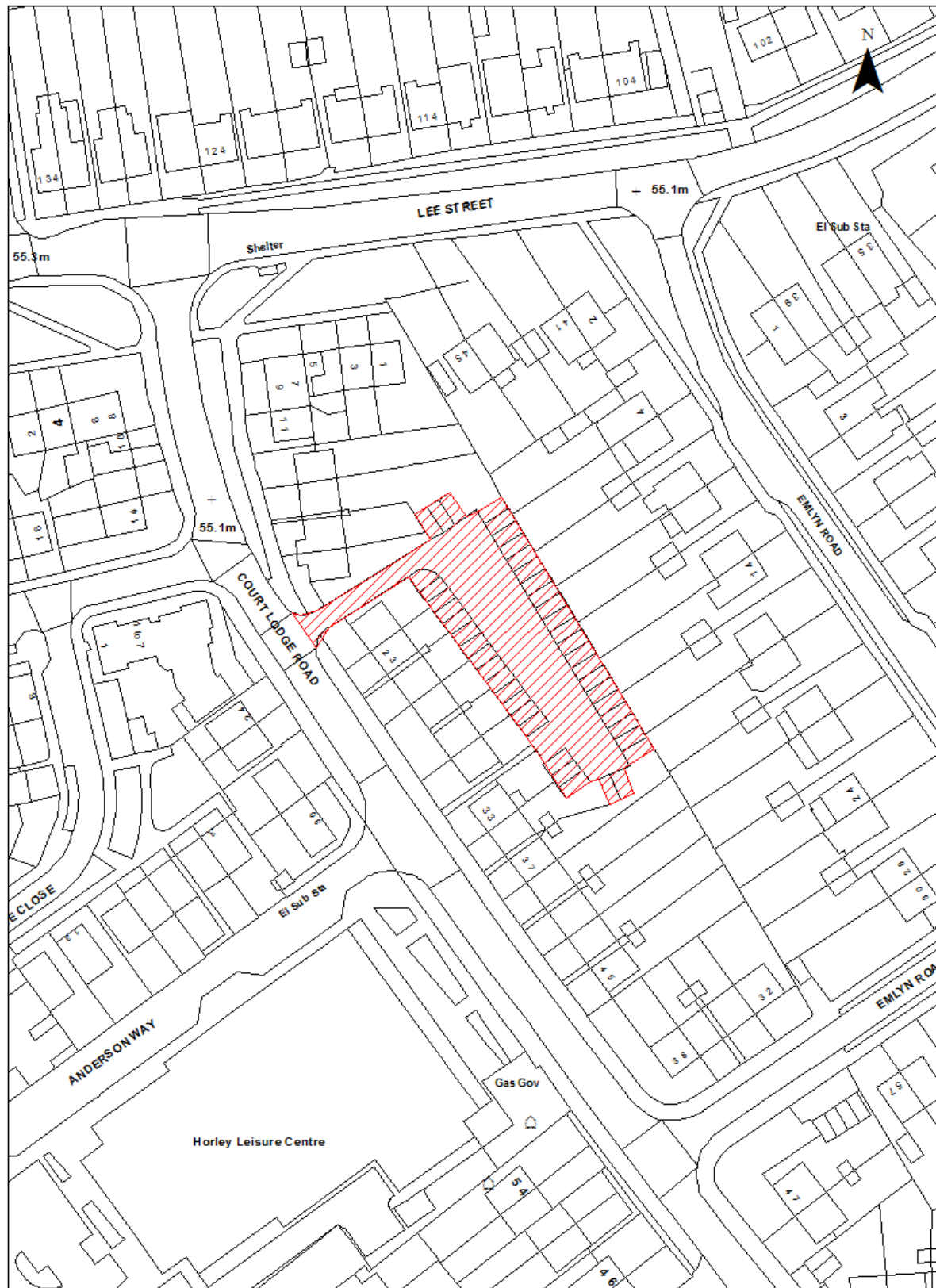
Site details	
HELAA Reference	HW30
Source of site	Garages
Site name	Garages Mill Close, Horley
Existing use	Garages
Housing Potential	
Density	80dph
Capacity	12
Total site area (ha)	0.15
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable and access to public transport is excellent.</p>
Market Considerations	The site would be most suited to delivering small family homes.
Physical Limitations	The eastern part of the site has been identified as potentially being at risk of surface water flooding.
Potential Impacts	The site adjoins Horley Sewerage Works – this may give rise to residential amenity concerns.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by Raven Housing Trust.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

HW31 – Garages between 23 & 25 The Ridgeway, Horley



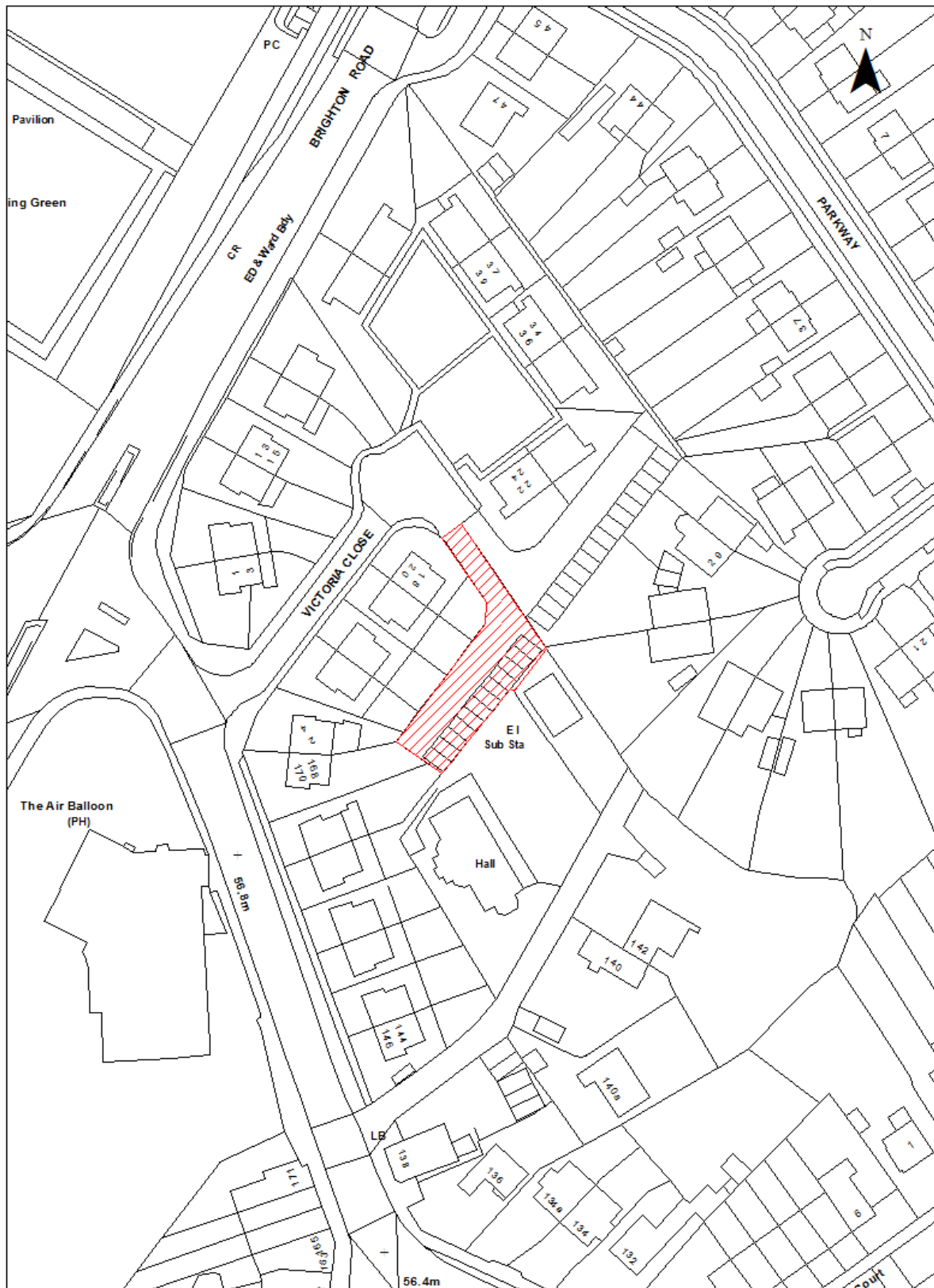
Site details	
HELAA Reference	HW31
Source of site	Garages
Site name	Garages between 23 & 25 The Ridgeway, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable and the site has excellent links to public transport.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	Access to the site is constrained.
Potential Impacts	No potential impacts have been identified.
The site is therefore not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Raven Housing Trust.</p> <p>The site is currently used as garages.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units could be achieved. Hence, development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development is financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not considered to be currently developable.</p> <p>Overcoming constraints: availability; access</p>	

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



Site details	
HELAA Reference	HW32
Source of site	Garages
Site name	Garages R/O 21-35 Court Lodge Road, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	12
Total site area (ha)	0.12
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good and the site also has excellent links to public transport.</p>
Market Considerations	The site would be most suitable to delivering higher density units (flats).
Physical Limitations	The site has been identified as being at risk of surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Raven Housing Trust Ltd.</p> <p>The site is currently used as garages.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as availability of the site for housing development is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development of the site would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, availability of the site is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

HW33 – Garages Victoria Close, Horley



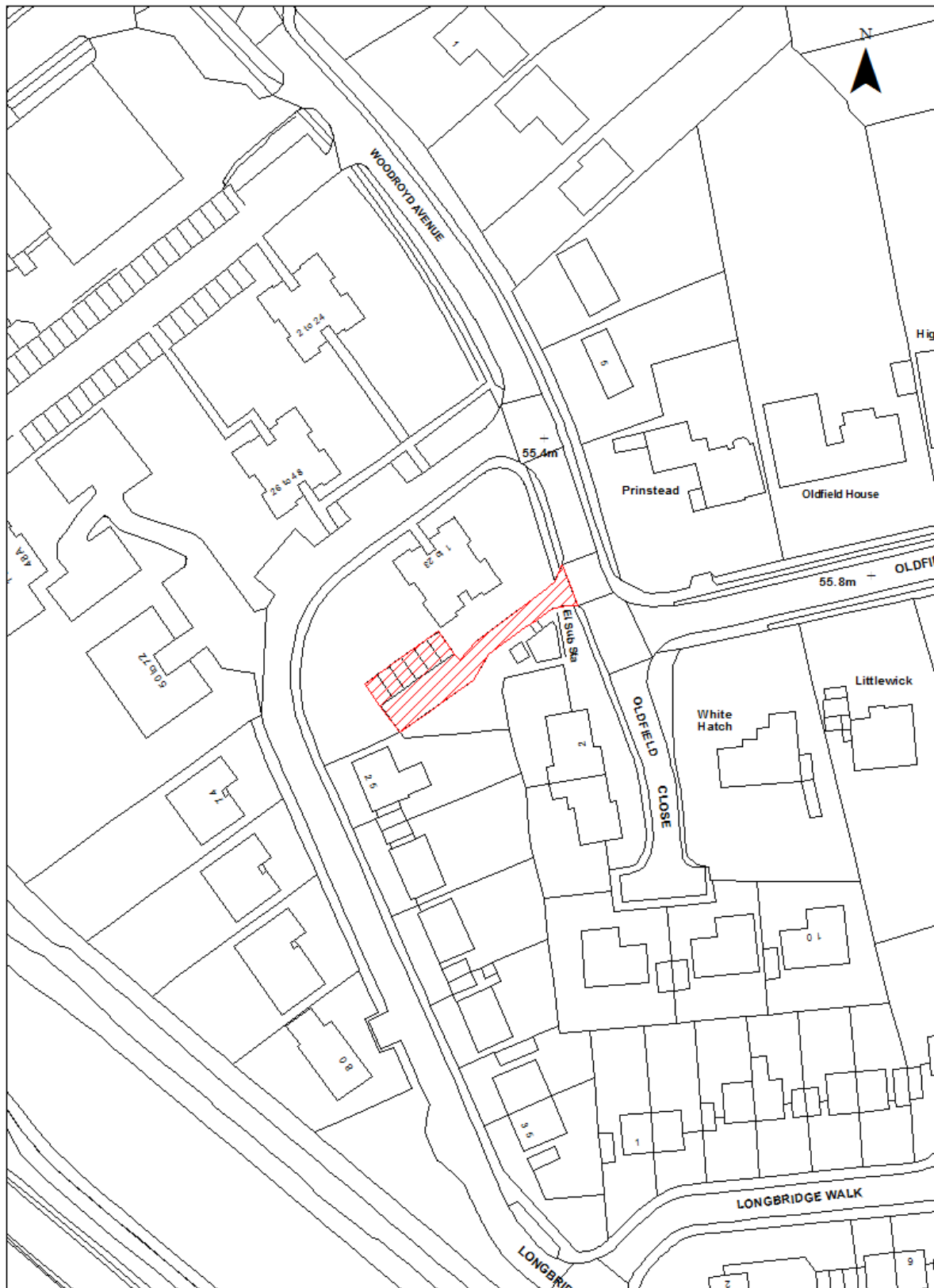
Site details	
HELAA Reference	HW33
Source of site	Garages
Site name	Garages Victoria Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	9
Total site area (ha)	0.09
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity to the town centre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

HW34 – Garages Le May Close, Horley



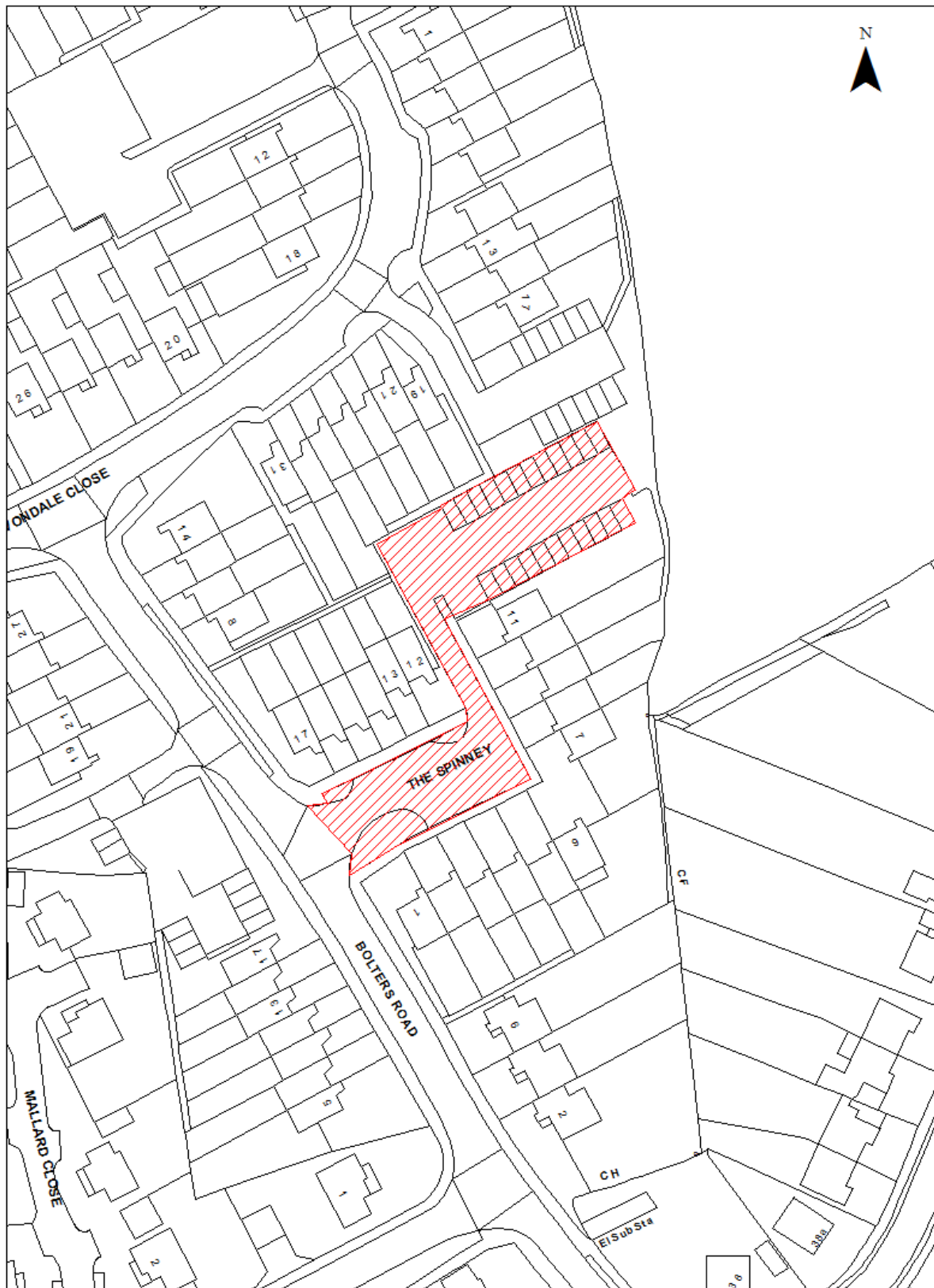
Site details	
HELAA Reference	HW34
Source of site	Garages
Site name	Garages Le May Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	11
Total site area (ha)	0.11
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated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

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



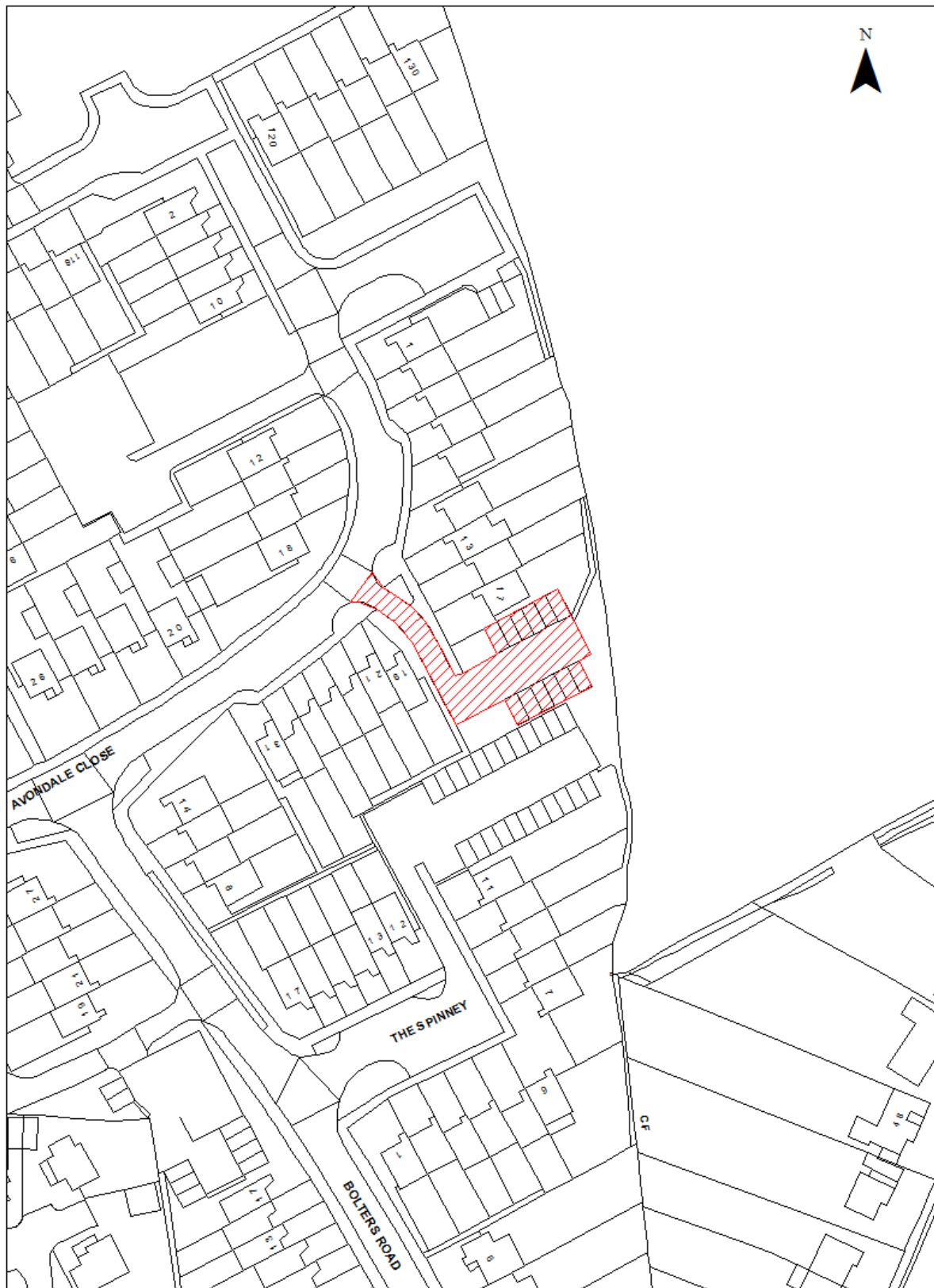
Site details	
HELAA Reference	HW35
Source of site	Garages
Site name	Garages R/O 1-23 Longbridge Road, Horley
Existing use	Former vacant garages
Housing Potential	
Density	250dph
Capacity	5
Total site area (ha)	0.02
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is good.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	<p>The site lies within Flood Zones 2 and 3.</p> <p>The site has been identified as being at risk of surface water flooding.</p>
Potential Impacts	The site is currently used as amenity space for the adjoining flats. Consideration would need to be given to the relationship between the two buildings.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from a local or regional developer who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would likely be delivered in a single phase and delivery rates of 20-30 units per annum could be expected. Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be potentially suitable for housing development. There is a reasonable prospect that development would be achievable. Availability of the site is however uncertain.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: availability; amenity considerations</p>	

