

Strategic Housing Land Availability Assessment (SHLAA)

2016 Addendum

June 2016

Disclaimer

Reigate & Banstead Borough Council makes the following disclaimer relating to the SHLAA and its affiliated documents:

- The identification of land with potential for housing in the SHLAA does not imply that the Council will grant planning permission for residential development on that land or allocate land for residential development through the Local Plan. All planning applications will continue to be determined against the development plan and material planning considerations, including the National Planning Policy Framework.
- The SHLAA is a 'living document' akin to the Annual Monitoring Report (AMR) process which the Council intends to update the SHLAA regularly.
- The inclusion of land for residential development in the SHLAA does not preclude it being developed for uses other than residential.
- The exclusion of sites from the SHLAA (either because they were discounted or not identified) does not preclude the possibility of planning permission being granted on excluded sites for residential development. The Council acknowledges that appropriate sites will continue to come forward as planning applications even if they have not been identified in the SHLAA.
- The identified site boundaries in the SHLAA are based on the best information available at the time of study. The SHLAA does not limit an expansion or contraction of these boundaries for the purpose of a planning application or future allocation through the Local Plan process.
- The determination of a site's deliverability/developability is based on the best information available at the time of writing. Assumptions made in the SHLAA will not prevent planning applications being submitted on any site at any time.
- The estimation of housing potential is based on the best information available at the time of writing. The housing potential indicated in this report does not preclude densities being increased or decreased on sites, subject to further information and assessment at such time as a planning application is made.
- The Council does not accept liability for any factual inaccuracies or omissions in the SHLAA. It should be acknowledged that there may be additional constraints on sites that are not included within this document, and that planning applications will continue to be determined on their own merits rather than on the information contained within this document. Issues may arise during the planning application process that were not/could not have been foreseen at the time of publication of the SHLAA. Applicants are advised to carry out their own analysis of site constraints for the purpose of the planning application and should not rely on the information contained within this SHLAA.

1. Introduction

- 1.1. Reigate & Banstead Borough Council is currently preparing its Development Management Plan (DMP) as part of the Local Plan.
- 1.2. This addendum provides an update to the 2014 Strategic Housing Land Availability Assessment (SHLAA), taking account of any new sites and/or new information which has come to light since that study.
- 1.3. The Addendum focusses on those instances where the suitability, availability and achievability conclusions for sites have changed since the 2014 SHLAA. It does not seek to update all site and site assessments in full and should therefore be read in conjunction with the 2014 SHLAA.

2014 SHLAA

- 1.4. The purpose of the SHLAA is to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet housing need over the plan period.
- 1.5. In 2014 a full re-survey of housing land availability was completed and published. In line with the NPPG, the 2014 SHLAA identified sites and broad locations; identified the development potential of each site; and determined the housing potential of windfall sites.
- 1.6. The 2014 SHLAA identified a total supply of just over 7,120 units over the remainder of the plan period (the residual at the time being 5,700 units) leaving flexibility to absorb a reasonable degree of non-implementation.
- 1.7. Specifically, the study identified a supply of specific deliverable sites (including planning permissions) capable of delivering 2,740 dwellings within 5 years. With a windfall supply of 250 units (50 per annum) the total overall supply identified for the next 5 years was 2,990 units.
- 1.8. For the remainder of the plan period, the 2014 SHLAA identified a total supply of 4,034 units which comprised of:
 - A supply of specific developable sites capable of delivering 1,964 dwellings
 - A borough-wide windfall allowance of 500 units
 - A number of specific broad locations which were considered to have the potential to provide an additional 1,670 units.

Current housing delivery position

- 1.9. The adopted Core Strategy includes a housing target of at least 6,900 dwellings over the plan period (460 net dwellings per annum). At March 2016 1,857 net dwellings have been completed, leaving a residual requirement of 5,043 dwellings.

