



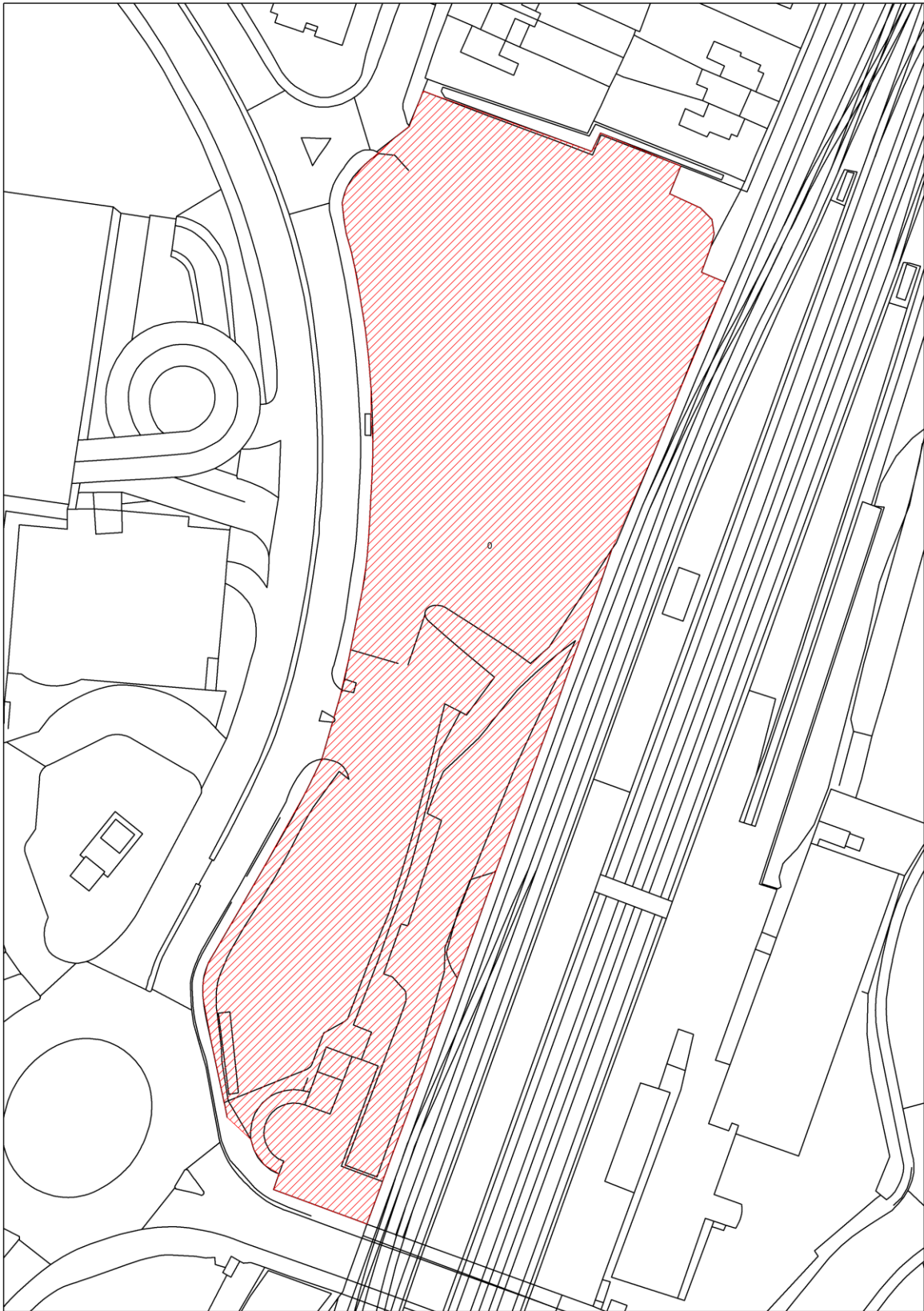
# **Development Management Plan (Regulation 19)**