HW36 – Garages The Spinney, Horley



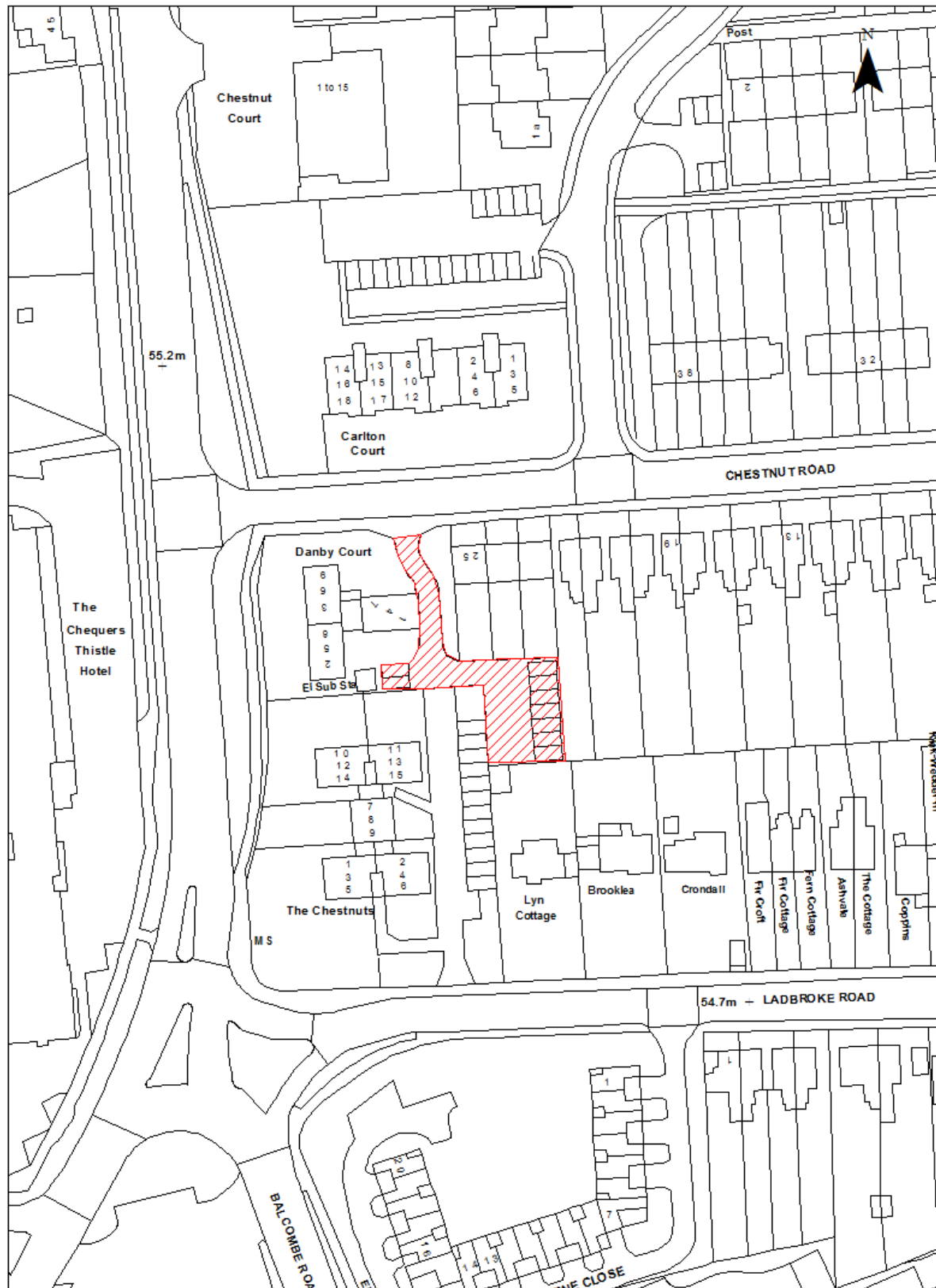
Site details	
HELAA Reference	HW36
Source of site	Garages
Site name	Garages The Spinney, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	8
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated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

HW37 – Garages Avondale Close, Horley



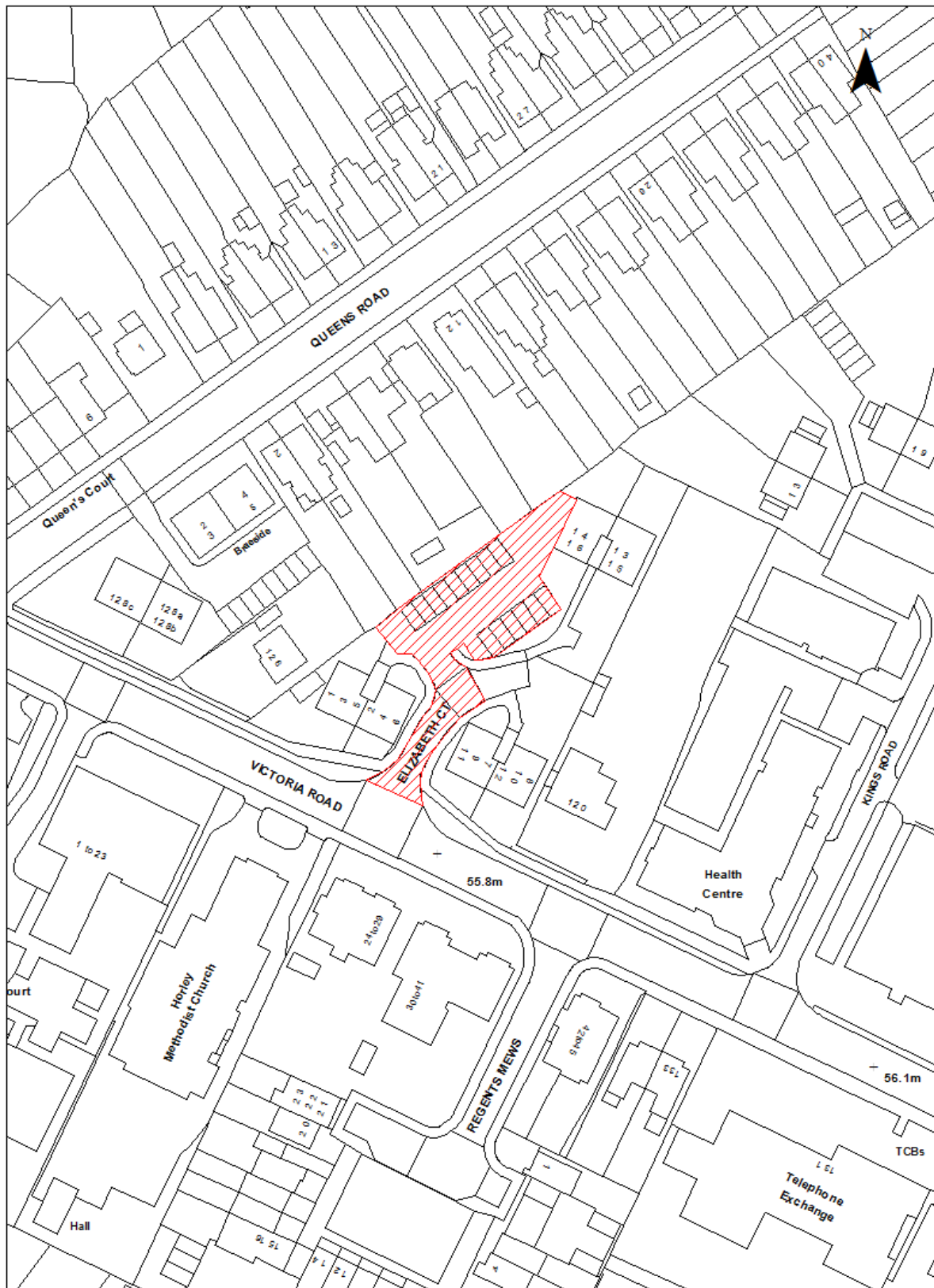
Site details	
HELAA Reference	HW37
Source of site	Garages
Site name	Garages Avondale Close, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore a location contemplated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

HW38 – Garages Chestnut Road, Horley



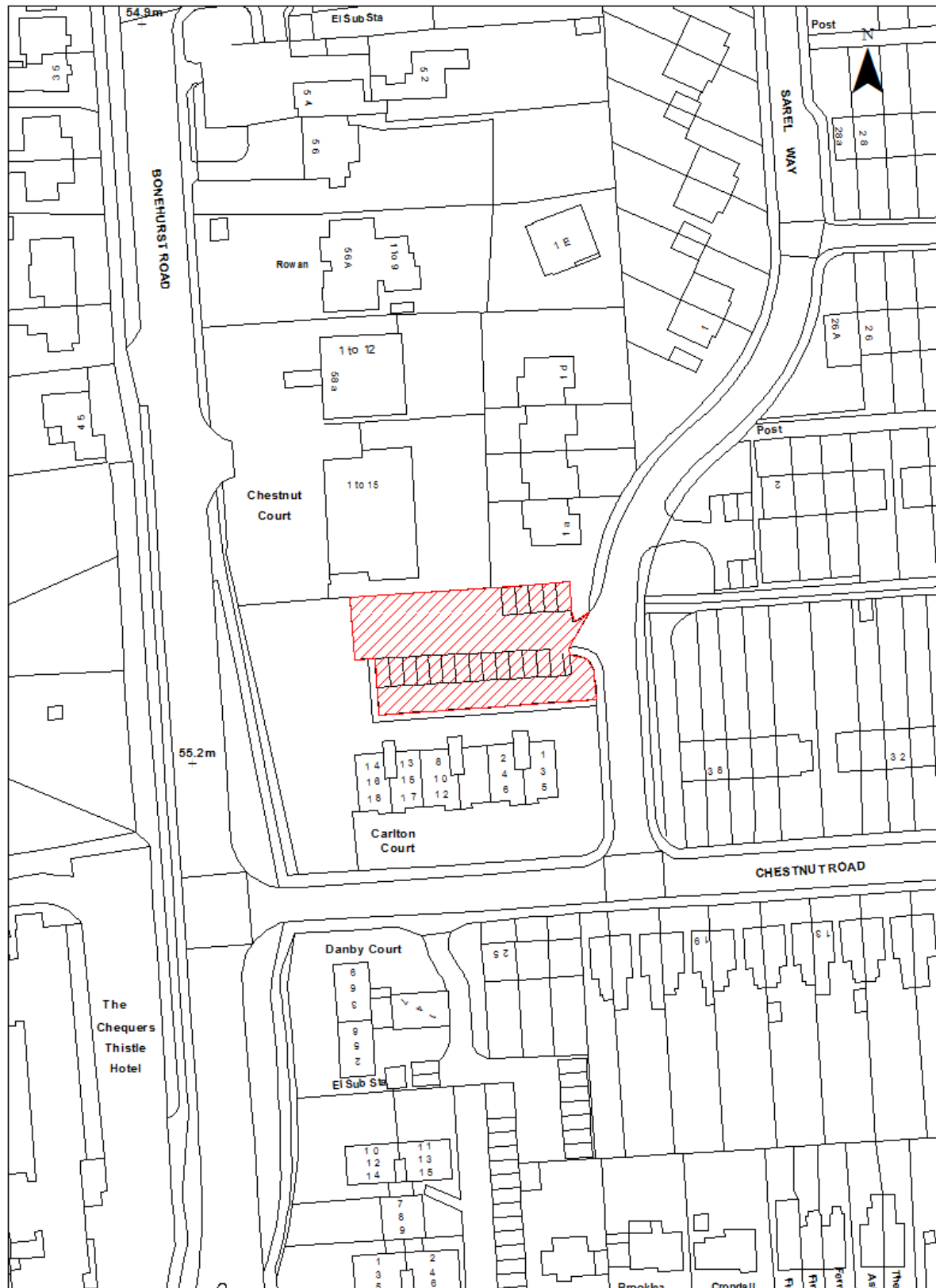
Site details	
HELAA Reference	HW38
Source of site	Garages
Site name	Garages Chestnut Road, Horley
Existing use	Garages
Housing Potential	
Density	167dph
Capacity	5
Total site area (ha)	0.03
Suitability	
Policy Considerations	<p>The site is within the urban area, within close proximity of Horley town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

HW39 – Garages Elizabeth Court, Horley



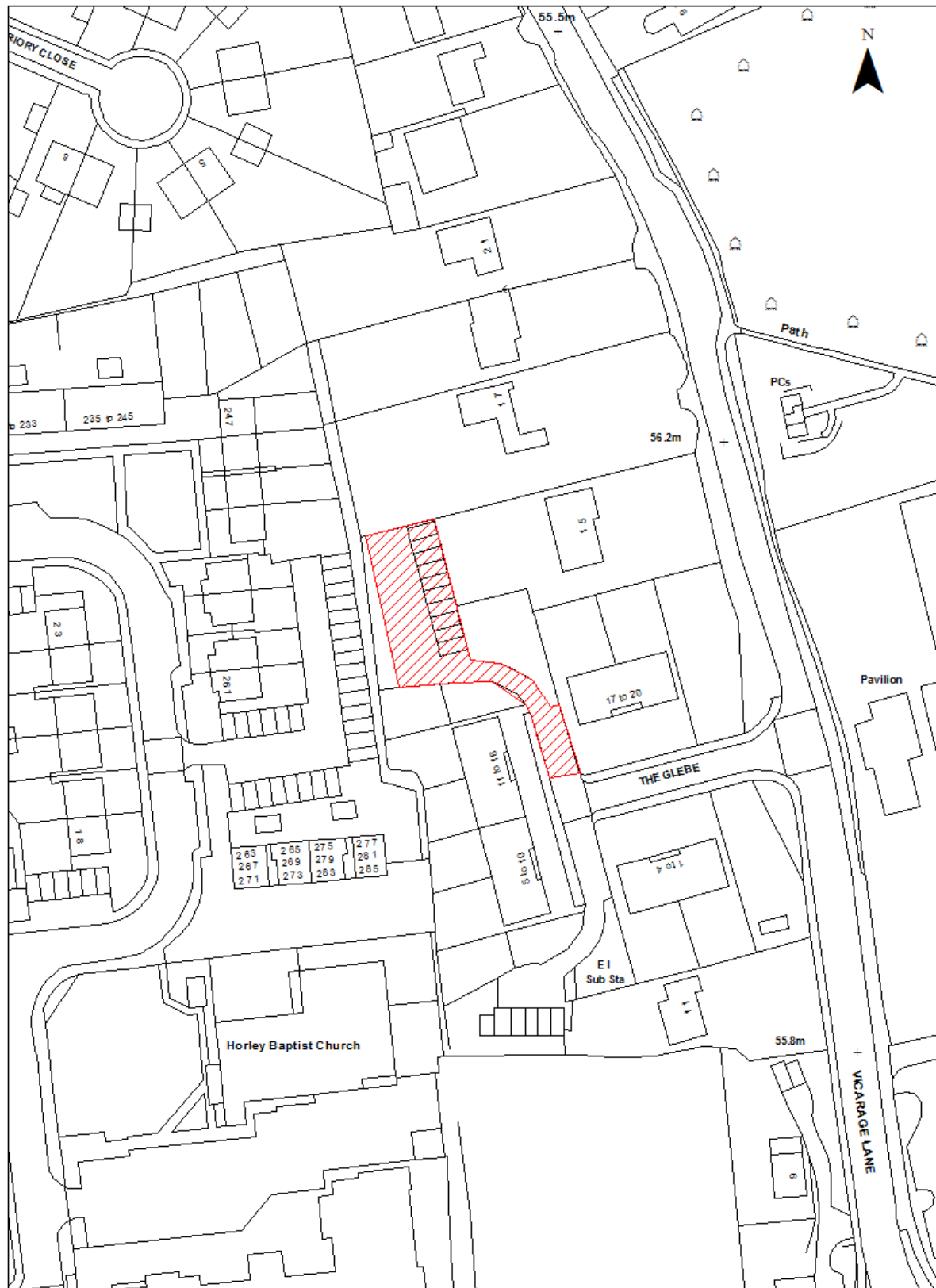
Site details	
HELAA Reference	HW39
Source of site	Garages
Site name	Garages Elizabeth Court, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity of Horley town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