Table 1 Housing delivery

Overall requirement	Net completions (1 April 2012 to 31 March 2016)	Residual requirement to March 2027
6,900 (2012-2027)	1,857	5,043

2. Policy Context

National policy

National Planning Policy Framework (NPPF)

- 2.1. At the heart of the NPPF is the ethos that planning should contribute to achieving sustainable development. This includes ensuring that sufficient land of the right type is available in the right place at the right time and providing the supply of housing required to meet the needs of present and future generations. In addition, it encourages the effective use of land by reusing land that has been previously developed alongside active management of growth to ensure it is directed to sustainable locations.
- 2.2. The NPPF states that the SHLAA should establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. It states that local planning authorities identify a supply of specific deliverable sites for the first 5 years of the plan period (including a relevant buffer) and identify a supply of specific developable sites or broad locations for years 6-10, and where possible for years 11-15.

National Planning Practice Guidance (NPPG)

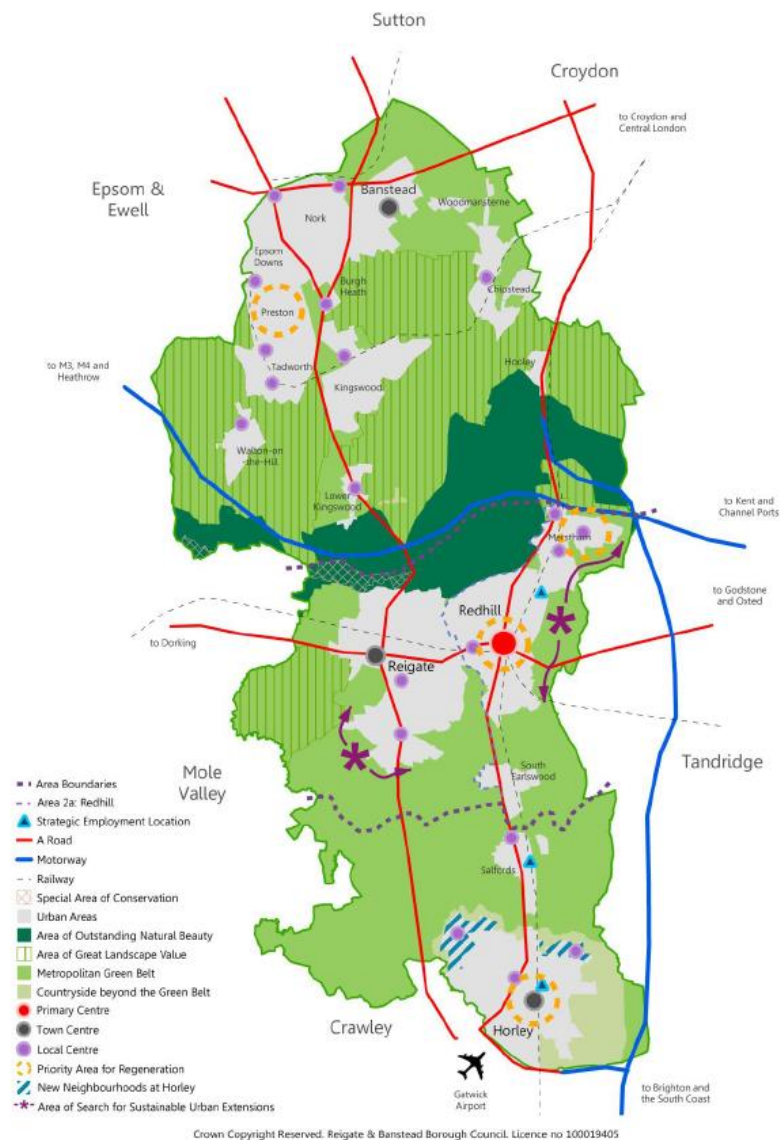
- 2.3. The NPPG sets out a five stage methodology for conducting assessments of land availability such as the SHLAA along with guidance relating to the key inputs and advice on the approach which should be adopted within each stage.
- 2.4. The NPPG recommends the following outputs to ensure consistency, accessibility and transparency:
 - A list of all sites and broad locations considered, cross-referenced to their locations on maps
 - An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/ broad location is viable to determine whether a site is realistically expected to be developed and when
 - More detail for those sites which are considered to be realistic candidates for development and for where others have been discounted for clearly evidenced and justified reasons
 - The potential type and quantity of development that could be delivered on each site/ road location, including how any barriers to delivery could be overcome and when
 - An indicative trajectory of anticipated development and consideration of associated risks
- 2.5. The guidance also provides advice as to what could constitute a 'deliverable' or 'developable' site in the context of the NPPF.