## **Housing and Economic Land Availability Assessment (HELAA)**

### **Appendix 4: Sites Promoted for Retail**

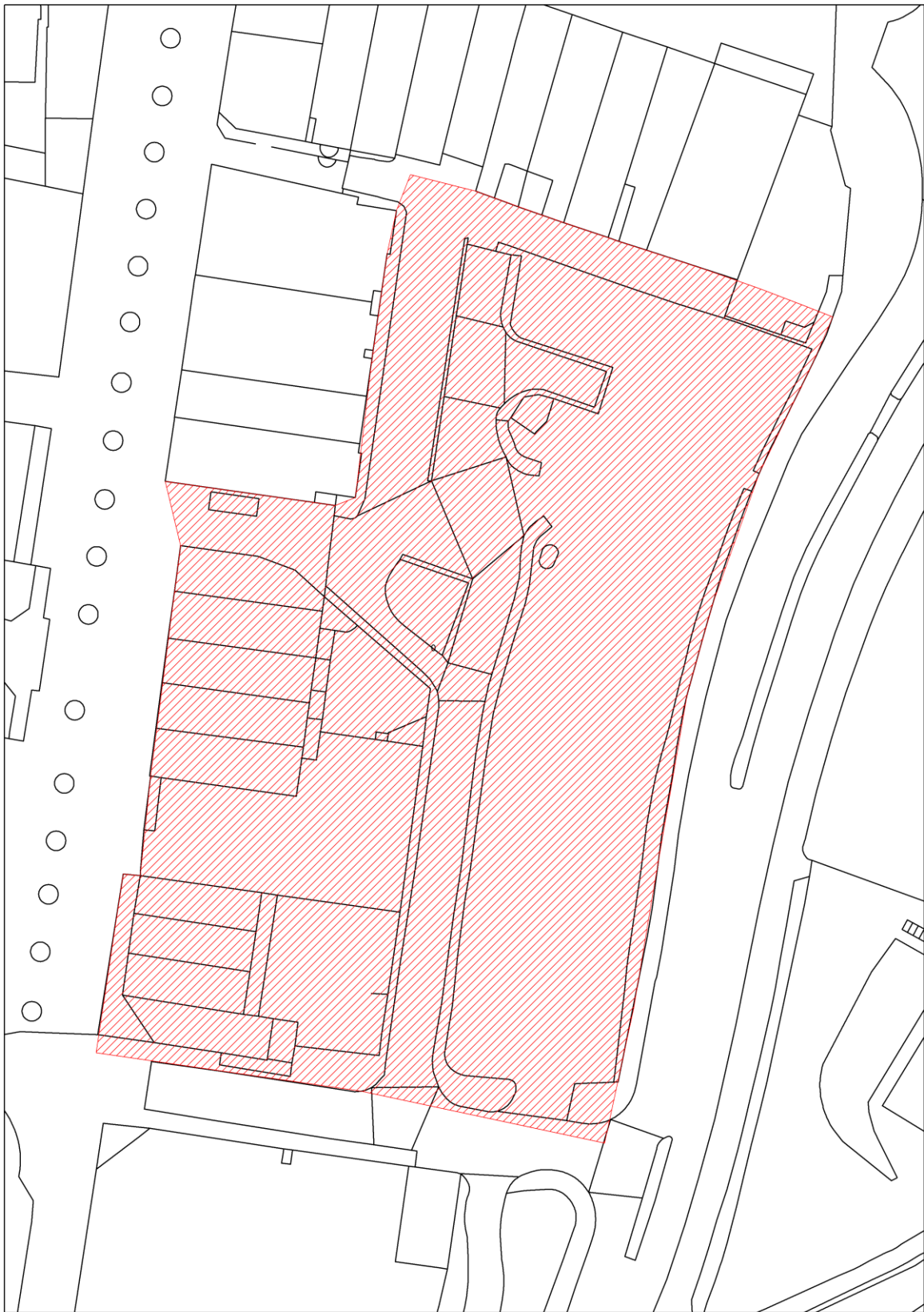
**January 2018**

## RE01 – Redhill Railway Station



Site details	
HELAA Reference	RE01
Source of site	Identified Site
Site name	Redhill Railway Station
Existing use	Surface car parking and ancillary station facilities
Retail Potential	
Retail floorspace	2,489sqm (net)
Total site area	0.90ha
Suitability	
Policy Considerations	<p>The site lies within the urban area.</p> <p>The site lies within the town centre within the secondary town centre frontage and primary shopping area.</p> <p>The site therefore lies within a location prioritised for retail development.</p> <p>The site has excellent access to public transport.</p> <p>The site has excellent access to local facilities and services.</p> <p>The site previously had planning permission for mixed-use development including 2,489sqm (net) retail.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for development.</p>
Market Considerations	The site was previously promoted to deliver
Physical Limitations	An area in the south of the site is affected by Flood Zones 3a and partially 3b – mitigation and attenuation would be required to enable development of the full site.
Potential Impacts	<p>Development could potentially contribute to the regeneration of Redhill town centre.</p> <p>Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA.</p>
The site is considered to be suitable for retail development.	
Availability	
<p>The site is owned by Network Rail.</p> <p>The site had planning permission for a mixed-use development; however, this permission has since lapsed.</p> <p>It is understood that the landowners intend to bring forward the site for 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>It is understood that the development will be implemented by Solum Regeneration, a joint venture between Network Rail and Kier Properties.</p> <p>Solum Regeneration has delivered a number of similar sites in London and the South East and is therefore considered to have the capacity to deliver.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken.</p> <p>Generic assessment of sites within Redhill suggests that development would be viable.</p> <p>Costs associated with flooding and building a new station may 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	
<p>The site is considered to be suitable for development and there is a reasonable prospect that the site will be made available for development within the plan period and that development will be achievable.</p> <p><b>The site is therefore considered to be developable.</b></p>	

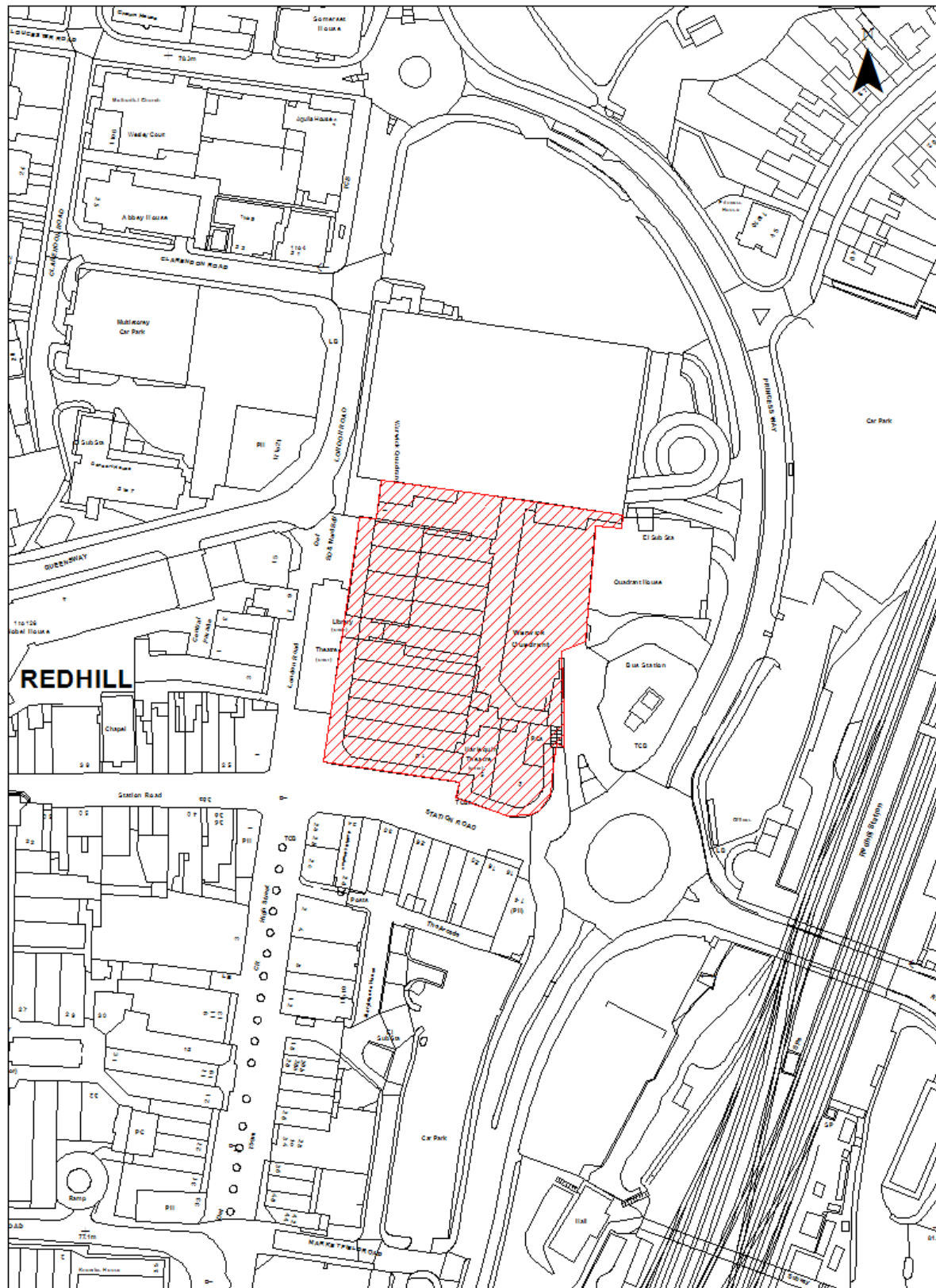
## RE02 – Land at Marketfield Way/ High Street, Redhill