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



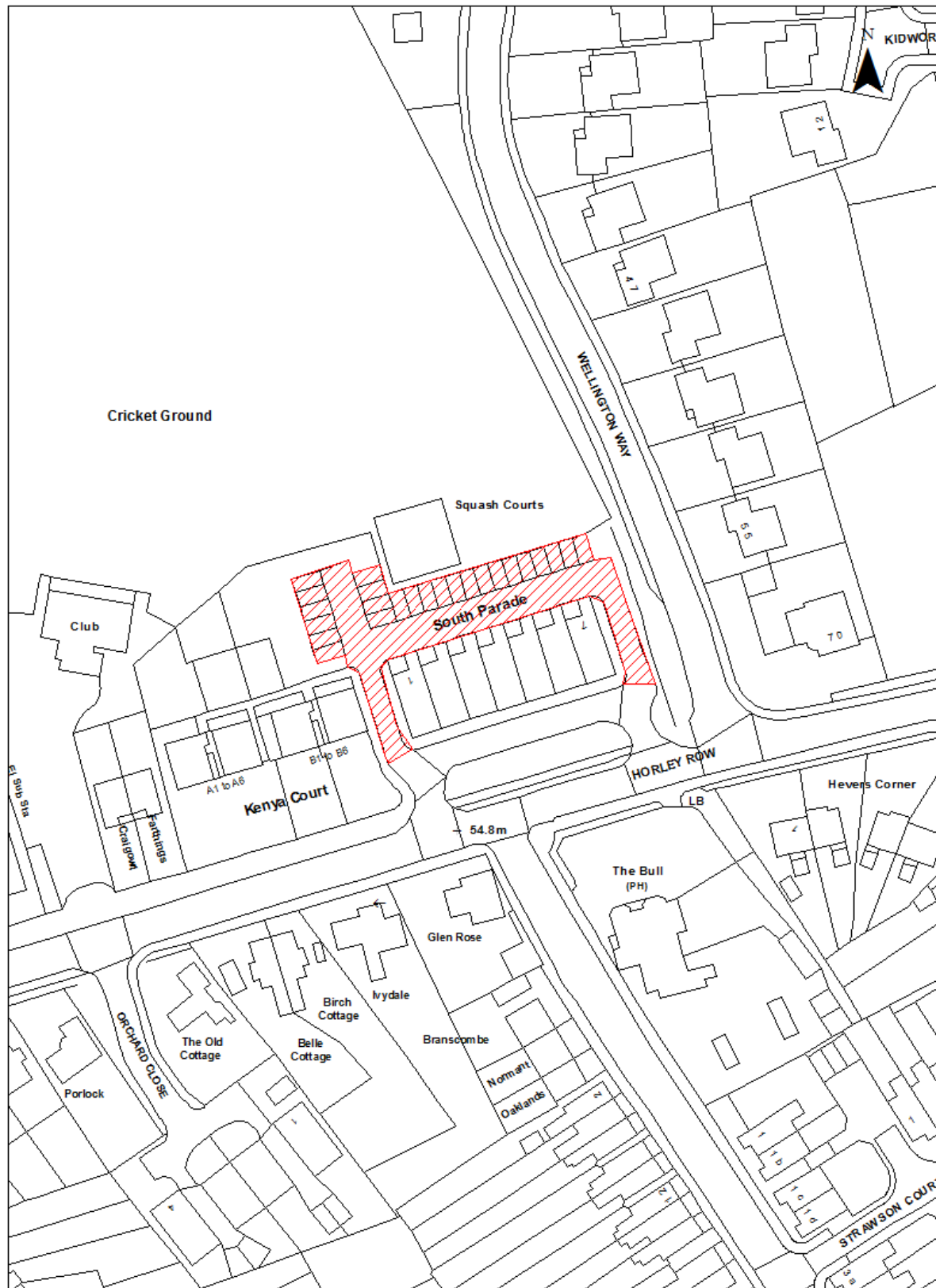
Site details	
HELAA Reference	HW40
Source of site	Garages
Site name	Garages R/O Carlton Court, Sarel Way, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	10
Total site area (ha)	1.0
Suitability	
Policy Considerations	<p>The site lies within the urban area, within close proximity of Horley town centre and therefore lies within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is very good.</p>
Market Considerations	The site would be most suited to delivering higher density units (flats).
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is currently used for garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, the site could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific financial viability work has been undertaken as availability of the site is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development is financially viable.</p> <p>The residential market in the area is considered to be strong and would likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>Availability of the site is however uncertain.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: availability</p>	

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



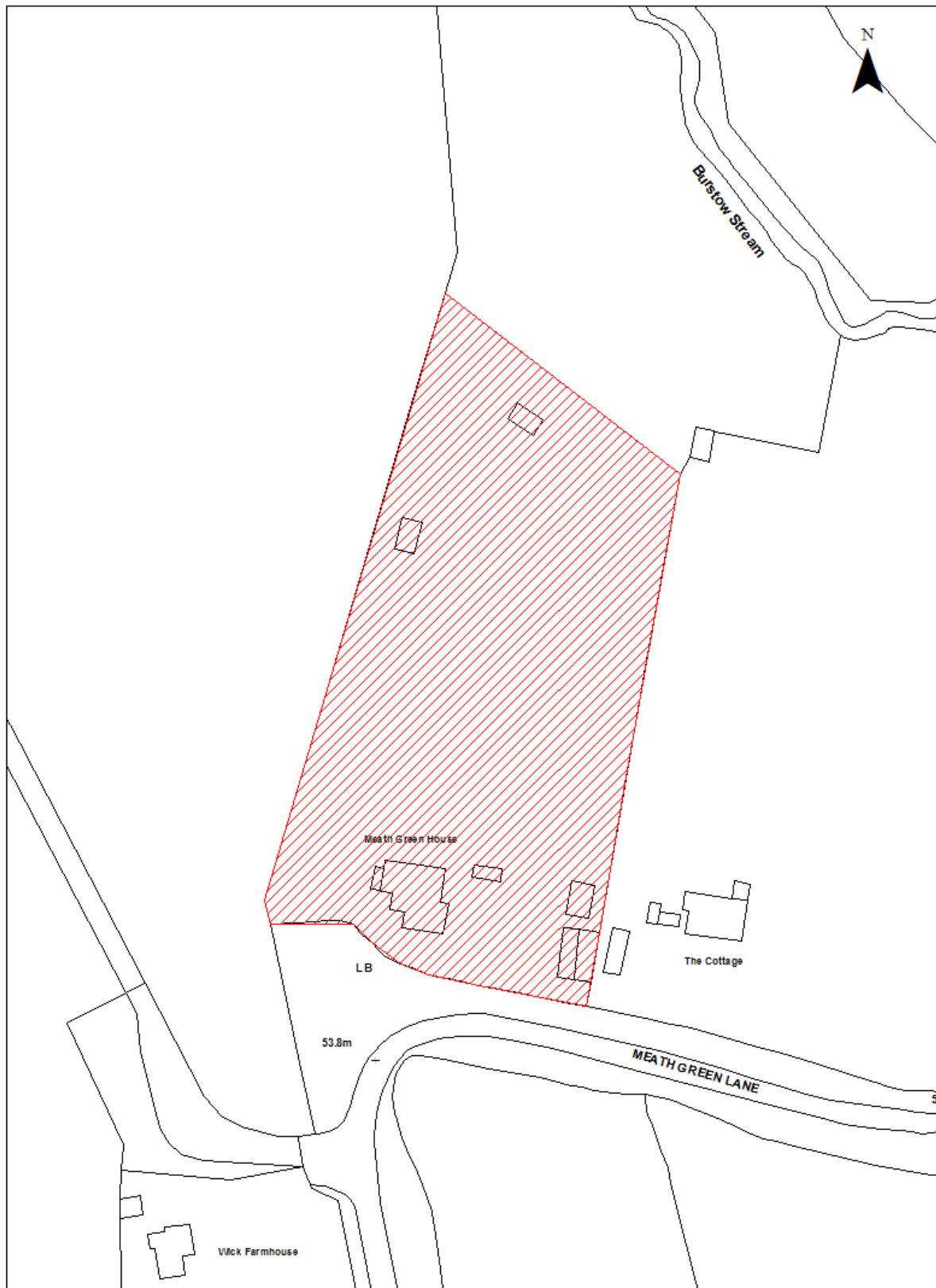
Site details	
HELAA Reference	HW41
Source of site	Garages
Site name	Garages adjacent to 17-20 The Glebe, Horley
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good and access to public transport is excellent.</p>
Market Considerations	Access to the site is constrained and would require improvement.
Physical Limitations	No physical limitations have been identified.
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is currently used as garages.</p> <p>The site is owned by a single landowner.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local/ regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be completed in a single phase and could achieve delivery rates of 20-30 units per annum. Hence, the site could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development of the site would be achievable. However, availability of the site for housing development is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

HW42 – Garages Horley Row, Horley



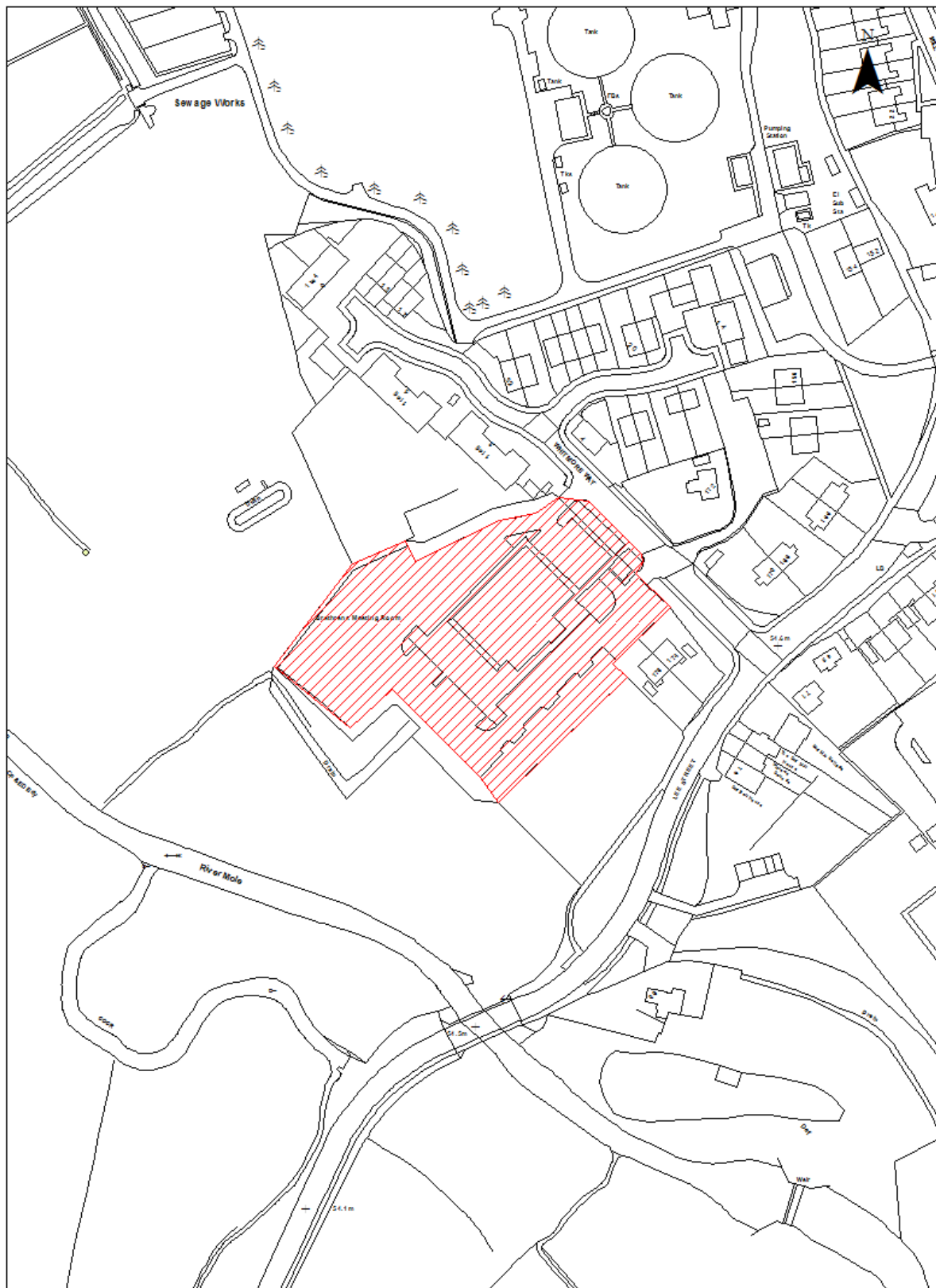
Site details	
HELAA Reference	HW42
Source of site	Garages
Site name	Garages Horley Row, Horley
Existing use	Garages
Housing Potential	
Density	125dph
Capacity	5
Total site area (ha)	0.04
Suitability	
Policy Considerations	<p>The site lies within the urban area, close to Horley town centre and adjacent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

HW43 – Meath Green House, Meath Green Lane, Horley



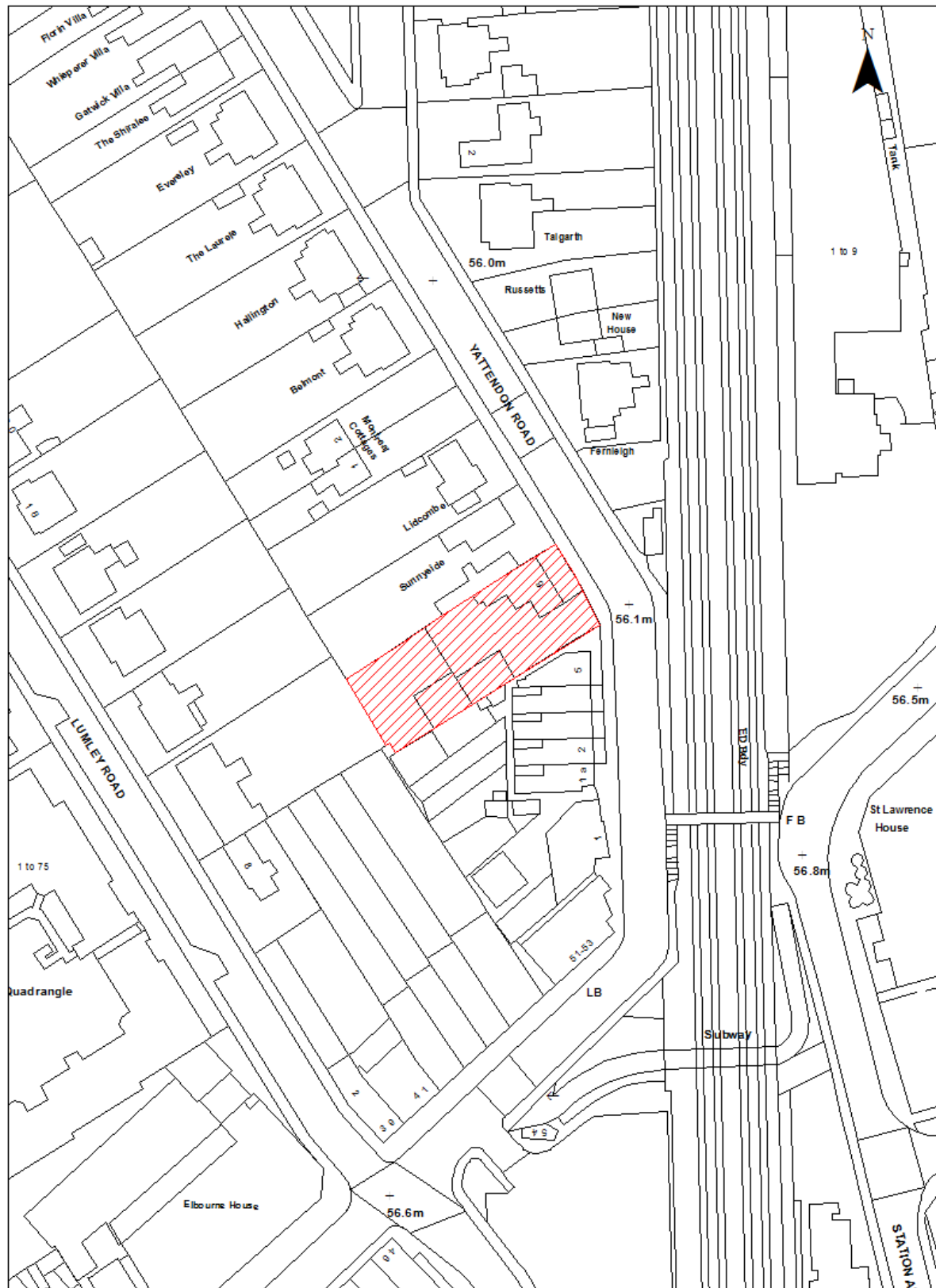
Site details	
HELAA Reference	HW43
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Meath Green House, Meath Green Lane, Horley
Existing use	Dwelling and grounds
Housing Potential	
Density	20dph
Capacity	12
Total site area (ha)	0.60
Suitability	
Policy Considerations	<p>The site lies within the Rural Surrounds of Horley, adjacent to the Horley North West Sector Site.</p> <p>The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>Accessibility to local services, facilities and public transport is currently limited, however, will improve with the development of the North West Sector.</p>
Market Considerations	The site would most likely be suited to delivering family homes.
Physical Limitations	The northern strip of the site lies within Flood Zones 2 and 3.
Potential Impacts	<p>Development could potentially enable continuation of the Riverside Green Chain.</p> <p>Development could impact upon an area of high archaeological potential.</p>
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners who have actively promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A site of this nature would be completed in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p> <p>Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector development.</p>
Market & Economic Viability Considerations	<p>Specific viability work suggests that development would be viable.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site has been identified in the Regulation 19 Development Management Plan as part of a wider site as a Sustainable Urban Extension. Development is subject to the Council not being able to demonstrate a five years housing supply and is subject to proposed phasing policy MLS1.</p> <p>The site is considered to be available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

HW44 – The Brethren Meeting Hall, Whitmore Way, Horley



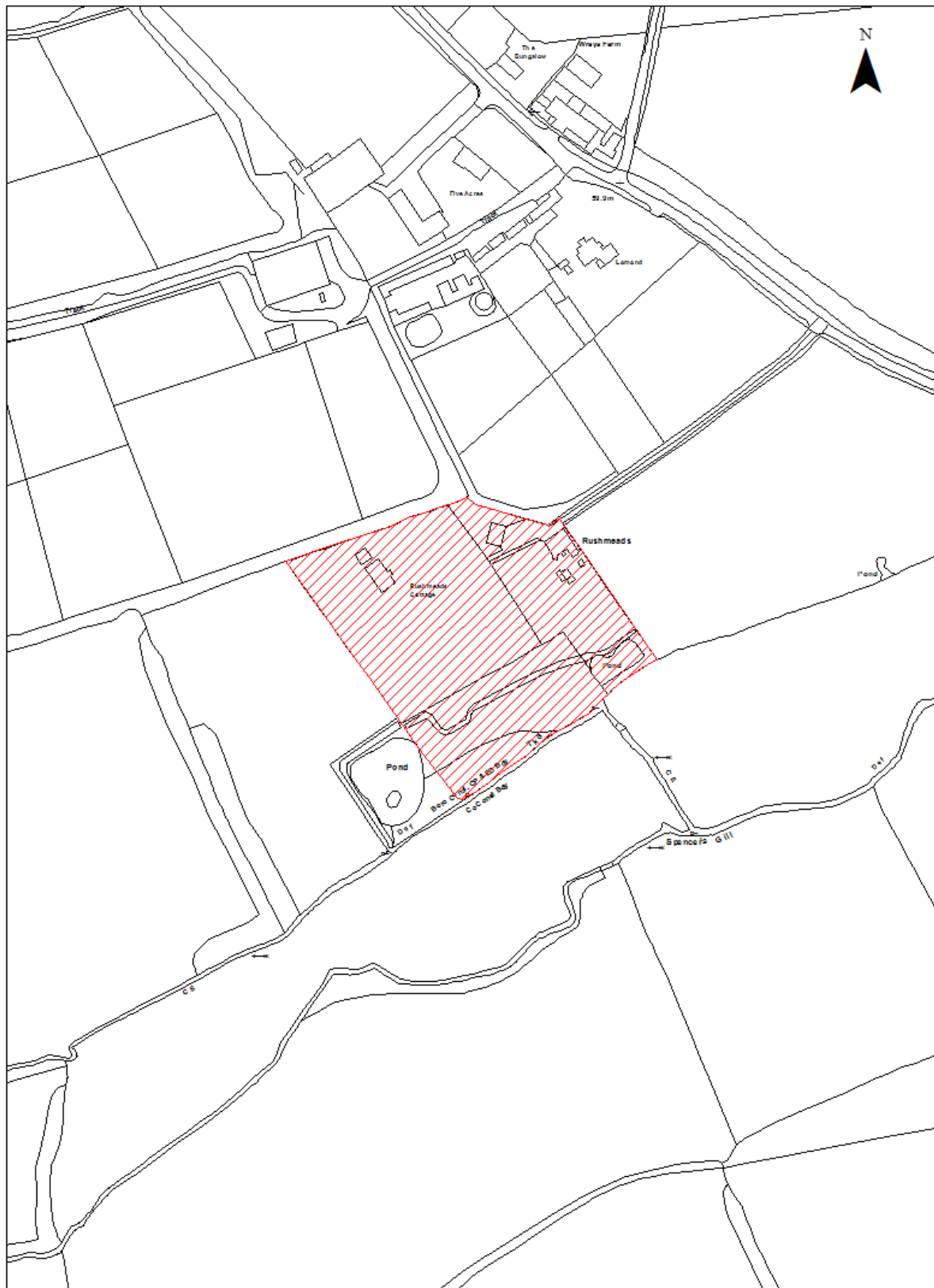
Site details	
HELAA Reference	HW44
Source of site	Call for Sites
Site name	The Brethren Meeting Room, Whitmore Way, Horley
Existing use	Brethren Meeting Room
Housing Potential	
Density	25dph
Capacity	15
Total site area (ha)	0.60
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good and accessibility to public transport is excellent.</p> <p>The site is currently used for community uses – loss of community resources would run contrary to policy.</p>
Market Considerations	The site would be most suitable to delivering family houses.
Physical Limitations	<p>The site lies within Flood Zone 2 and 3.</p> <p>The site has been identified as potentially being at risk of surface water flooding.</p>
Potential Impacts	No potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Arun Business Consortium.</p> <p>The landowner has promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site could be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 dwellings per annum.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of sites within Horley for housing development suggests that development would be financially viable.</p> <p>The residential market in the area is considered to be sufficient to support a scheme of this nature.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site could be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; flood risk mitigation/ sequential assessment</p>	