Local policy

Reigate and Banstead Local Plan Core Strategy (adopted July 2014)

- 2.6. The Core Strategy¹ plans for the provision of a total of at least 6,900 homes between 2012 and 2027, equivalent to an annual average provision of 460 homes per year.
- 2.7. The Core Strategy also sets the strategic approach to distribution of growth and the allocation of development across the borough. The spatial strategy recognises the constrained nature of the borough and seeks to maximise opportunities within the urban area – particularly within identified regeneration areas – but recognises that some development on land outside the current urban area will be needed. Three broad locations for such developments are set out in the document: land around Horley, land to the East of Redhill and East of Merstham and, land to the south and south west of Reigate. These are illustrated in the Key Diagram in Figure 1.

Figure 1 Core Strategy diagram



¹ Available at: www.reigate-banstead.gov.uk/corestrategy

3. Methodology

Scope and purpose of the addendum

- 3.1. The 2014 SHLAA conducted a comprehensive desktop review of all potential sources of housing sites and included a Call for Sites Exercise.
- 3.2. This purpose of this addendum is to review the suitability, availability and deliverability of sites which have been identified since the 2014 SHLAA. It also presents a partial update to sites previously identified through the 2014 SHLAA where new information has come to light. For those sites, reference should therefore be made to the 2014 SHLAA for full site assessments (including site pro formas).
- 3.3. Consistent with the 2014 SHLAA, the addendum covers the full extent of borough of Reigate & Banstead. It has used the same methodology to determine suitability, availability and achievability as detailed in the 2014 SHLAA and consistent with the national planning practice guidance (NPPG). For new sites, the addendum incorporates any sites in the borough with the capacity to deliver five or more dwellings. Further details on the scope and process are set out below.

Assessment of newly identified “new” sites

- 3.4. Since the publication of the 2014 SHLAA the Council has maintained an “open” Call for Sites and has encouraged landowners and other stakeholders to submit sites. During this period, the Council has also approved a number of planning permissions for residential development on sites not previously identified through the 2014 SHLAA.
- 3.5. All of these newly identified sites have been subject to a full and detailed assessment of their suitability, availability and achievability, with site pro formas included at Annex 1.

Update and review of existing sites

- 3.6. In addition to addressing new sites, the addendum updates the conclusions on existing sites where new information has come to light
- 3.7. *Availability review:* As part of this review, the Council wrote to all landowners/ those promoting sites to ascertain whether sites remained available for housing development and their intentions for delivery. In accordance with the NPPF and NPPG, where information was received that sites were no longer available, or only likely to come forward within a later time-frame, this has been reflected below. Any other intelligence obtained by the Council which is material to the availability or achievability of sites has also been reflected.
- 3.8. *Planning applications:* A number of sites previously identified in the 2014 SHLAA have subsequently been superseded by planning applications for residential development (and planning applications for other uses). Where this is the case, the nature and scale of development set out within the planning permission is considered

to take precedent and the site assessments/conclusions have been updated to reflect this new information.

- 3.9. *Reflecting new evidence:* To inform the DMP Regulation 18 consultation the Council has conducted a number of reviews/ assessments. These include a Green Belt Review, Sustainability Appraisal, Sustainable Urban Extensions and an Urban Open Land Assessment. The findings of these reports have been incorporated into this addendum and reflected in the suitability conclusions for individual sites.
- 3.10. *Third party information:* The Council has also continued to encourage landowners/ those promoting sites for residential development to submit further information. Where this information has been submitted, and materially affects the suitability, availability or achievability of the site, this has been recorded and updated.