Site details	
HELAA Reference	RE02
Source of site	Extant Planning Permission
Site name	Land at Marketfield Way/ High Street, Redhill
Existing use	Retail and surface car parking
Retail Potential	
Retail floorspace	3,463sqm (2,428sqm net)
Total site area	0.65ha
Suitability	
Policy Considerations	<p>The site lies within the urban area, within Redhill town centre.</p> <p>The site lies within the primary shopping area and therefore a location prioritised for retail development.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for development.</p> <p>The site benefits from planning permission for 3,463sqm of retail floorspace (2,428sqm net).</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 a mixed use scheme including retail, residential and restaurants.
Physical Limitations	The majority of the site is within Flood Zone 3a and partially within Flood Zone 3b.
Potential Impacts	<p>Development could potentially contribute to the regeneration of Redhill town centre.</p> <p>Development could potentially impact upon the integrity and setting of the adjoining listed buildings and Conservation Area.</p>
The site is considered to be suitable for retail development.	
Availability	
<p>The freehold of the site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The site benefits from planning permission for mixed-use development.</p> <p>An experienced development partner has been selected to take forward the development.</p> <p>There are two long-leasehold interests in the site and a number of occupation leases – it is understood that these are being acquired.</p> <p>Development is expected to be completed by 2019.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the current planning permission will be implemented.	
Achievability	
Delivery & Timing Considerations	The Council has appointed an established mixed-use developer, Co-Plan, as a development partner. It is considered that they have the experience and capacity to deliver and build out a scheme of this nature.
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site benefits from planning permission.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for development and there is a reasonable prospect that development would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