HW45 – St Georges House, Yattendon Road, Horley



Site details	
HELAA Reference	HW45
Source of site	Extant Planning Permission
Site name	St Georges House, Yattendon Road, Horley
Existing use	Offices, workshop and storage units
Housing Potential	
Density	75
Capacity	6
Total site area (ha)	0.08
Suitability	
Policy Considerations	<p>The site lies within the urban area within close proximity to Horley town centre. The site therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site benefits from planning permission for 6 units.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>Accessibility to public services is excellent.</p>
Market Considerations	The site is proposed to deliver higher density units (flats).
Physical Limitations	Part of the site has been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Barclay Developments, a regional developer.</p> <p>The site benefits from planning permission for 6 units.</p> <p>No legal constraints to development have been identified.</p> <p>The site is currently vacant.</p>	
There is a reasonable prospect that the existing planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Barclay Developments, a regional developer, who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this scale/ type would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site benefits from planning permission.</p> <p>The residential market in the area is good and would likely support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for housing development and there is a reasonable prospect that development of the site would be achievable.</p> <p>The site is therefore considered to be deliverable.</p>	

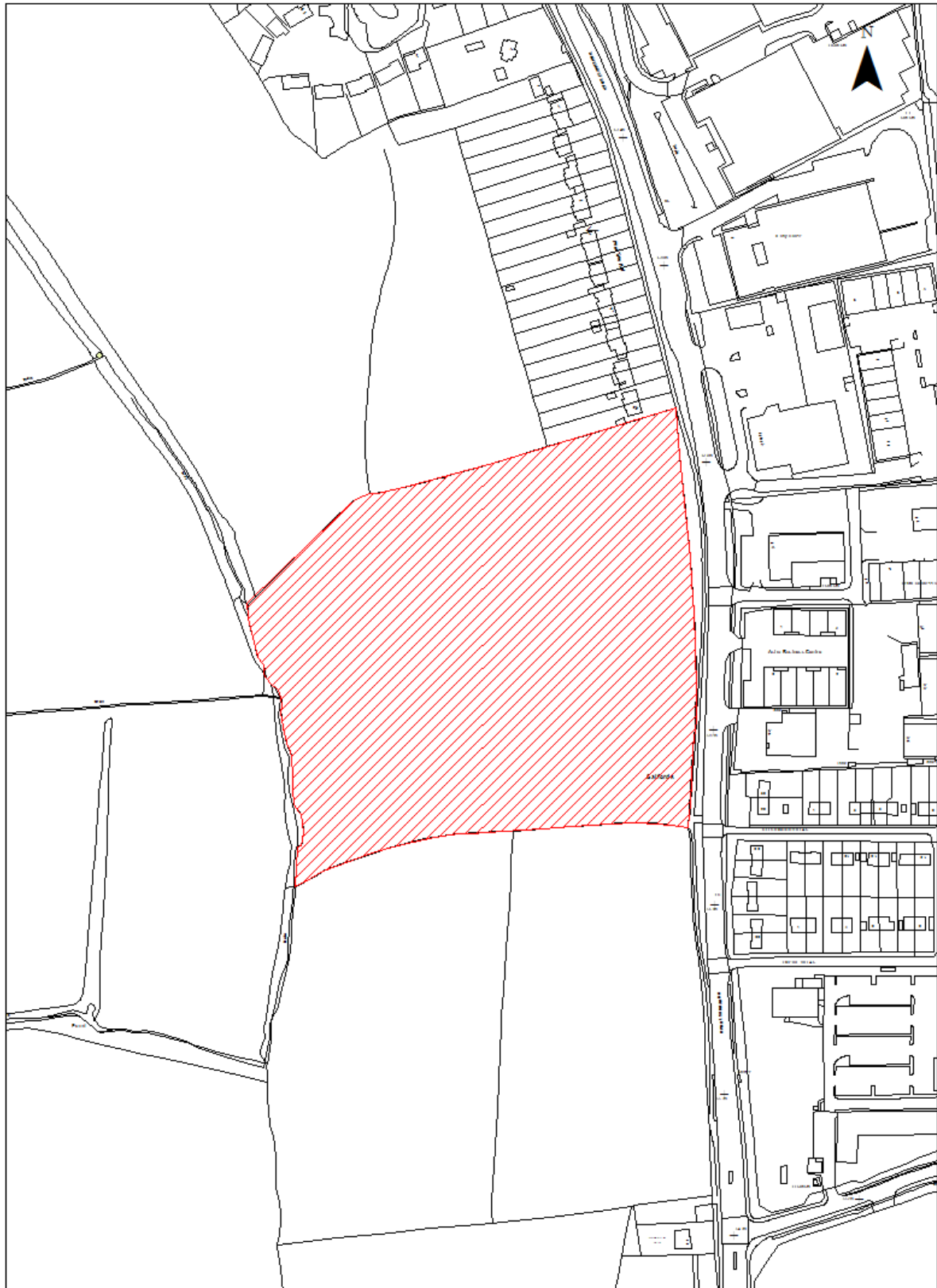
SS01 – Land at Rushmeads, Horse Hill, Horley



Site details	
HELAA Reference	SS01
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Rushmeads, Horse Hill, Horley
Existing use	Residential
Housing Potential	
Density	20dph
Capacity	30
Total site area (ha)	1.9 (gross)/ 1.5 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>A small band of land within the site is affected by Flood Zone 3 which would affect the capacity and layout of development which could be achieved.</p> <p>A large area of land in the south of the site as well as localised areas in the north are identified as experiencing surface water flood risk.</p> <p>Access from Horse Hill is via a narrow private track which would be unsuited to more intense residential use.</p> <p>The site is identified as being potentially contaminated.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private landowner.</p> <p>The landowner has previously promoted the site for housing development; however, it has not been possible to confirm intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely be capable of delivering a scale of this nature.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved hence development could be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with dealing with contamination and delivering adequate vehicular access could impact upon viability.</p>

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

SS02 – Land to the west of Bonehurst Road, Salfords



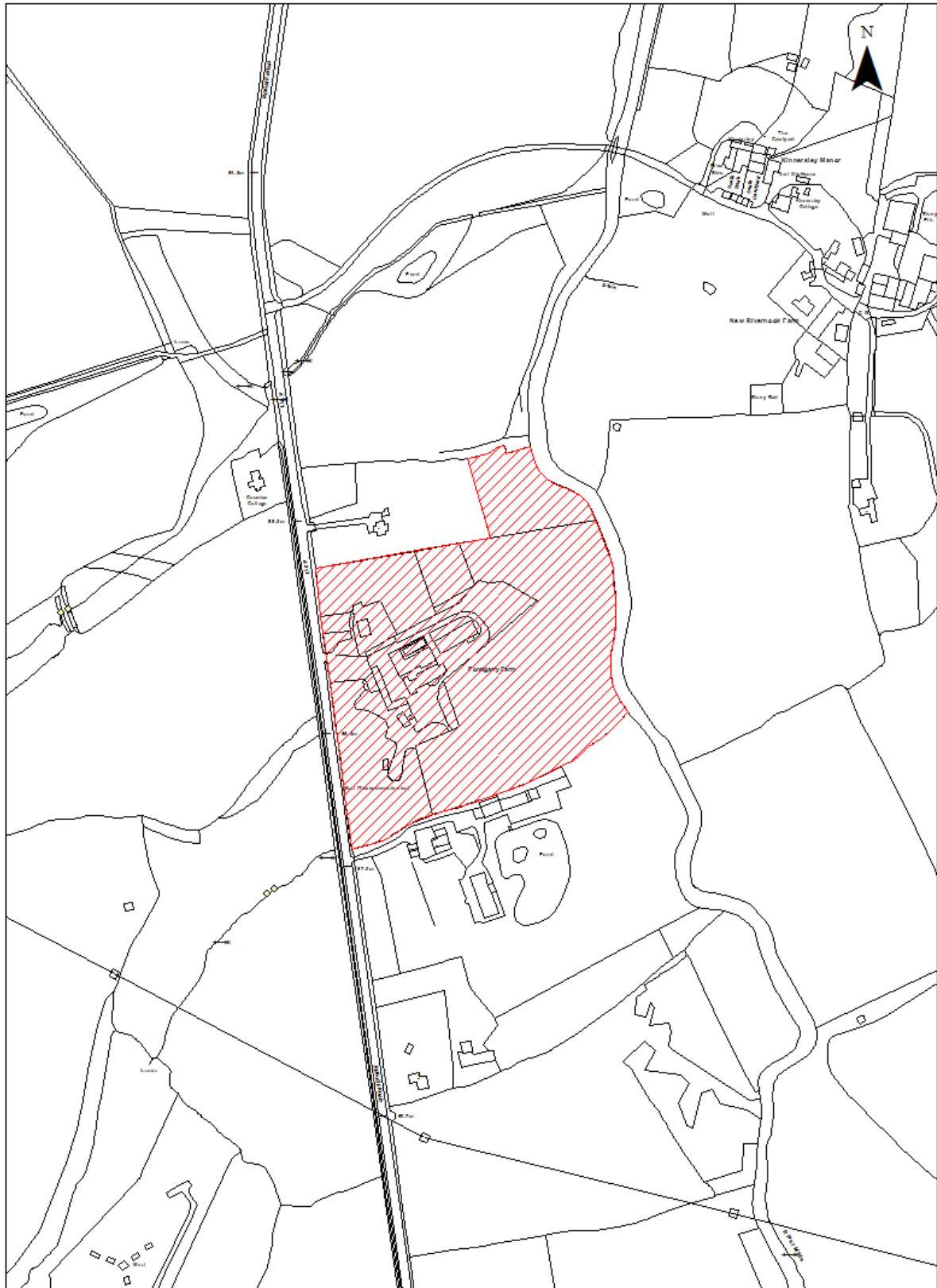
Site details	
HELAA Reference	SS02
Source of site	Identified Site – RBBC Environmental Health
Site name	Land to the west of Bonehurst Road, Salfords
Existing use	Agricultural/ grazing land
Housing Potential	
Density	20dph
Capacity	90
Total site area (ha)	4.5
Suitability	
Policy Considerations	<p>The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

development.

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; contamination

SS04 – Fontigarry Farm, Reigate Road, Sidlow

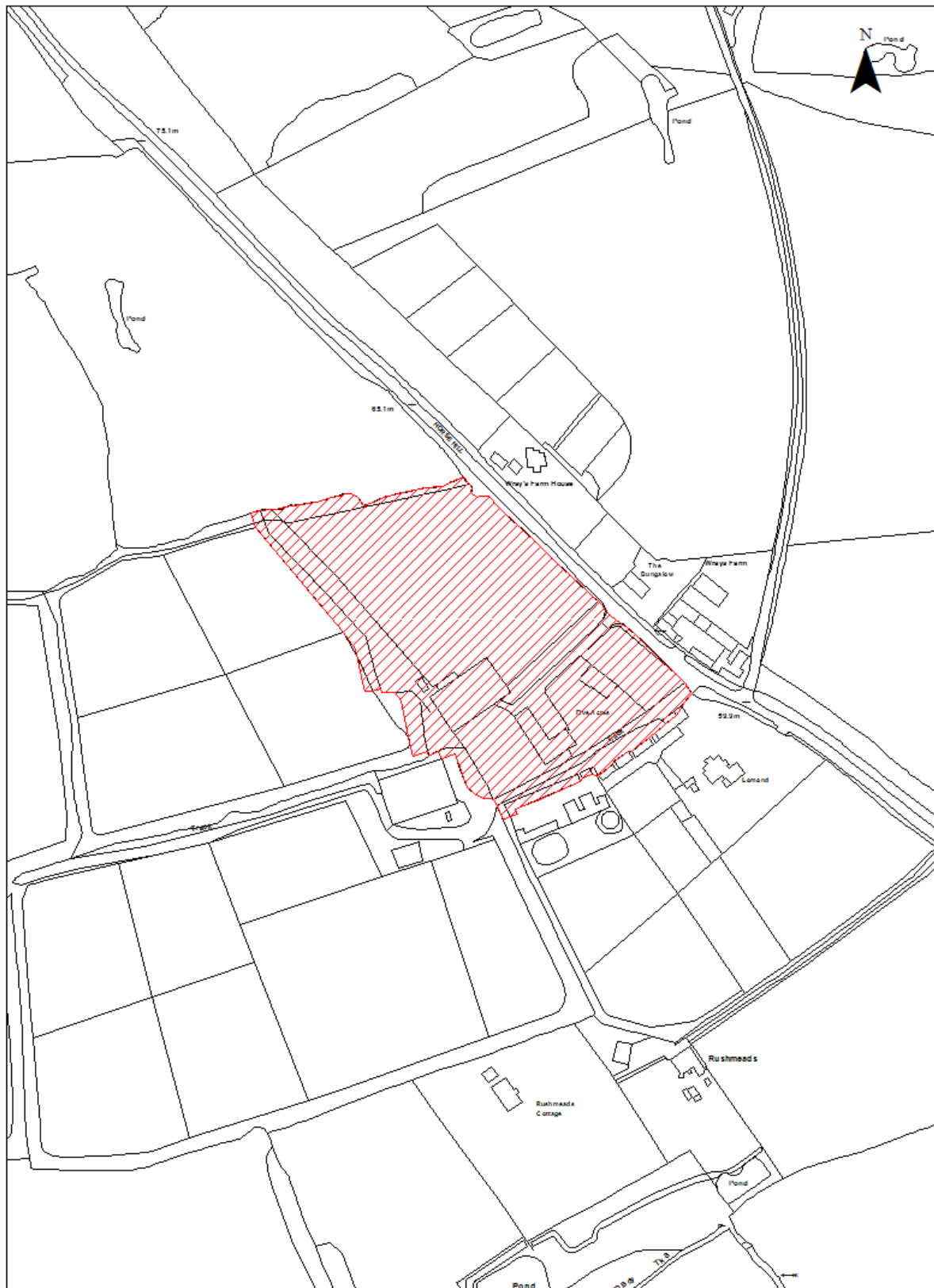


Site details	
HELAA Reference	SS04
Source of site	Identified Site – RBBC Environmental Health
Site name	Fontigarry Farm, Reigate Road, Sidlow
Existing use	Mixed – agricultural land with small light industrial uses
Housing Potential	
Density	20dph
Capacity	80
Total site area (ha)	4.7 (gross) / 3.9 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor.</p> <p>Accessibility to public transport is limited.</p> <p>The site is very remote from the urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, this meeting a range of market requirements.
Physical Limitations	<p>The eastern third of the site falls within Flood Zone 2 and partly within Flood Zone 3.</p> <p>There is an area of woodland in the south western corner of the site adjoining the A217.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from regional/ national housebuilders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 3-4 years from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with dealing with contamination could impact upon viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and availability is uncertain.	

The site is therefore not currently developable.