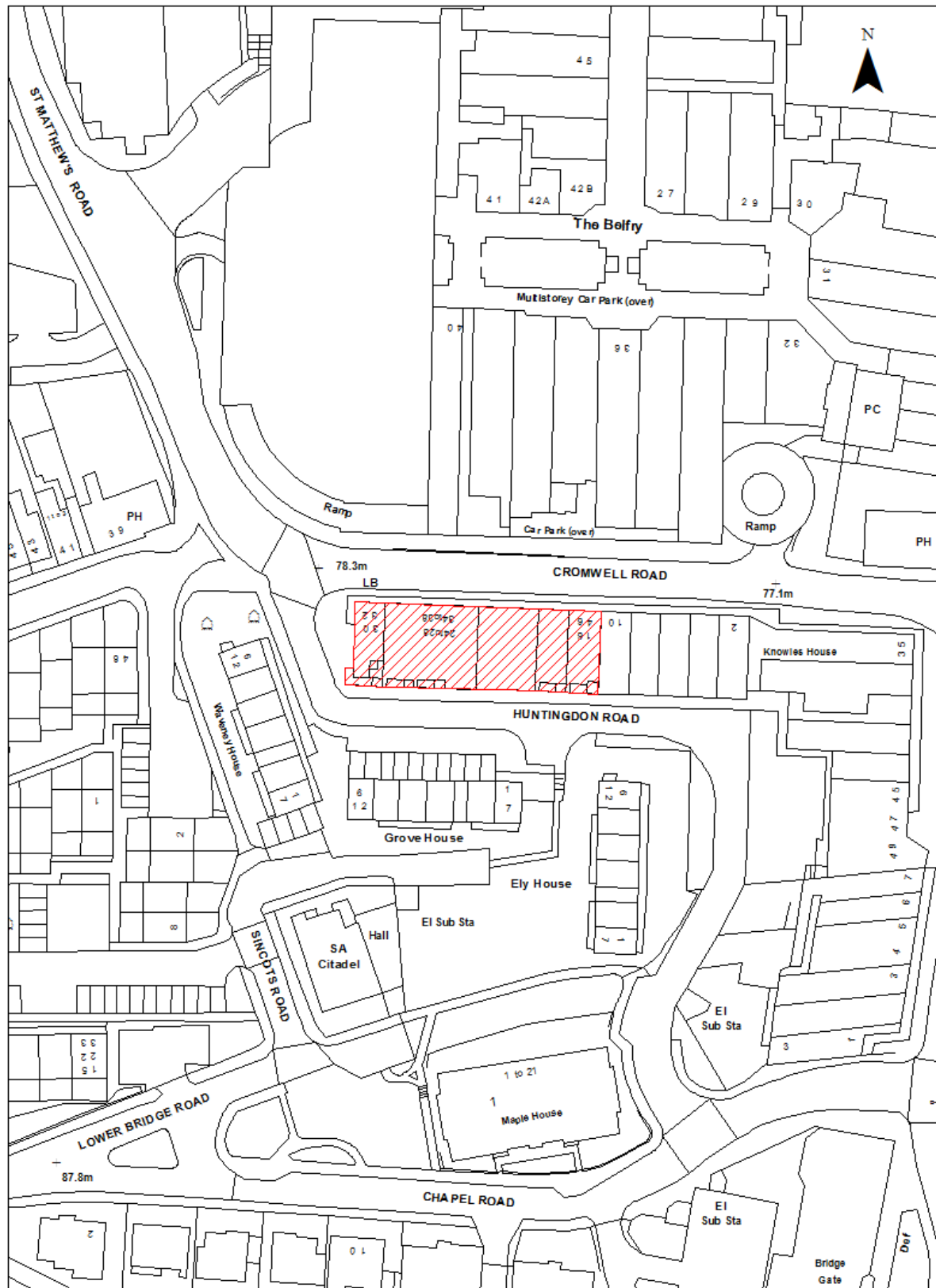


## RE54 – Warwick Quadrant, Redhill



Site details	
HELAA Reference	RE54
Source of site	Extant Planning Permission
Site name	Warwick Quadrant, Redhill
Existing use	Former toilet and amenity space
Retail Potential	
Retail floorspace	626sqm (net)
Total site area	0.06ha
Suitability	
Policy Considerations	<p>The site lies within Redhill town centre.</p> <p>The site lies within the primary frontage and primary shopping area.</p> <p>The site has not been identified in the Regulation 19 Development Management Plan for development.</p> <p>The site benefits from planning permission for 626sqm (net) retail floorspace.</p> <p>Accessibility to local services and facilities is excellent.</p> <p>The site therefore lies within a location prioritised for retail development.</p> <p>Accessibility to public transport is excellent.</p>
Market Considerations	The site is proposed to deliver 626sqm of net retail floorspace.
Physical Limitations	<p>The site lies within Flood Zone 1.</p> <p>Examination of the Council's Redhill specific flood modelling identified that this type of development would be acceptable.</p>
Potential Impacts	<p>The development of this site will enable larger retail units to be brought forward in the town centre – the need for larger retail units was identified in the Retail Needs Assessment (2016).</p> <p>Development could contribute to the regeneration of Redhill town centre.</p>
The site is considered to be suitable for retail development.	
Availability	
<p>The site is owned by a single landowner.</p> <p>Planning permission has been recently granted for 626sqm of retail floorspace.</p> <p>Development of the site would be subject to the vacant occupation of the adjoining units. The timeframe for this is not known.</p> <p>No legal constraints to development have been identified.</p>	
There is a reasonable prospect that the current planning permission will be implemented.	
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 such as this would likely be completed by an experienced retail developer.</p> <p>Development would likely be completed in a single phase by a single developer.</p>
Market & Economic Viability Considerations	No specific viability work has been undertaken as the site has planning permission.
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is considered to be suitable and available for development and there is a reasonable prospect that development would be achievable.</p> <p><b>The site is therefore considered to be deliverable.</b></p>	

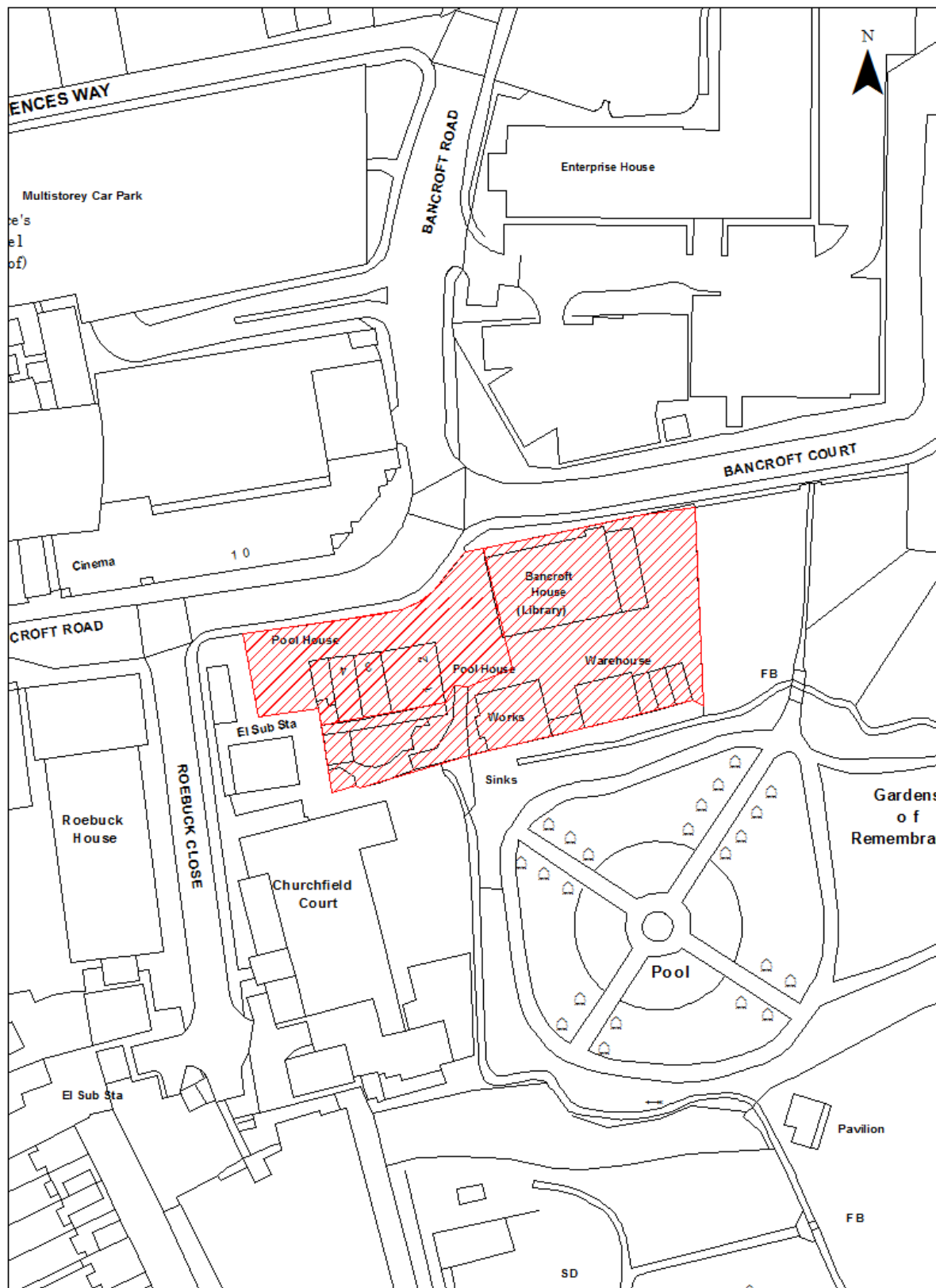
## RW01 – Land at Cromwell Road/ Sincotts Road, Redhill