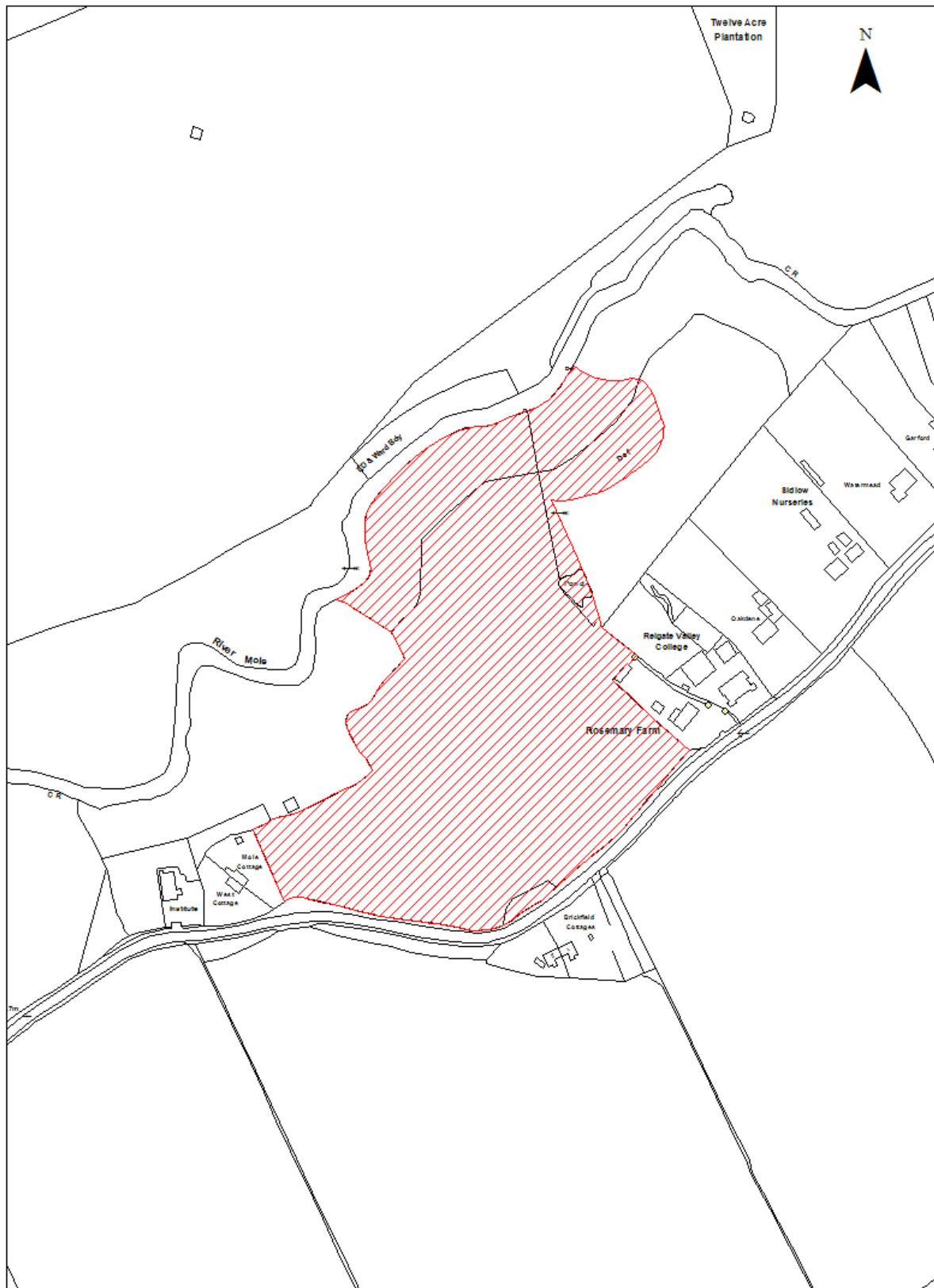
Overcoming constraints: availability; strategic policy change; contamination; flood risk

SS05 – Land south of Horse Hill, Horley



Site details	
HELAA Reference	SS05
Source of site	Identified Site – RBBC Environmental Health
Site name	Land south of Horse Hill, Horley
Existing use	Agricultural and equestrian uses
Housing Potential	
Density	25dph
Capacity	50
Total site area (ha)	2.37
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Part of the site is identified as being potentially contaminated.</p> <p>The site is adjacent to an area of dense woodland.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this scale/ type would likely attract interest from local or regional house builder who would likely have the capacity to deliver a scheme such as this.</p> <p>A site of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with dealing with contamination would also affect viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability of the site is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; contamination</p>	

SS06 – Land at Rosemary Farm, Ironsbottom Road, Sidlow



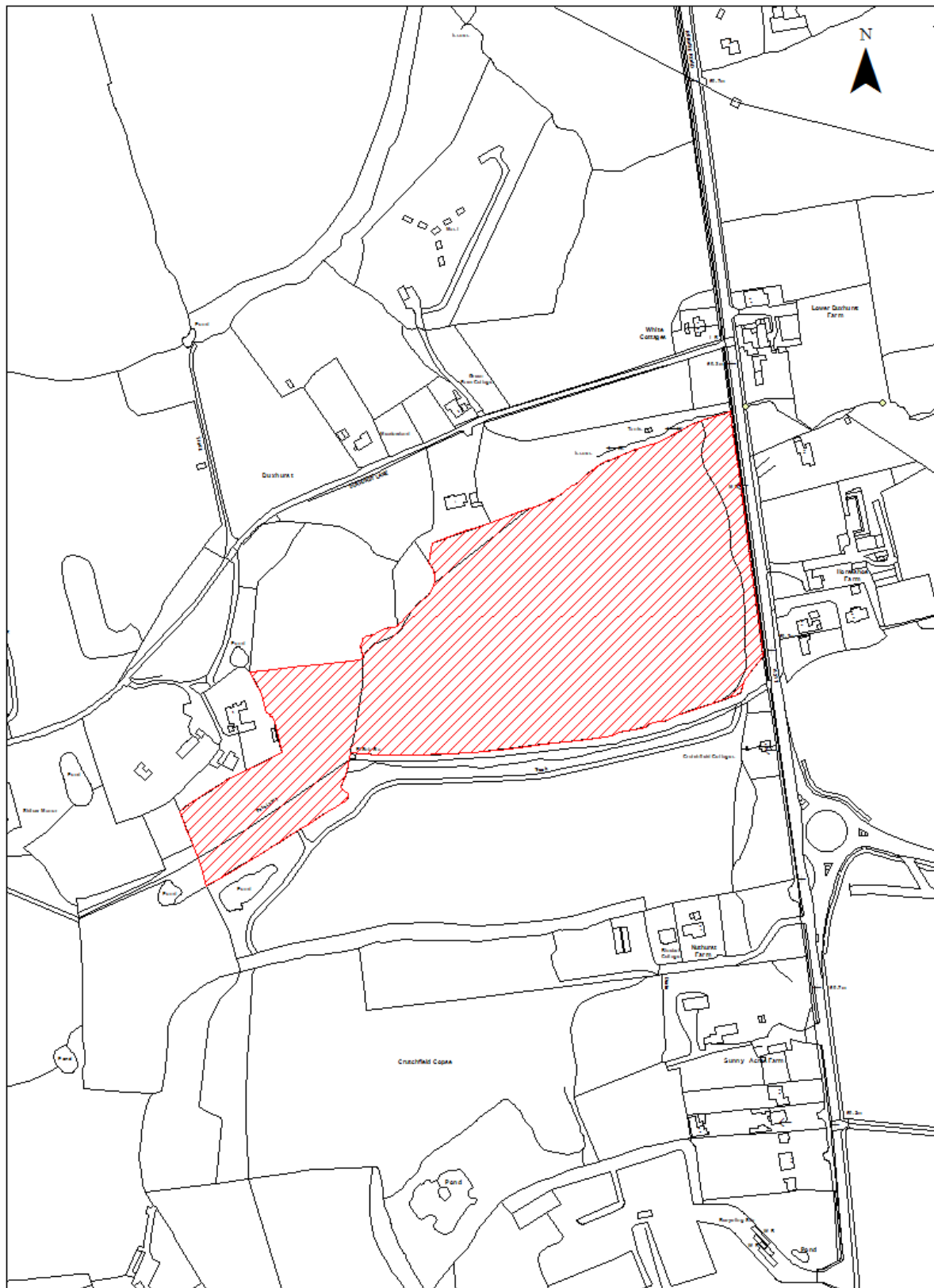
Site details	
HELAA Reference	SS06
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Rosemary Farm, Ironsbottom Road, Sidlow
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	70
Total site area (ha)	4.1 (gross) / 3.5 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>The northern half of the site is within Flood Zone 2 and a large portion is also affected by Flood Zone 3.</p> <p>Part of the site is identified as being potentially contaminated.</p>
Potential Impacts	The site lies within open countryside and development would likely be harmful to overall landscape character.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity for developing the site.</p> <p>A scheme of this nature may be delivered in a small number of discrete phases.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Hence development could be completed within 3-4 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with providing adequate supporting infrastructure could impact upon viability.</p> <p>Costs associated with contamination could also impact upon viability.</p> <p>The residential market in the area is strong and would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	

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

The site is therefore not currently developable.

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

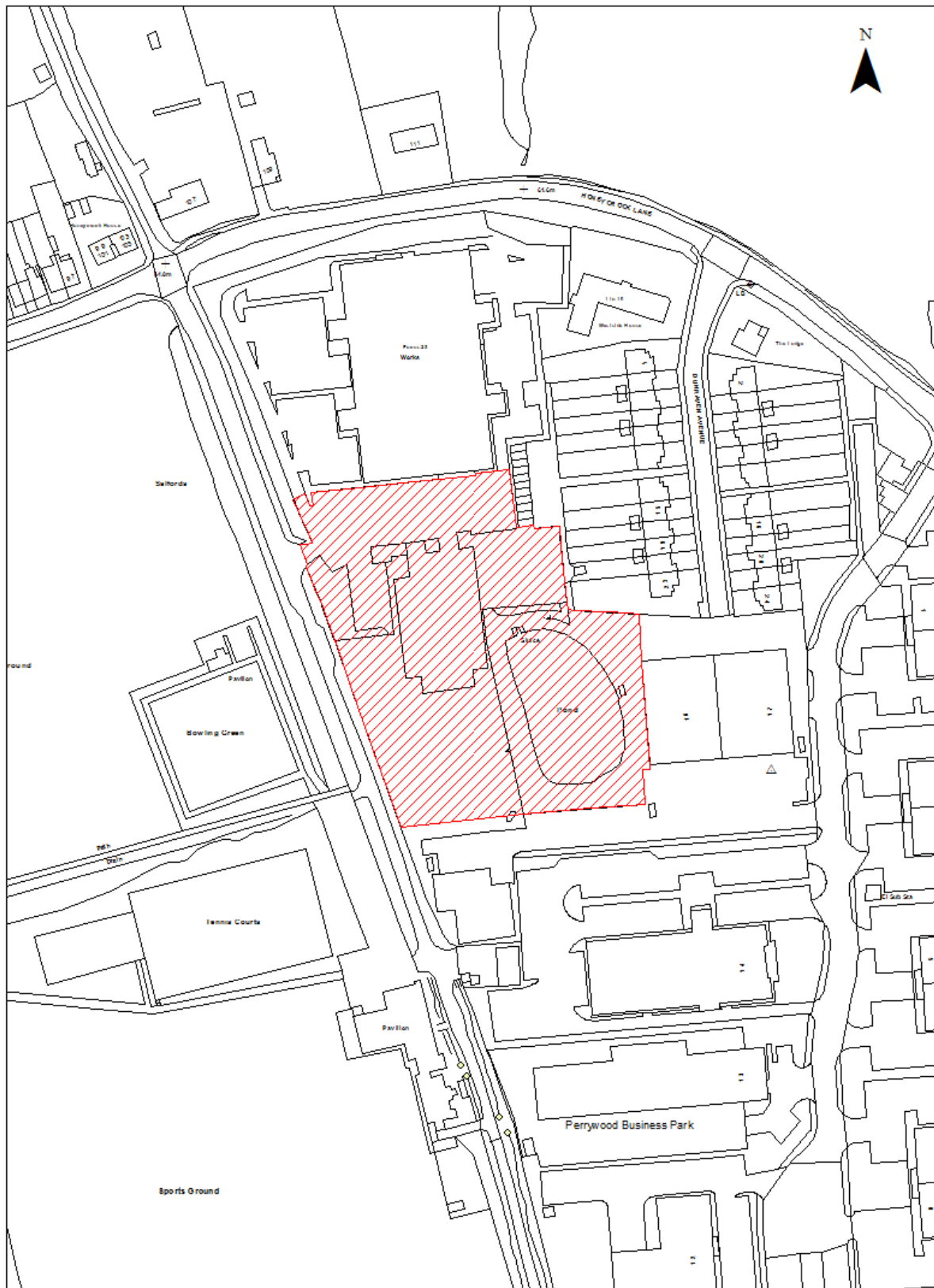
SS07 – Land south of Duxhurst Lane, Sidlow



Site details	
HELAA Reference	SS07
Source of site	Call for Sites
Site name	Land south of Duxhurst Lane, Sidlow
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	130
Total site area (ha)	6.3
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services, facilities and public transport is poor.</p> <p>The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures thus meeting a range of market requirements.
Physical Limitations	<p>There is a dense belt of Ancient Woodland along the eastern boundary of the site where it adjoins the A217.</p> <p>Land levels rise quite steeply across the site from east to west.</p> <p>Part of the site is identified as being potentially contaminated.</p> <p>Access to the site from the A217 would need to be carefully considered.</p>
Potential Impacts	<p>The site lies within open countryside and development would likely be harmful to overall landscape character.</p> <p>The site is in close proximity to an existing and proposed SNCI and large scale development could potentially harm nature conservation.</p> <p>Development could potentially impact upon the setting of the adjoining listed building.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The landowner has promoted the site for housing development.</p> <p>The landowner has indicated that the site could be made available for development within the next 4-5 years.</p> <p>No legal constraints to housing development have been identified.</p>	
There is therefore a reasonable prospect that the site could be made available for housing development within the plan period.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that they wish to develop the site themselves.</p> <p>A site of this scale/ type would likely attract interest from regional or national house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would possibly be delivered in a small number of discrete phases. Delivery rates of 30-40 units per annum could be achieved; hence, development could be completed within 3-4 years.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with providing adequate supporting infrastructure could impact</p>

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

SS09 – Former Matrix Site, Perrywood Business Park, Salfords



Site details	
HELAA Reference	SS09
Source of site	RBBC – Development Management
Site name	Former Matrix Site, Perrywood Business Park, Salfords
Existing use	Car Park Former demolished industrial unit
Housing Potential	
Density	30dph
Capacity	30
Total site area (ha)	0.97
Suitability	
Policy Considerations	<p>The site forms part of an Employment Area – loss of employment uses would run contrary to policy.</p> <p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable and the site also has good access to public transport.</p>
Market Considerations	The site would be capable of delivering a mix of housing in terms of both types and tenures given its size thus potentially meeting a range of market requirements.
Physical Limitations	<p>Parts of the site have been identified as potentially being at risk of surface water flooding.</p> <p>There is a retention pond within the site which affects developable area.</p> <p>There is a group of protected trees along the western boundary of the site.</p> <p>Access to the site is currently via the business park estate road which would be an unsuitable arrangement for residential development. Alternative access is via a narrow private lane unlikely to support residential development.</p>
Potential Impacts	Proximity to other existing employment uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Cubic Transportation Services.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>It is likely that regional or national house builders would have the capacity to deliver the site.</p> <p>A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum.</p> <p>Development of the site could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within the Redhill/ Horley area suggests that housing development would be financially viable.</p> <p>Possible contamination could impact upon financial viability.</p> <p>The residential market in the area is considered to be sufficient to support the scale and type of development envisaged.</p>

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

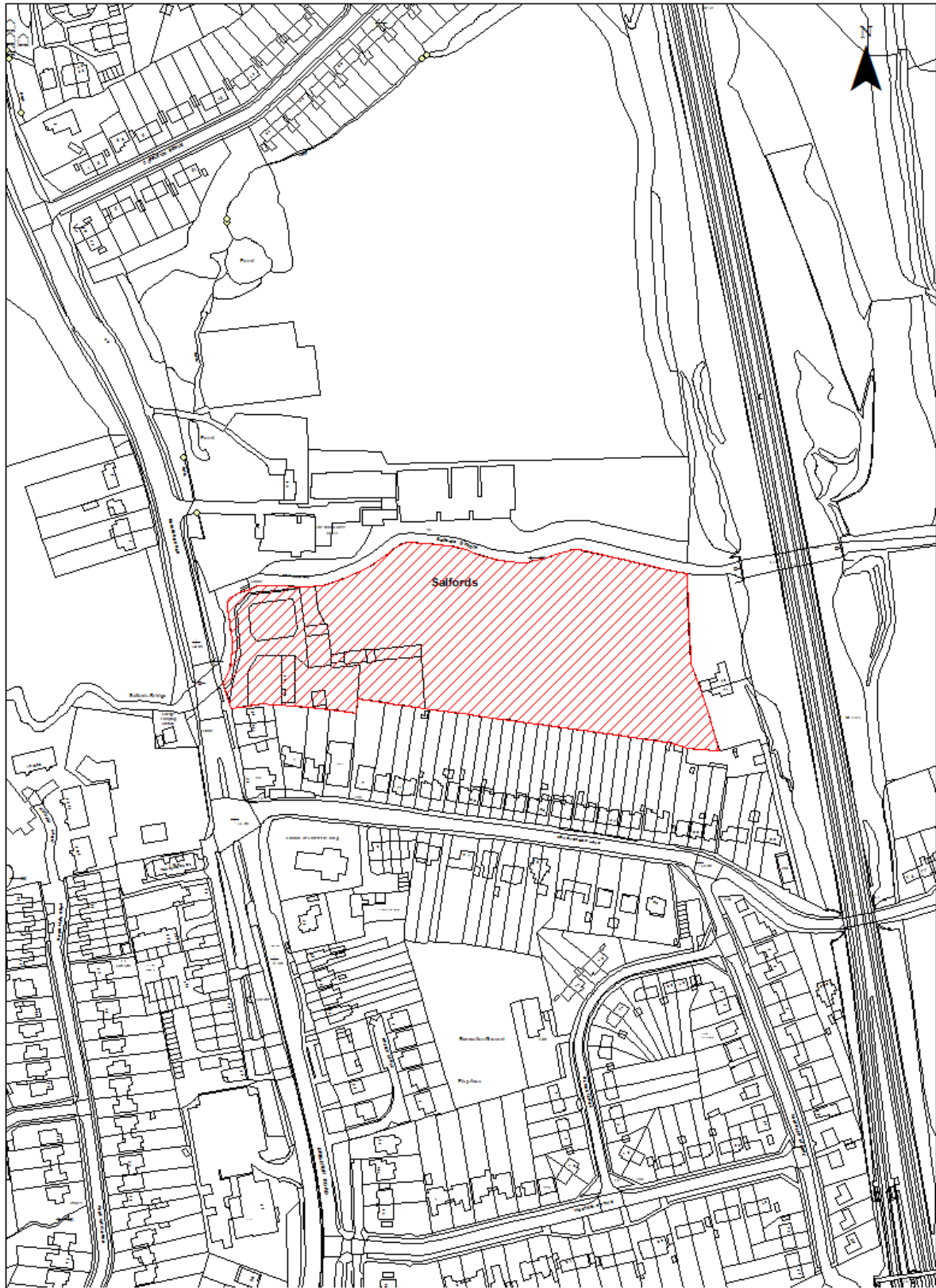
Summary

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

The site is therefore not currently developable.