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

## RC76 – Reigate Library and Pool House, Reigate



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

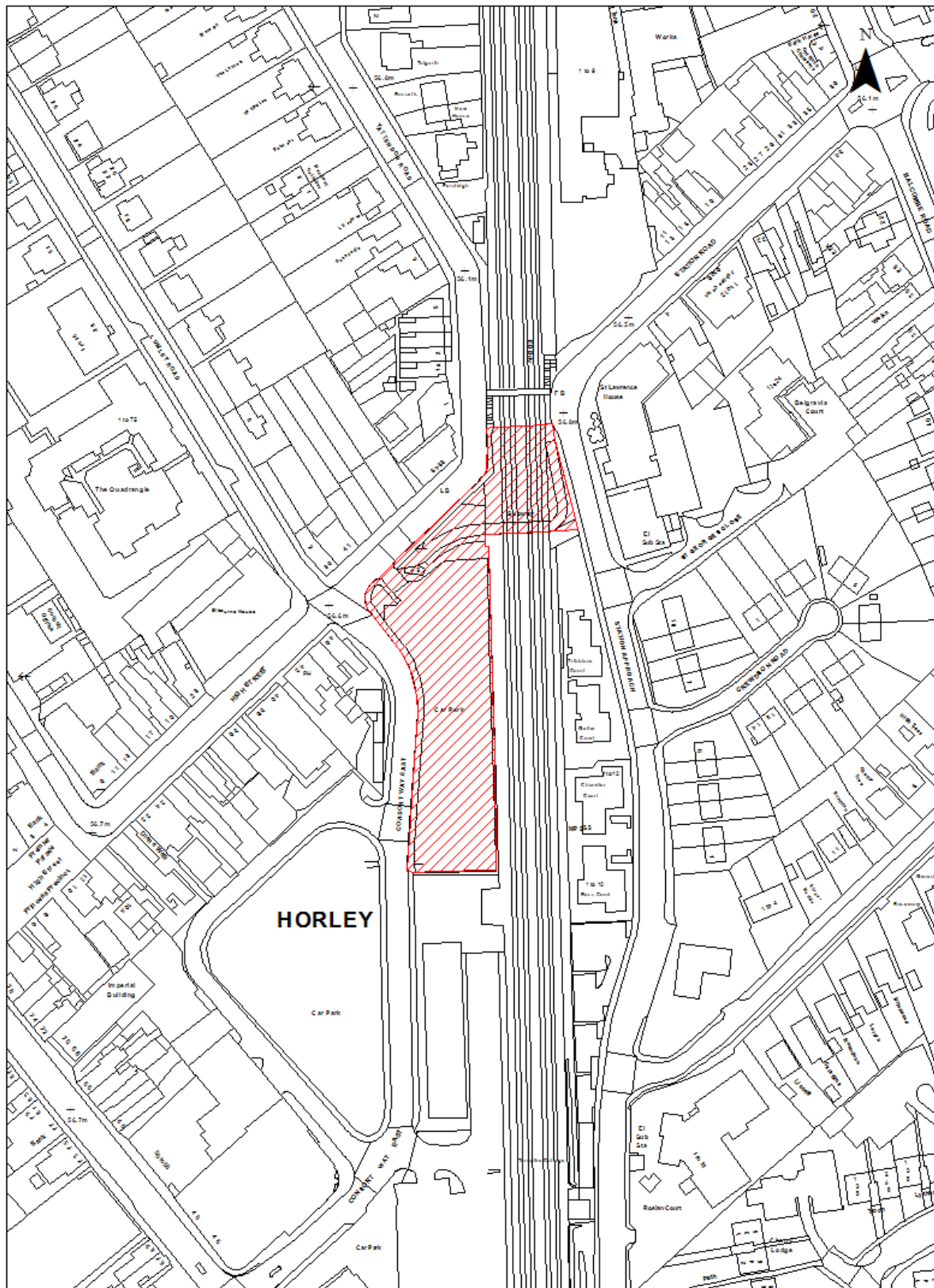
Management Plan.