Overcoming constraints: availability; access; review of employment land

SS10 – Millstream Farm, Brighton Road, Salfords



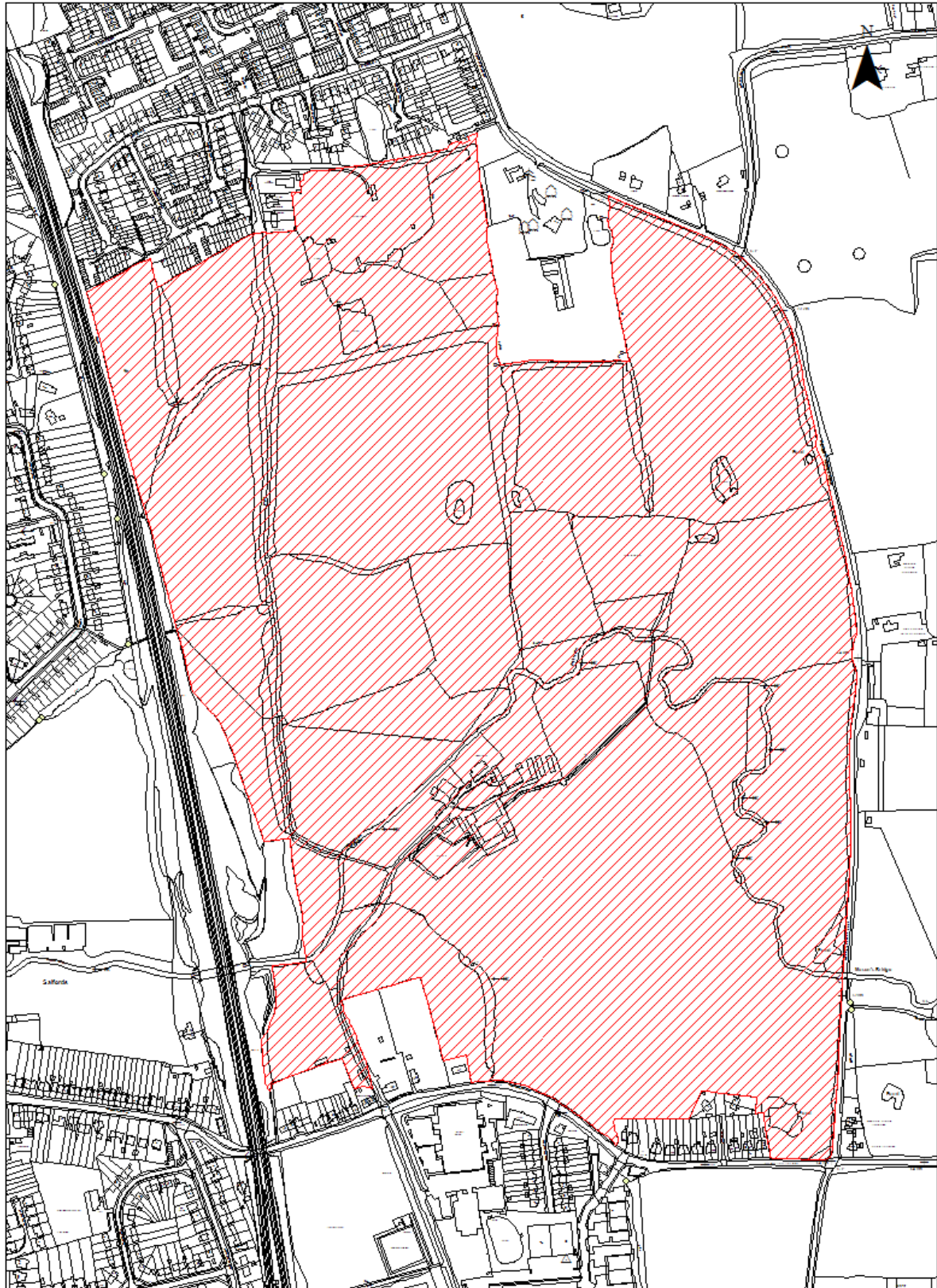
Site details	
HELAA Reference	SS10
Source of site	Identified Site – RBBC Environmental Health
Site name	Millstream Farm, Brighton Road, Salfords
Existing use	Scrap metal, industrial and storage yard
Housing Potential	
Density	20dph
Capacity	20
Total site area (ha)	2.1 (gross) / 0.9 (outside FZ3)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is good.</p>
Market Considerations	The site would be capable of delivering a wide range of housing in terms of both types and tenures (although most likely geared towards family homes), thus potentially meeting a range of market requirements.
Physical Limitations	<p>The northern half of the site is within Flood Zone 3 and much of the remainder is within Flood Zone 2.</p> <p>Given the current use on the site, there is high potential for contamination.</p>
Potential Impacts	<p>The site forms an appreciable open landscape gap between Earlswood and Salfords – settlement separation could be impacted by development of the site.</p> <p>Proximity to the railway line could give rise to residential amenity issues.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>No legal constraints to development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The landowner has indicated that he may potentially develop the site himself.</p> <p>A site of this scale/ type would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Development could therefore be completed within 18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Costs associated with contamination could impact upon financial viability.</p> <p>Costs associated with flood risk mitigation could impact upon financial viability.</p> <p>The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
Whilst there is a reasonable prospect that the site would be made available for housing development and	

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

The site is therefore not considered to be currently developable.

Overcoming constraints: strategic policy change; contamination; flooding

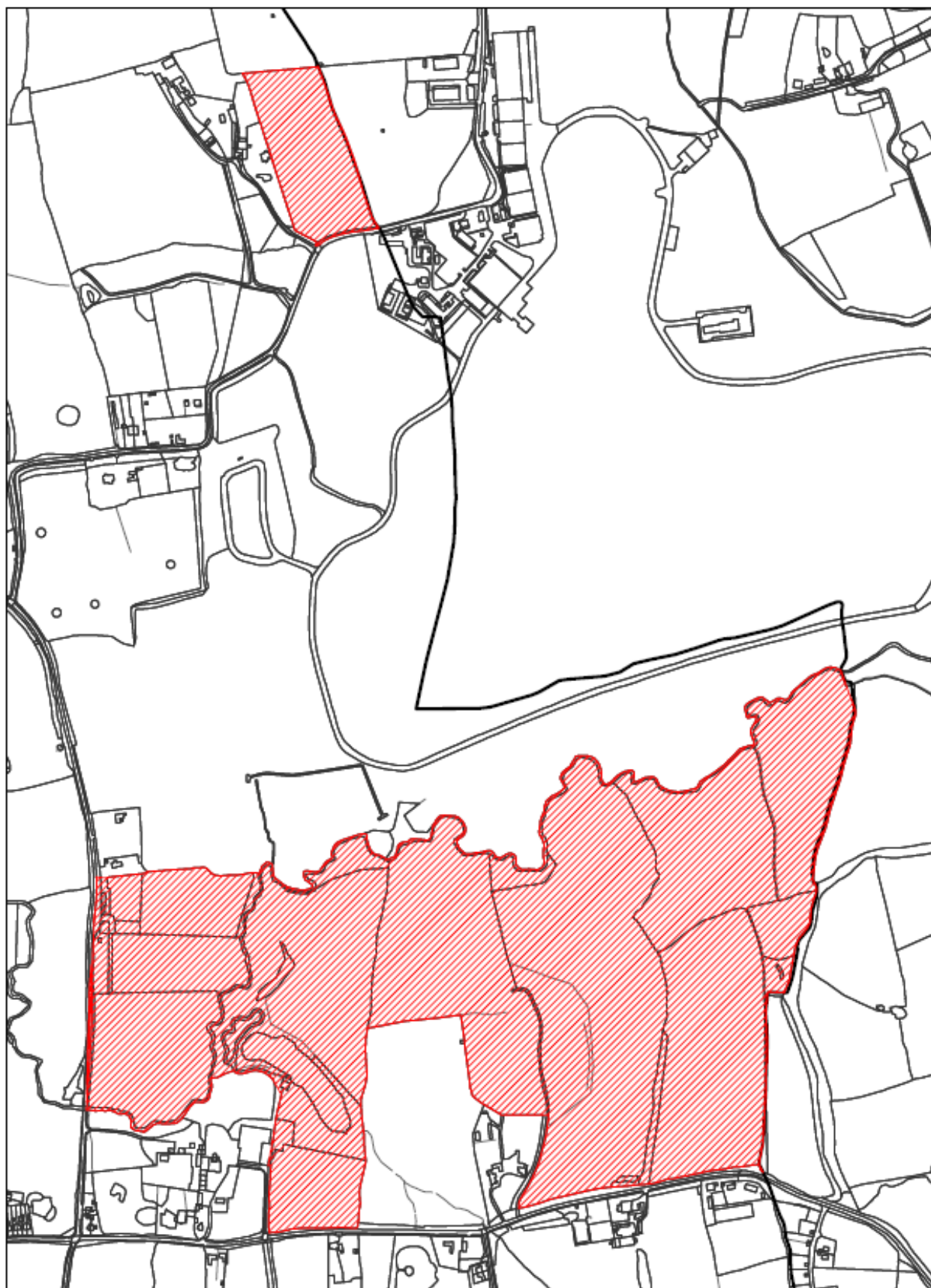
SS12 – Land between Mason’s Bridge Road/ Picketts Lane and the railway, Salfords (known as Land east of Salfords)



Site details	
HELAA Reference	SS12
Source of site	Call for Sites
Site name	Land between Mason's Bridge Road, Picketts Lane and the railway line, Salfords (known as Land east of Salfords)
Existing use	Mixed – predominantly agricultural land but including areas of open space and woodland
Housing Potential	
Density	25dph
Capacity	1,900
Total site area (ha)	113 (gross) / 76 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site has reasonable access to local services and facilities, however, these are unlikely to support the scale of development envisaged.</p> <p>The site benefits from good access to public transport.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>The site is traversed by the Salfords Stream and a band of land around this watercourse is affected by Flood Zone 2 and 3.</p> <p>There are a number of existing and proposed Sites of Nature Conservation Importance within the site.</p> <p>There are a number of areas of Ancient Woodland within the site.</p> <p>There are numerous individual and groups of protected trees within the site.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of listed buildings within and adjoining the site.</p> <p>Development could impact upon identified areas of archaeological potential within the site.</p> <p>Development of this scale would have a significant impact on infrastructure and would likely result in a need for major new up-front provision.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Quintain.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is therefore considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Quintain – a national development company who would likely have the capacity to deliver a scheme such as this. However, given the size/ characteristics of the site, it would most likely be delivered by a consortium of house builders operating jointly and would likely attract interest from national house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of 40-50 dwellings per developer per annum could be achieved on a site such as this.</p> <p>Assuming three developers operating on the site, a development of this scale could</p>

	be completed within 12-15 years of commencement.
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Financial viability would however be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>There is a reasonable prospect that the site would be made available for housing development and that development would be achievable, however, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: strategic policy change; supporting infrastructure; flood risk mitigation; landscape impact; impact on road network.</p>	

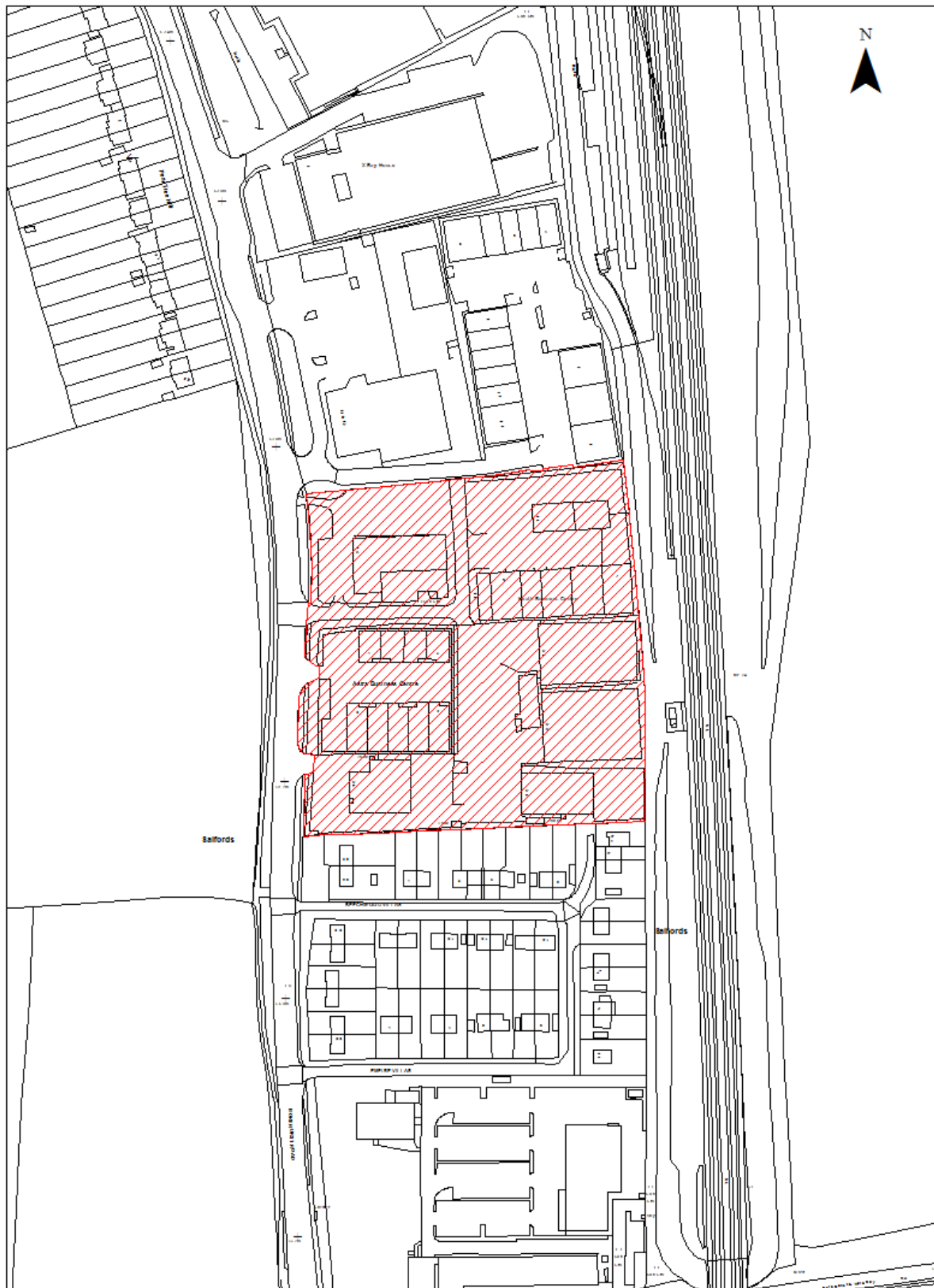
SS14 – Land north of Axes Lane, Salfords



Site details	
HELAA Reference	SS14
Source of site	Call for Sites
Site name	Land north of Axes Lane, Salfords
Existing use	Agricultural land
Housing Potential	
Density	20dph
Capacity	900
Total site area (ha)	54 (gross) / 46 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is poor given the level of detachment from the existing urban area.</p> <p>The existing level of services would not be capable of supporting the type and scale of development envisaged.</p> <p>The site has relatively poor access to public transport services.</p>
Market Considerations	The site would most likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>The site is traversed by the Salfords Stream (mainly along the northern boundary) and a band of land around this watercourse is affected by Flood Zone 2 and 3.</p> <p>A number of isolated areas within the site are identified as being affected by surface water flooding.</p> <p>There are a large number of individual and groups of protected trees within the site.</p> <p>Proximity to Redhill Aerodrome and issues associated with aerodrome safeguarding could restrict the type and form of development which could be achieved.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of listed building within and adjoining the site.</p> <p>The site is in close proximity to Redhill Aerodrome (which is currently operational) – large scale development may give rise to residential amenity issues.</p> <p>Development of this scale would have significant impacts on local infrastructure, including roads. Given the isolation, it is not immediately apparent how these could be addressed.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Quintain.</p> <p>The landowner has actively promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site is owned by Quintain, a national developer who would likely have the capacity to deliver the type and scale of development proposed. However, it is likely that a scheme of this size/ characteristics would likely be delivered by a consortium of house builders/ developers operating jointly and would likely attract interest from national house builders who would likely have the capacity to deliver.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of around 40-50 dwellings per annum could be achieved on a site such</p>

	<p>as this.</p> <p>Assuming two developers operating on the site, a development of this scale could be completed within 10 years from commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Viability would be dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>Residential market demand in this area is considered to be sufficient to support the scale of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site could be made available for housing development and that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not considered to be currently developable.</p> <p>Overcoming constraints: strategic policy change; aerodrome safety; supporting infrastructure; flood risk mitigation; landscape impact</p>	

SS16 – Astra & Heath Business Centre, Salfords



Site details	
HELAA Reference	SS16
Source of site	Call for Sites
Site name	Astra & Heath Business Centre, Salfords
Existing use	Mixed industrial units
Housing Potential	
Density	30dph
Capacity	66
Total site area (ha)	2.2
Suitability	
Policy Considerations	<p>The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy.</p> <p>The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.
Physical Limitations	<p>There are a number of individual TPO trees on the site.</p> <p>The eastern boundary of the site is identified as being affected by surface water flooding risk</p> <p>Access from the A23 would need to be carefully considered.</p> <p>The site is potentially contaminated owing to previous and current uses.</p>
Potential Impacts	Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm availability.</p> <p>Availability of the site would be dependent upon vacant possession.</p> <p>The individual lease arrangements on the numerous occupied units would need to expire or be acquired before development could be brought forward.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristic would likely attract interest from regional or national developers who would likely have the capacity to deliver.</p> <p>A commercial developer may be required if a mixed use scheme is progressed.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within the Horley/ Redhill area suggests that development would be financially viable.</p> <p>Costs associated with possible contamination could impact upon viability.</p>

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

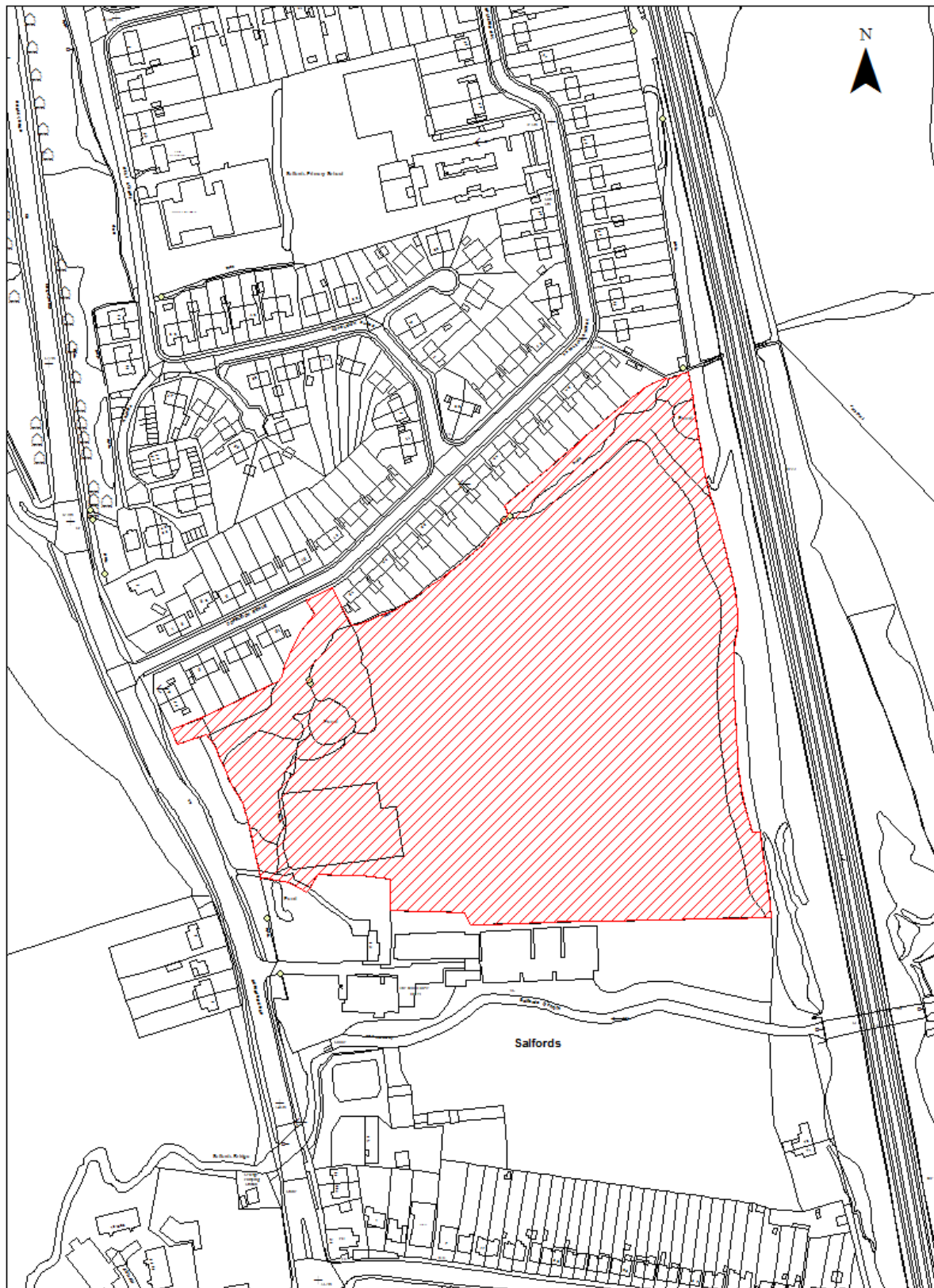
Summary

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

The site is therefore not currently developable.

Overcoming constraints: strategic policy change; availability

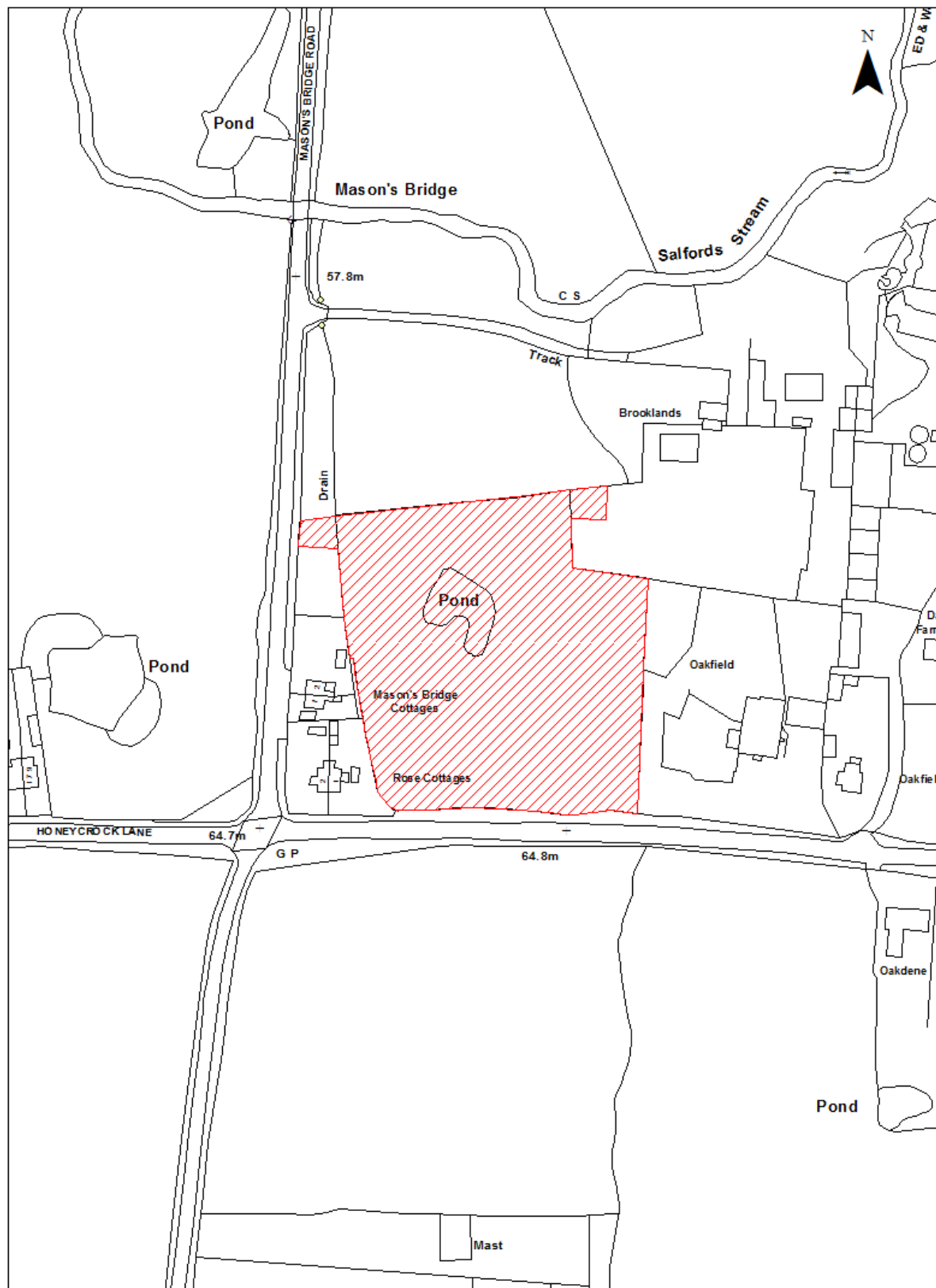
SS17 – Land south of Copsleigh Avenue, Salfords



Site details	
HELAA Reference	SS17
Source of site	Submitted Site
Site name	Land south of Copsleigh Avenue, Salfords
Existing use	Grazing land/ natural open space
Housing Potential	
Density	20dph
Capacity	100
Total site area (ha)	5.8 (gross) / 5.0 (developable)
Suitability	
Policy Considerations	<p>The site lies wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is good.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Around one quarter of the site is affected by Flood Zone 2 and small parts are affected by risk of surface water flooding.</p> <p>There is an area of dense Ancient Woodland in the west of the site and belts of dense woodland adjoining the railway line.</p> <p>Access from the A23 would need to be carefully designed.</p>
Potential Impacts	<p>The site forms part of an appreciable open landscape gap between Earlswood and Salfords – settlement separation would be impacted by development of the site.</p> <p>Development could impact upon the ancient woodland and would impact upon nature connectivity by removing a green corridor between built up areas.</p> <p>Residential amenity will need to be considered in light of proximity to the railway line.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>The landowner has promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract regional/ national house builders who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme of this scale would be delivered in a single phase.</p> <p>Delivery rates of 20-30 units per annum could be achieved on a site such as this.</p> <p>Hence, development could be completed within 2-3 years of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>The residential market demand for housing in the area is considered to be sufficient</p>

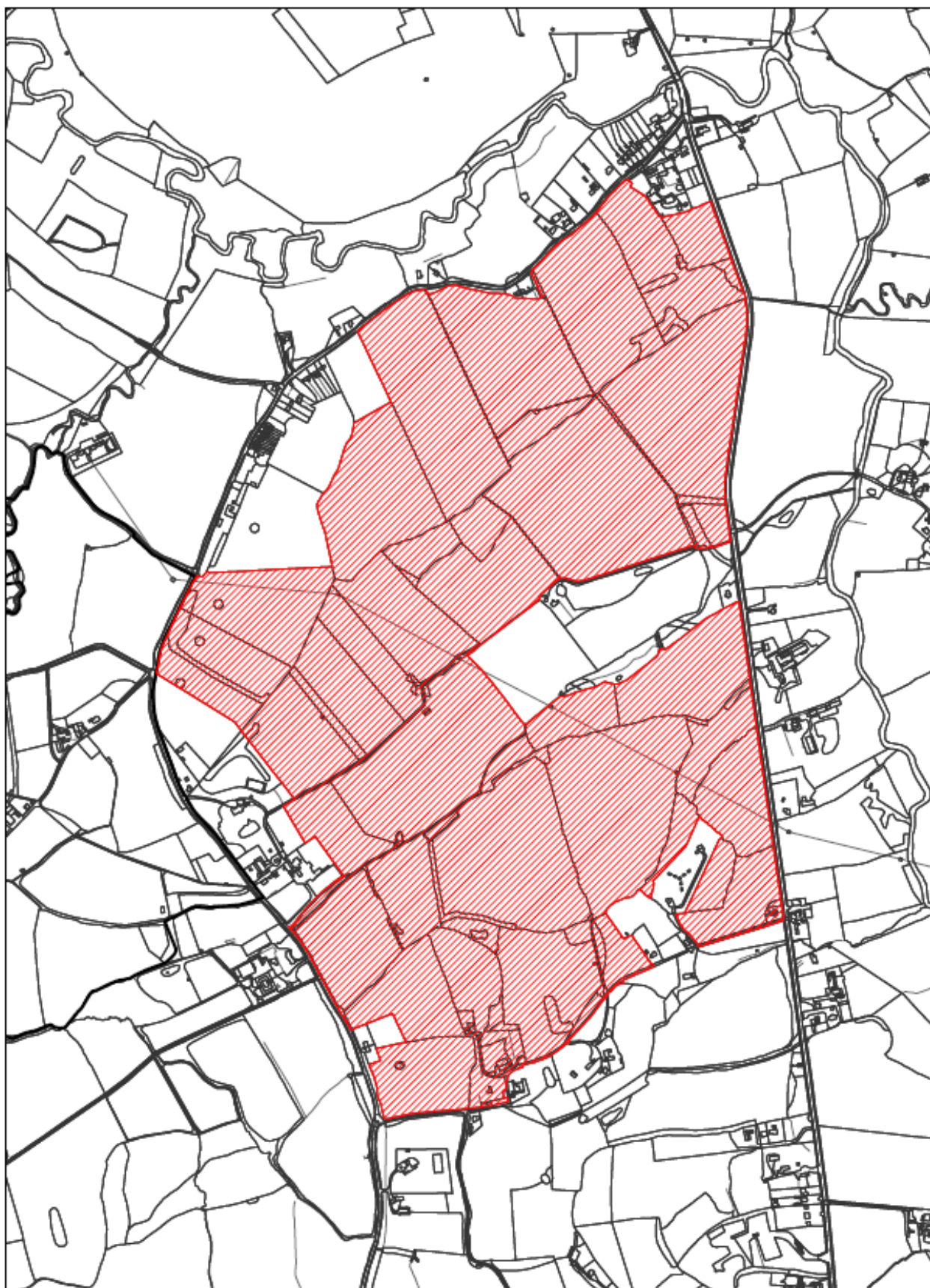
	to support the scale of development envisaged.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site would be made available for development and that development of the site would be achievable, the site is considered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

SS18 – Land at Oakfield, Axes Lane, Salfords



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

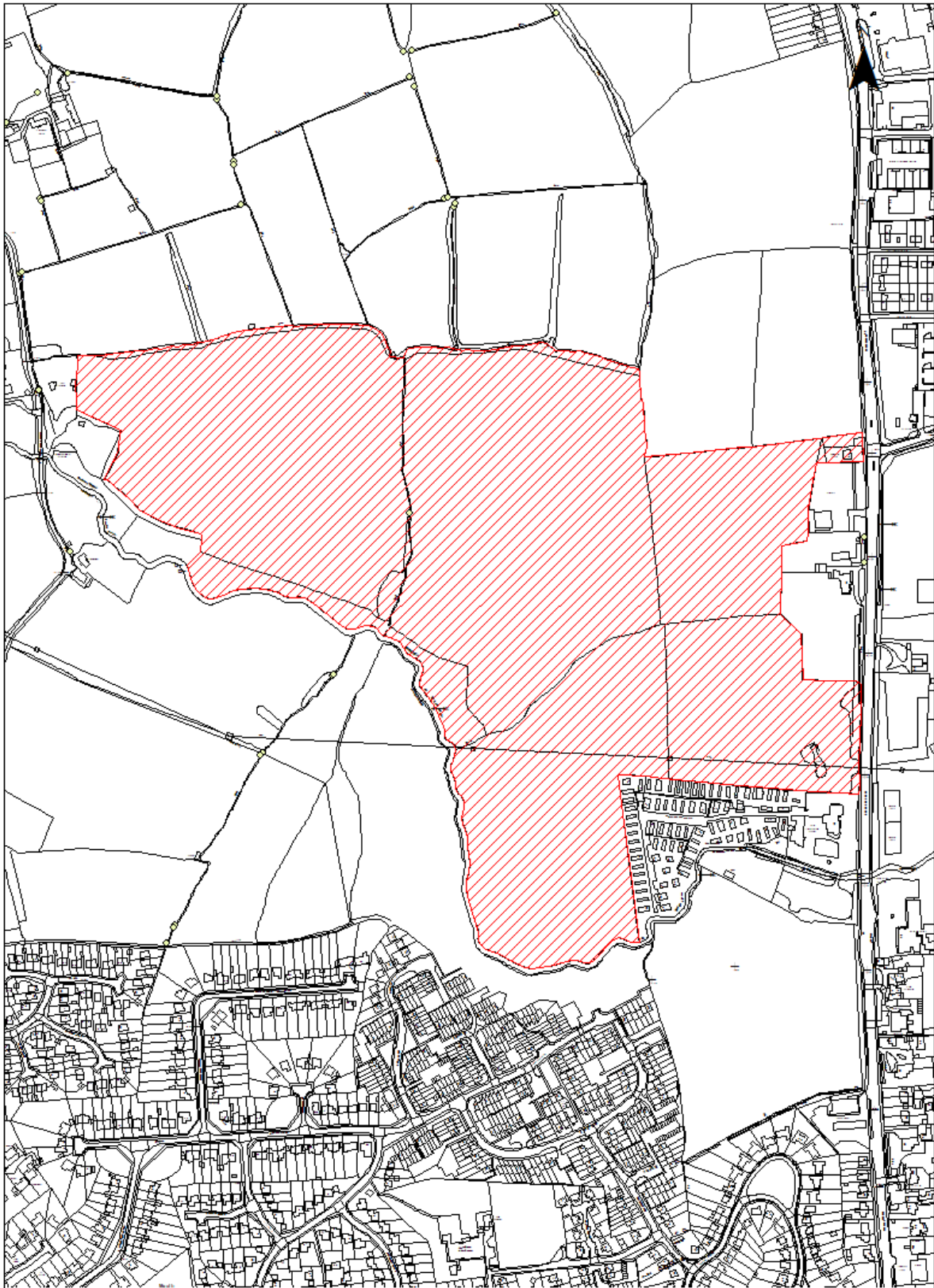
SS21 – Duxhurst and Sidlow Farms, Sidlow



Site details	
HELAA Reference	SS21
Source of site	Call for Sites
Site name	Duxhurst and Sidlow Farms, Sidlow
Existing use	Mixed – predominantly agricultural (arable/ pasture) land but including areas of woodland.
Housing Potential	
Density	20dph
Capacity	2,400 units
Total site area (ha)	142 (gross) / 120 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is limited given the potential scale of development proposed.</p> <p>Accessibility to public transport is poor.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>Parts of the site are bounded to the east by the River Mole and as a result a band of land around this watercourse is affected by Flood Zone 2 and 3.</p> <p>Areas of land within the site, particularly on the western side, are affected by risk of surface water flooding.</p> <p>There are a number of areas of Ancient Woodland within the site.</p> <p>Parts of the site fall within a landfill buffer – further investigation including ground gas would be required.</p> <p>There is an inert landfill on the eastern boundary would require further investigation.</p> <p>Further investigation would also be required into potential land stability concerns.</p>
Potential Impacts	<p>Large scale development could impact upon the setting of listed buildings within and adjoining the site; however, this creates only localised sensitivity.</p> <p>Large scale development could impact upon the Site of Nature Conservation Importance located directly to the south of the site.</p> <p>Large scale development would result in the need for significant infrastructure improvements.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by BAKH farms.</p> <p>The landowner has previously promoted the site for housing development.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A scheme of this size/ characteristics would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of around 40-50 dwellings per annum could be achieved on a site such</p>

	as this.
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Viability of the site would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed.</p> <p>Residential market in the area is considered to be sufficient to support development of this scale.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst there is a reasonable prospect that the site would be made available for housing development and that development of the site would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: strategic policy change; flood risk; infrastructure</p>	

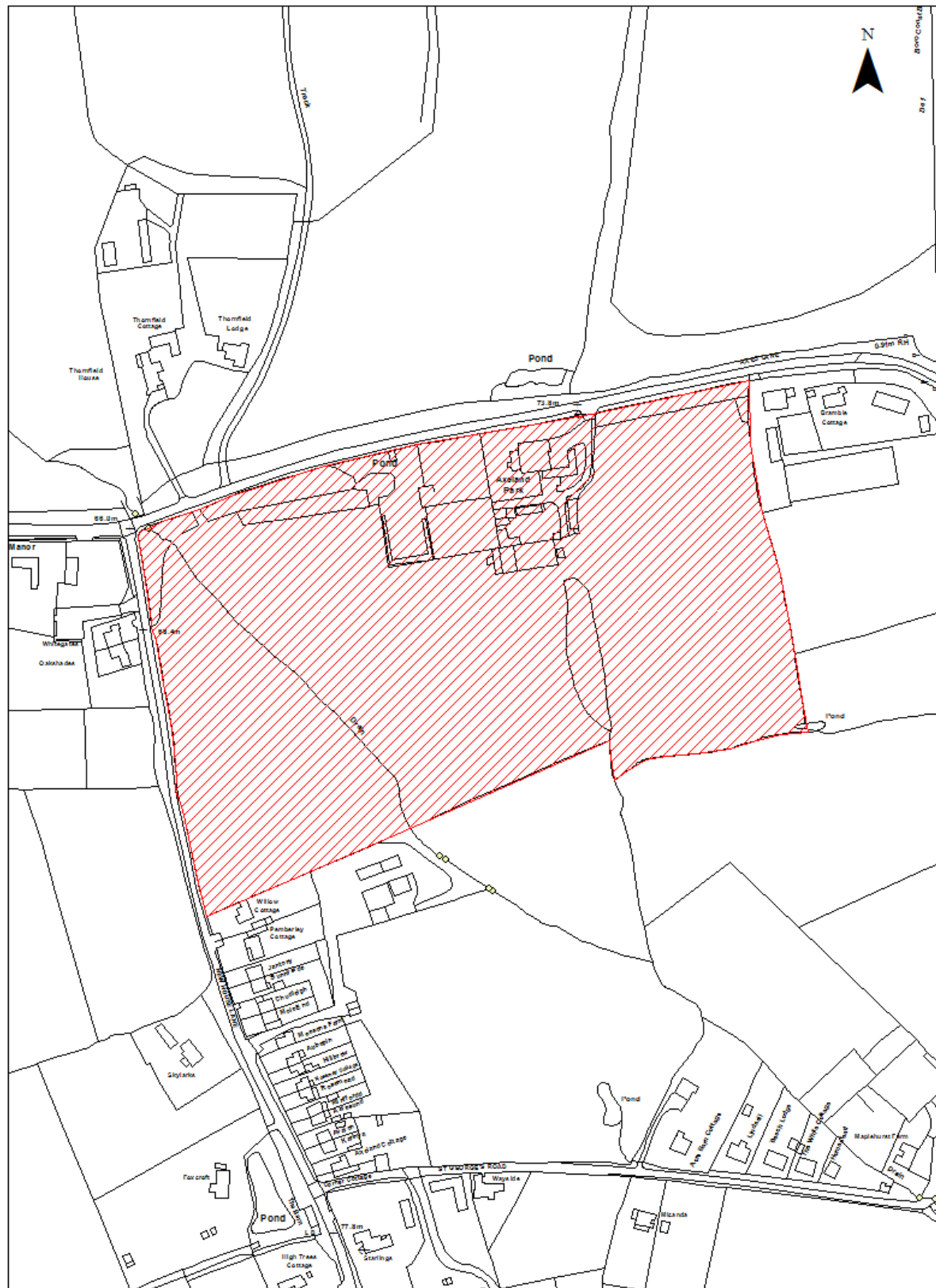
SS22 – Land at Bonehurst Farm, Salfords



Site details	
HELAA Reference	SS22
Source of site	Call for Sites
Site name	Land at Bonehurst Farm, Salfords
Existing use	Agricultural Land
Housing Potential	
Density	20dph
Capacity	540
Total site area (ha)	31.9 (gross)/ 27.0 (developable)
Suitability	
Policy Considerations	<p>The site is wholly within the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is currently poor; however, improvements will be made with the development of the Horley North West Sector.</p> <p>Accessibility to public transport is reasonable.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements.
Physical Limitations	<p>Parts of the site are bounded to the south by the River Mole/ Burstow Stream and as a result a band of land around this watercourse is affected by Flood Zone 2 and 3. An area of flood risk also runs through the centre of the site between the stream and the A123.</p> <p>Areas of land within the site were affected by surface water flooding.</p> <p>Access to the site from the A23 would be reliant upon completion of the eastern link road of the North West Sector.</p>
Potential Impacts	<p>The site forms part of the relatively narrow open landscape gap between Salfords and Horley – settlement separation would be completely eroded if developed.</p> <p>There are a number of areas of archaeological potential within this location; large scale development could impact upon these.</p>
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two landowners.</p> <p>The landowners have actively promoted the site for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
The site is considered to be available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A scheme of this size/ characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver.</p> <p>A scheme of this magnitude would likely be delivered in a number of discrete phases.</p> <p>Delivery rates of around 40-50 units per annum per developer could be achieved on a site such as this.</p> <p>With two developers operating, the site could be completed within 5-7 years of commencement.</p>
Market & Economic Viability	Specific viability work has not been undertaken as the site is not considered to be suitable for housing development.