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

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

**Overcoming constraints:** alternative provision; land assembly; availability

## HC02 – High Street Car Park, Horley

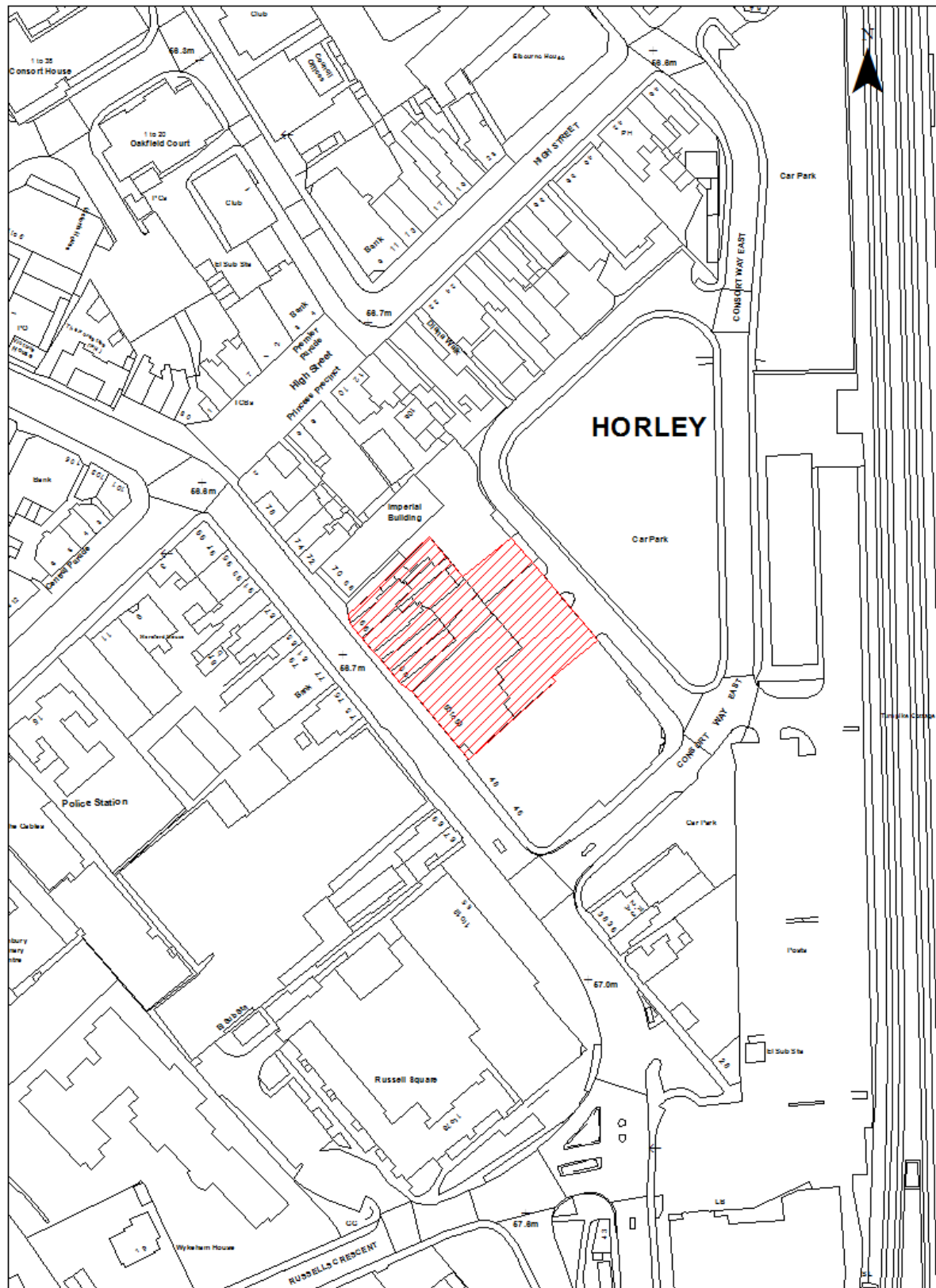




Site details	
HELAA Reference	HC02
Source of site	Allocated Site – Borough Local Plan 2005
Site name	High Street Car Park, Horley
Existing use	Public surface car park
Retail Potential	
Retail floorspace	1,000sqm
Total site area	0.43ha
Suitability	
Policy Considerations	<p>The site is located within Horley town centre.</p> <p>The site lies within the primary shopping area.</p> <p>The site therefore lies within a priority location for retail development.</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 1,000sqm of retail/ leisure use as part of a mixed-use scheme.
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>
<b>The site is considered to be suitable for housing development.</b>	
Availability	
<p>The site is owned by Reigate &amp; Banstead Borough Council.</p> <p>The landowners have actively promoted the site for 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>	
<b>There is a reasonable prospect that development of the site would be made available for development during the plan period.</b>	
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 by a single developer.</p> <p>Delivery rates of 30-40 units per annum could be achieved on the residential part of the development.</p> <p>The scheme could therefore be completed within 12-18 months from commencement.</p>
Market & Economic Viability Considerations	Specific viability work suggests that the development envisaged in the Regulation 19 Development Management Plan would be viable.
<b>There is a reasonable prospect that development would be achievable.</b>	
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>	