Considerations	<p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p> <p>Viability would be dependent upon the infrastructure required to open up and support the scale of development proposed.</p> <p>The residential market in the area is good and would likely support the scale and type of development proposed.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>Whilst the site is considered to be available for housing development and there is a reasonable prospect that development would be achievable, the site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently considered to be developable.</p> <p>Overcoming constraints: strategic policy change; flood mitigation</p>	

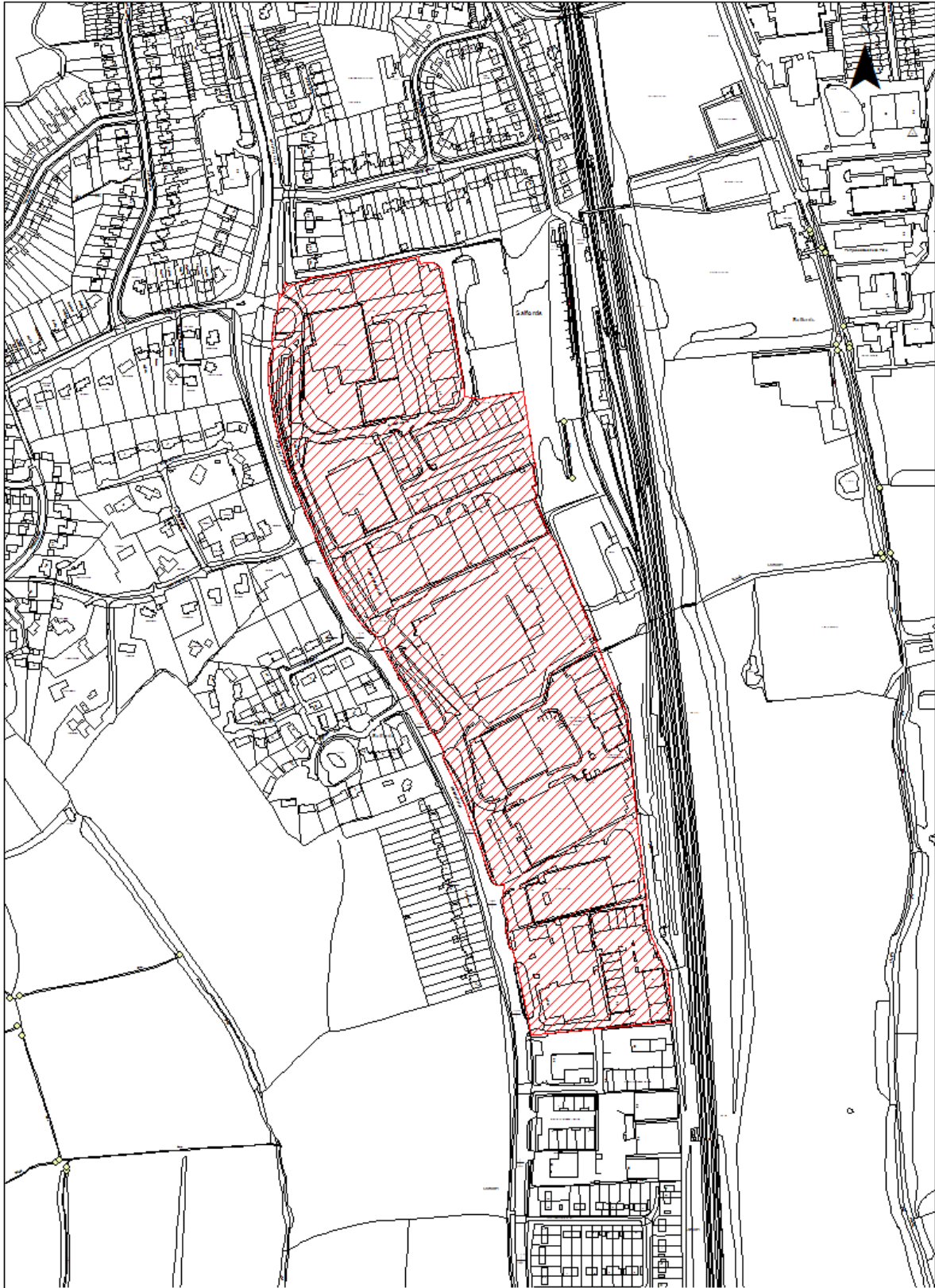
SS24 – Axeland Park, Axes Lane, Salfords



Site details	
HELAA Reference	SS24
Source of site	Call for Sites / Development Management Plan Regulation 18 Consultation
Site name	Axeland Park, Axes Lane, Salfords
Existing use	Agricultural
Housing Potential	
Density	20dph
Capacity	124
Total site area (ha)	6.7
Suitability	
Policy Considerations	<p>The site is wholly within the Metropolitan Green Belt.</p> <p>The site is not within the urban area and therefore does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site is remote from the urban area and accessibility to local services, facilities and public transport is limited.</p>
Market Considerations	The site would be suited to a single family home, potentially as a self-build basis opportunity.
Physical Limitations	<p>There are a number of protected trees on the wider site.</p> <p>Access to the site is via a relatively narrow lane.</p> <p>The site is not adjacent to a road and therefore internal access roads and servicing would need to be put in place to serve the site.</p> <p>The site may be partially affected by surface water flooding and there is a ditchline adjacent to the parcel.</p>
Potential Impacts	No specific potential impacts have been identified.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of private individuals who own separate plots across the site.</p> <p>Two of the plot owners have promoted their sites to the Council for housing development.</p> <p>Availability of the other plots is unknown.</p> <p>The site would need to be assembled by a single house builder to enable delivery or would have to be brought forward separately by individual plot owners on a 'self build' basis.</p> <p>No legal constraints to development have been identified.</p>	
Availability of the site for housing development is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>The plot would need to be brought forward as part of the wider site.</p> <p>There would be achievability challenges associated with bringing the site forward as a large number of individual self-build opportunities, particularly in respect of delivering the necessary supporting infrastructure improvements and internal access road layouts which would need to be funded up front by the individual plot owners.</p> <p>If the wider site could be assembled, a scheme of this size/ characteristics would be suitable for a local or regional house builder who would likely have the capacity to deliver a scheme such as this.</p> <p>Delivery rates of 30-40 units per annum could be achieved.</p> <p>Development could be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.</p>

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

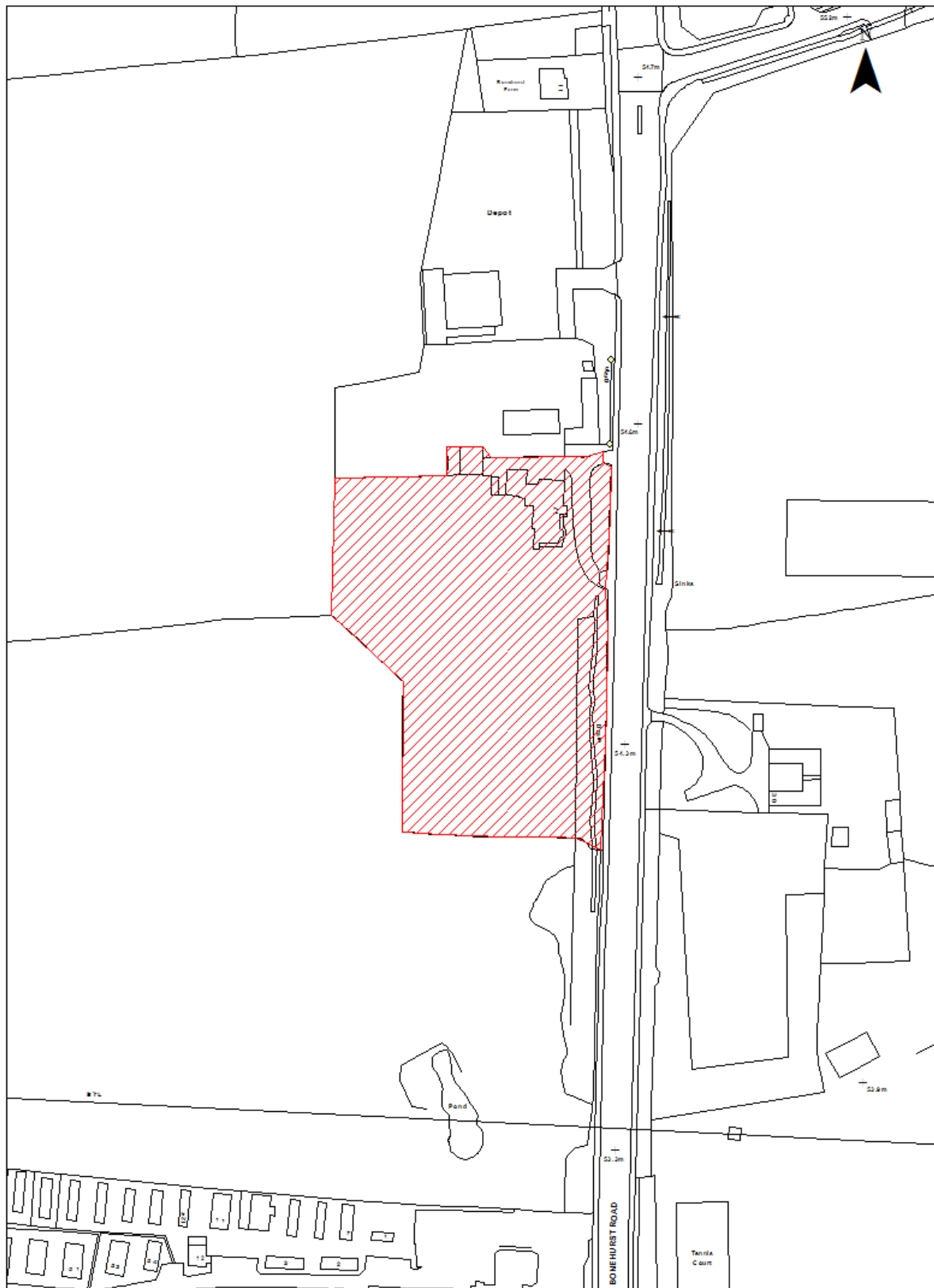
SS25 – Salfords Industrial Estate, Bonehurst Road, Salfords



Site details	
HELAA Reference	SS25
Source of site	Regulation 18 Development Management Plan Consultation
Site name	Salfords Industrial Estate, Bonehurst Road, Salfords
Existing use	Industrial Estate
Housing Potential	
Density	20dph
Capacity	326
Total site area (ha)	16.4
Suitability	
Policy Considerations	<p>The site is a designated Employment Area – loss of employment uses would run contrary to policy.</p> <p>The site lies within the urban area and therefore within an area contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Accessibility to local services and facilities is reasonable but would not be capable of delivering the scale of development envisaged.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.
Physical Limitations	<p>There is a group TPO and a number of standalone TPOs on the northern boundary of the site.</p> <p>Parts of the site have been identified as being potentially at risk of surface water flooding.</p> <p>Access to the site from the A23 would need to be carefully considered.</p> <p>The site is potentially contaminated owing to previous and current uses.</p>
Potential Impacts	Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>It has not been possible to confirm landowner intentions.</p> <p>The site would need to be assembled in order to be delivered.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this size/ characteristics would likely attract interest from regional or national developers who would likely have the capacity to deliver.</p> <p>A commercial developer may be required if a mixed use scheme is progressed.</p> <p>A scheme of this nature would be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12-18 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites within the Redhill/ Horley area suggests that development would be financially viable.</p> <p>Costs associated with possible contamination could impact upon viability.</p> <p>Costs associated with delivering supporting infrastructure could impact upon</p>

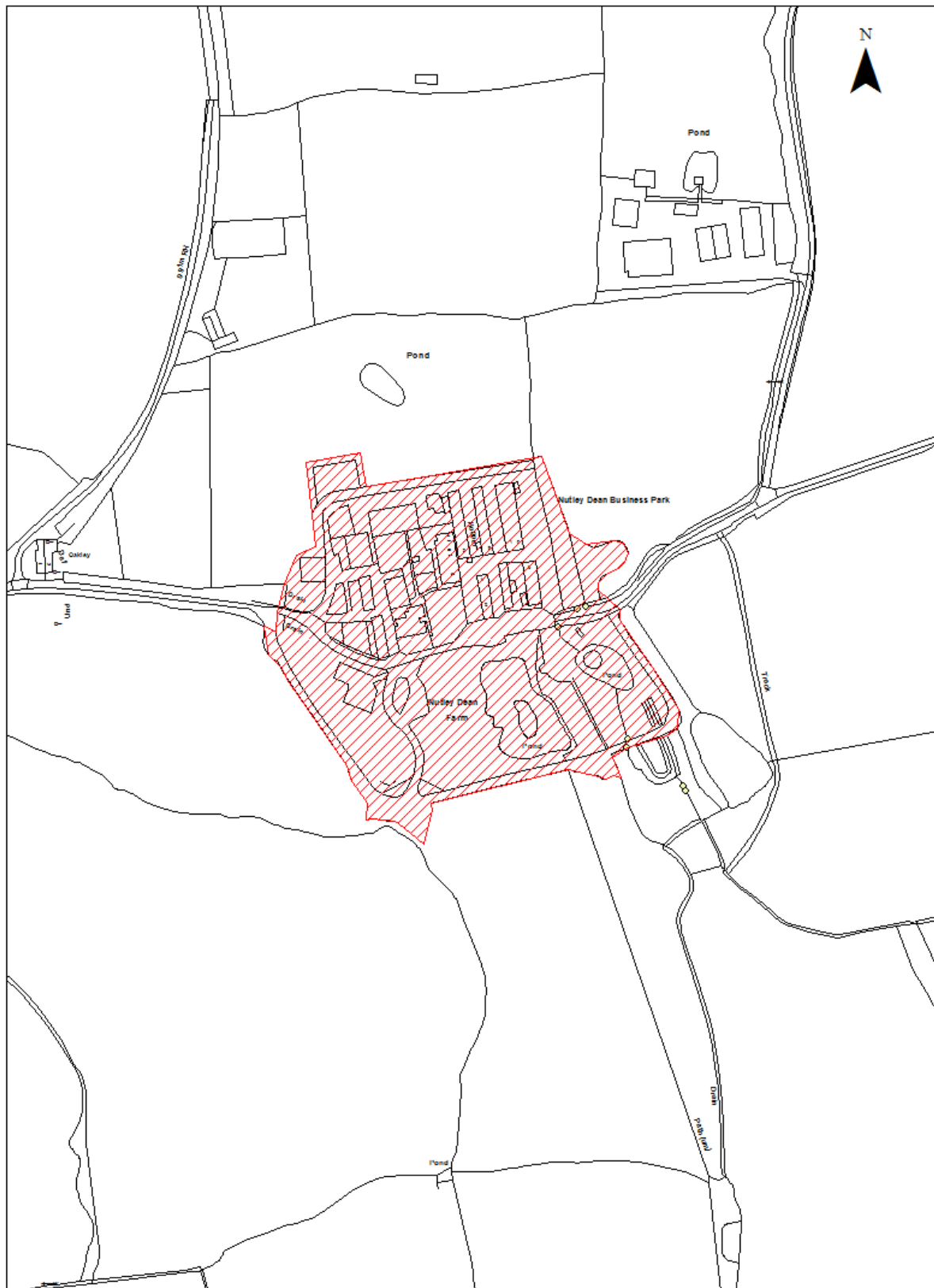
	<p>viability.</p> <p>The residential market in the area is relatively strong and would likely be capable of supporting the type and scale of development envisaged.</p>
<p>There is a reasonable prospect that development of the site would be achievable.</p>	
<p>Summary</p>	
<p>The site is not considered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

SS26 – Horley Place, 17 Bonehurst Road, Horley



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

SS27 – Nutley Dean Business Park



Site details	
HELAA Reference	SS27
Source of site	Planning Permission Refused/ Vacant Property
Site name	Nutley Dean Business Park
Existing use	Employment Uses
Housing Potential	
Density	8dph
Capacity	10
Total site area (ha)	1.3
Suitability	
Policy Considerations	<p>Whilst the site is in the Green Belt, it is previously developed land. There therefore may be potential to develop the site through Paragraph 89 of the NPPF. However, during the course of the planning application it was felt that this was not appropriate as the site is not located in a sustainable location and that the scale of development proposed would have a greater impact on the openness of the Green Belt.</p> <p>The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>Whilst the site does not form part of a designated employment area, loss of employment uses would run contrary to policy. However, during the course of the planning application it was deemed that the site was not a suitable location for employment uses.</p> <p>Accessibility to local services, facilities and public transport is poor.</p>
Market Considerations	The site would be most suited to delivering family homes.
Physical Limitations	<p>There are two listed buildings on the site.</p> <p>Part of the site is identified as being at risk of surface water flooding.</p> <p>Due to the current and past uses on the site there may be possible land contamination.</p>
Potential Impacts	Access to the site from Smallhills Road would potentially require improvement.
The site is not considered to be suitable for housing development.	
Availability	
<p>Whilst the site has not been formerly provided for housing development. A recent planning application has been made refused.</p> <p>A number of the buildings are currently vacant.</p> <p>The planning application was made by Beaumont Residential Ltd.</p> <p>No legal constraints to housing development have been identified.</p>	
There is a reasonable prospect that the site would be made available for housing development.	
Achievability	
Delivery & Timing Considerations	<p>The site was promoted for housing development by Beaumont Residential Limited, an experienced residential developer.</p> <p>A site such as this would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved; hence development could be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development.</p> <p>Generic assessment of greenfield development within Horley suggests that development would be economically viable.</p> <p>Viability may be affected by land contamination.</p>

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

SS45 – Garages Dunraven Avenue, Salfords



Site details	
HELAA Reference	SS45
Source of site	Garages
Site name	Garages Dunraven Avenue, Salfords
Existing use	Garages
Housing Potential	
Density	100dph
Capacity	5
Total site area (ha)	0.05
Suitability	
Policy Considerations	<p>The site lies within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for housing development.</p> <p>The site lies within a designated Employment Area – loss of employment uses would run contrary to policy.</p>
Market Considerations	The site would be most likely to deliver higher density units (flats).
Physical Limitations	<p>The site has been identified as potentially being at risk of surface water flooding. Due to the existing and previous uses of the surrounding sites there may be ground contamination.</p> <p>Access to the site is poor.</p>
Potential Impacts	The adjoining employment uses would give rise to residential amenity concerns.
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>It has not been possible to ascertain landowner intentions.</p> <p>The site would need to be assembled to enable development.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site for housing development is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is no known specific developer involvement in the site at this point.</p> <p>A site such as this would likely attract interest from local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A scheme such as this would be completed in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved.</p> <p>Development could therefore be completed within 12 months of commencement.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken as the site is not considered to be suitable for housing development and availability is uncertain.</p> <p>Generic assessment of sites for housing development within Horley suggests that housing development would be financially viable.</p> <p>Financial viability may be affected by land contamination costs.</p> <p>The residential market in the area is considered to be sufficient to support the type and scale of development envisaged.</p>
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not considered to be suitable for housing development and availability is uncertain.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability; assembly; contamination; strategic policy change</p>	

SS46 – Garages Mead Avenue, Salfords



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