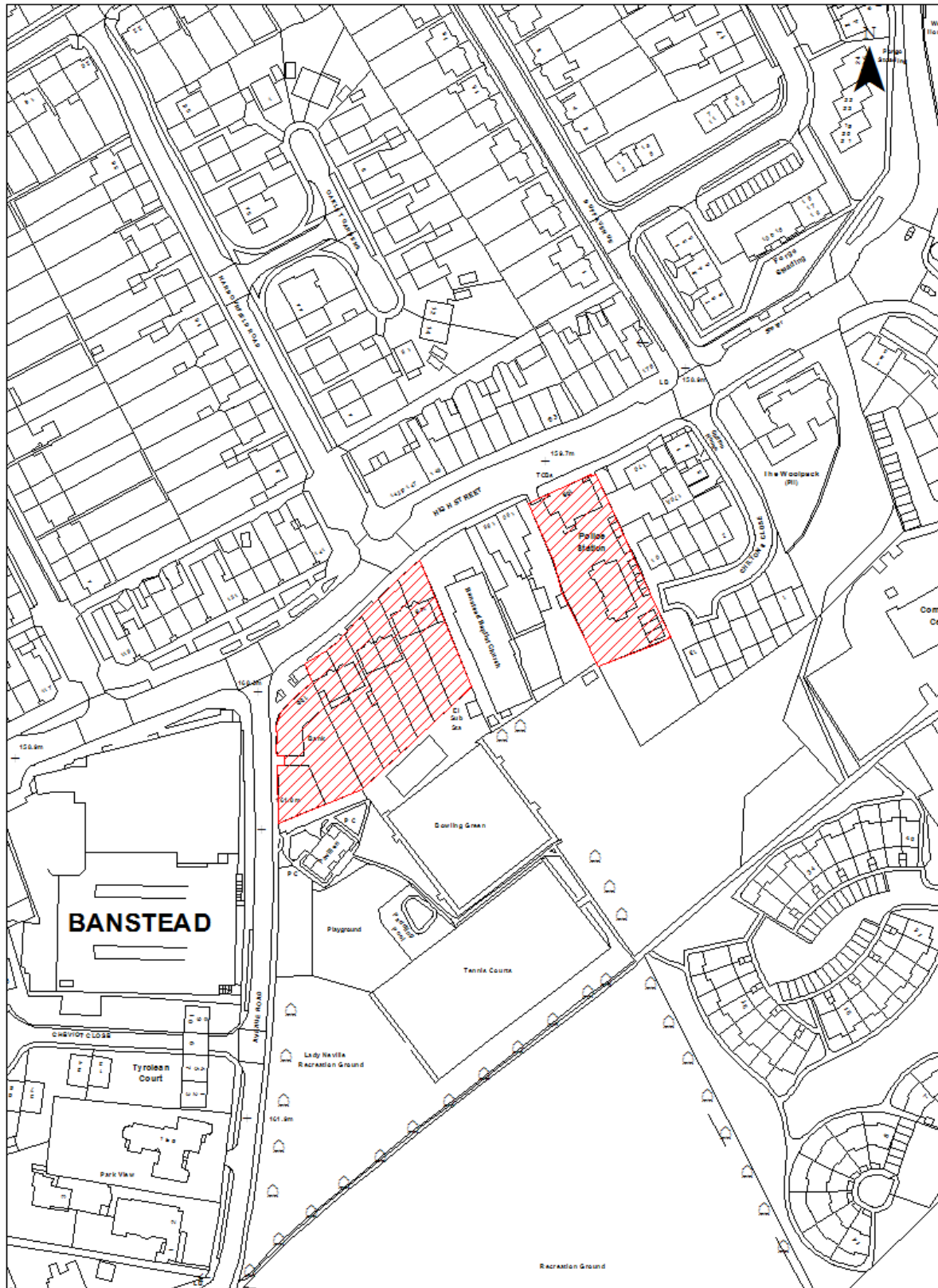
The site is therefore considered to be deliverable.

## 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
Retail Potential	
Retail floorspace	1,500sqm (750sqm net)
Total site area	0.25ha
Suitability	
Policy Considerations	<p>The site lies within the town centre within the primary shopping area.</p> <p>The site lies within the primary frontage.</p> <p>The site therefore lies within a location prioritised for retail development.</p> <p>Loss of existing retail uses would be contrary to policy.</p> <p>The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan including up to 1,500sqm (750sqm net) retail/ leisure and residential development.</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 up to 1,500sq, (750sqm net) 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.
The site is considered to be suitable for retail 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 is therefore uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>Development would 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>Specific viability work has not been undertaken.</p> <p>Viability work suggests that the development envisaged in the Regulation 19 Development Management Plan would be viable.</p> <p>Costs associated with retail/leisure uses may impact upon viability.</p>
There is a reasonable prospect that development would be achievable.	
Summary	
<p>The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan including up to 1,500sqm (750sqm net) retail/ leisure and residential development.</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><b>The site is therefore considered to not be currently developable.</b></p> <p><b>Overcoming constraints:</b> availability; assembly</p>	

## BV32 – 136-168 High Street, Horley



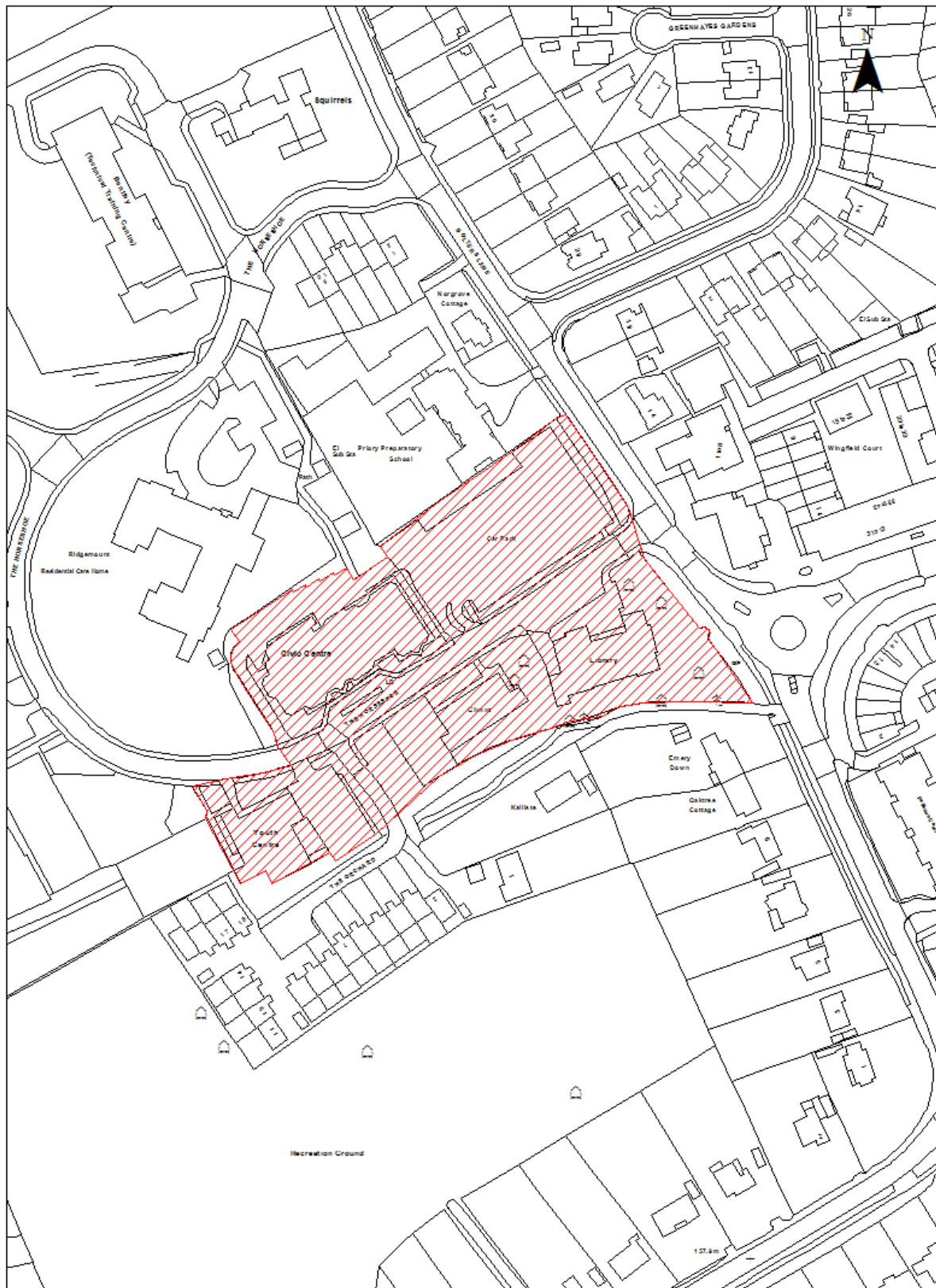


Site details	
HELAA Reference	BV32
Source of site	Identified Site
Site name	136-168 High Street, Banstead
Existing use	Mixed use: commercial and residential
Retail Potential	
Retail floorspace	1,200sqm (net)
Total site area	0.44ha
Suitability	
Policy Considerations	<p>The site lies within the urban area within Banstead town centre.</p> <p>The site is adjacent to the primary shopping area.</p> <p>The site lies within a location prioritised for retail development.</p> <p>Loss of existing retail uses would be contrary to policy.</p> <p>The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan including up to 1,200sqm of retail/ community/ leisure development.</p> <p>Accessibility to local services, facilities and public transport is excellent.</p>
Market Considerations	The site is proposed to deliver 1,200sqm retail/ community/ leisure development.
Physical Limitations	Small parts of the site have been identified as being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for retail development.	
Availability	
<p>The site is owned by a number of landowners.</p> <p>The site would need to be assembled in order to enable development.</p> <p>The site has not been promoted for housing development.</p> <p>No legal constraints to housing development have been identified.</p>	
Availability of the site is uncertain.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer involvement in the site at this point.</p> <p>A site of this scale/ type would likely attract local or regional developers who would likely have the capacity to deliver a scheme such as this.</p> <p>A site of this scale/ type would likely be delivered in a single phase by a single developer.</p> <p>Delivery rates of 20-30 units per annum could be achieved on the residential element of the site.</p> <p>Development could therefore be completed within 2 years from commencement.</p>
Market & Economic Viability Considerations	<p>Specific viability work has not been undertaken.</p> <p>Viability work suggests that the development envisaged in the Regulation 19 DMP would be viable.</p> <p>Costs associated with the provision of retail/community/leisure uses may impact upon viability.</p>
There is a reasonable prospect that development would be achievable.	
Summary	
<p>The site has been identified as a town centre opportunity site in the Regulation 19 Development Management Plan including up to 1,200sqm of retail/ community/ leisure development.</p> <p>The site is considered to be suitable for development and there is a reasonable prospect that development would be achievable. However, availability of the site is uncertain.</p>	

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

**Overcoming constraints:** availability; assembly

## BV33 – Horseshoe, Banstead



Site details	
HELAA Reference	BV32
Source of site	Identified Site
Site name	Horseshoe, Banstead
Existing use	Mixed use: community services
Retail Potential	
Retail floorspace	Small-scale, complementary to existing town centre
Total site area	0.9ha
Suitability	
Policy Considerations	<p>The site lies within the urban area within Banstead town centre.</p> <p>The site is adjacent to the primary shopping area.</p> <p>The site therefore lies within a location prioritised for retail development.</p> <p>The site has been identified in the Regulation 19 Development Management Plan as a site for mixed-use development including residential, retail, commercial and community services.</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 a small amount of retail, complementary to the town centre and the wider regeneration of the Horseshoe site.
Physical Limitations	Small areas have been identified as potentially being at risk from surface water flooding.
Potential Impacts	No potential impacts have been identified.
The site is considered to be suitable for retail development.	
Availability	
<p>The site is owned by a number of landowners including Surrey County Council, Reigate and Banstead Borough Council and NHS Estates.</p> <p>The Council considers that there is a reasonable prospect that the site will be made available for development within the plan period.</p>	
The site is therefore considered to be available for development.	
Achievability	
Delivery & Timing Considerations	<p>There is not known to be any specific developer interest in the site at this point.</p> <p>A site of this nature would likely attract local or regional developers who would have the capacity to deliver a scheme such as this.</p> <p>The community part of the site may need to be delivered by a specialist contractor.</p> <p>A site of this scale/ type would likely be completed in a single phase.</p>
Market & Economic Viability Considerations	<p>No specific viability work has been undertaken.</p> <p>Viability work suggests that the development envisaged in the Regulation 19 Development Management Plan would be viable.</p> <p>Costs associated with the provision of community uses may impact upon viability.</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 for development and there is a reasonable prospect that the site will be made available for development within the plan period and that development will be achievable.</p> <p><b>The site is therefore considered to be developable.</b></p>	