4. Newly identified sites

Sites submitted via the “Call for Sites”

- 4.1. Since the publication of the 2014 SHLAA, the Council has maintained an “open” Call for Sites and has encouraged landowners and other stakeholders to submit sites for consideration.
- 4.2. Through this process, an additional 12 sites have been submitted to the Council for consideration. These sites have been assessed using the same methodology as the 2014 SHLAA and in accordance with national practice guidance. This assessment has also taken into account, where relevant, evidence which has been prepared to inform the Development Management Plan Regulation 18 consultation, including the Green Belt Review and Sustainable Urban Extensions Technical Report (2016).
- 4.3. On the basis of the assessments conducted, 2 of the newly submitted urban sites are considered to be deliverable/developable:
 - RC21: Homebase, Rushworth Road, Reigate
 - RC22: Town Hall, Castlefield Road, Reigate
- 4.4. In addition, a further 3 of the non-urban newly submitted sites are within the broad areas of search for urban extensions. These sites are not currently developable (until such time as final allocations are confirmed through the adopted DMP) but have been shortlisted for consultation at the DMP Regulation 18 stage. It should be noted that the release of these sites is also subject to the Council not having a five year supply (as set out in the Core Strategy). These sites are discussed in more detail in Section 5 and Table 9 below:
 - SPW13: 145 Sandcross Lane, Reigate
 - HE13: Sandra’s Riding School, The Close, Horley
 - HE16: Woodside Bungalow, The Close, Horley

Sites which have received planning permission

- 4.5. A number of sites not previously identified have come forward for development and received planning permission in the time since the 2014 SHLAA was published.
- 4.6. As these sites have received planning permission, they are necessarily considered to be suitable for housing development. However, in order to understand the availability and deliverability of these sites, the Council has contacted the landowners/ agents of sites with unimplemented planning applications to understand their intentions for delivery and, in particular, whether there are any constraints preventing the development from being implemented.
- 4.7. Through this process, no information has come to light which calls into question the availability and achievability of any these sites. As such, in line with the NPPF, they are all considered to be deliverable. Table 2 summarises this information. Full site assessment pro-forma for these newly identified sites are detailed in Annex 1.

Table 2 Newly identified sites

(Sites marked with a * in the deliverability column have been shortlisted as potential development site options for consultation through the Regulation 18 stage Development Management Plan. However, until such time as any allocations are confirmed through the DMP, they remain not currently developable).

Ref	Site name	Source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
CHW12	Plot 18 Soloms Court Road, Banstead	Call for sites	Not suitable	Available	Achievable	- Strategic policy change - Access	1	Not currently developable
TW10	Downs Way, Tadworth	Call for sites	Not suitable	Available	Achievable	- Access - Strategic policy change	10	Not currently developable
SPW13	145 Sandcross Lane, Reigate	Call for sites	Potentially suitable	Available	Achievable	- None	50	Not currently developable*
SPW14	Clayhall Farm, Reigate	Call for sites	Not suitable	Available	Achievable	- Strategic policy change - Access - Flood risk	880	Not currently developable
SPW15	Land north of Slipshatch Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access -	290	Not currently developable
SS23	Plot 10 Axeland Park, Axes Lane, Salfords	Call for sites	Not suitable	Available	Achievable	- Access - Strategic policy change	1	Not currently developable
HE13	Sandra's Riding School, The Close, Horley	Call for sites	Potentially suitable	Available	Achievable	- None	25	Not currently developable*
HE14	Seymour, Haroldslea Drive, Horley	Call for sites	Not suitable	Available	Achievable	- Strategic policy change	2	Not currently developable
HE15	Thors Field, Haroldslea Drive, Horley	Call for sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Access	40	Not currently developable
HE16	Woodside Bungalow, Horley	Call for sites	Potentially suitable	Available	Achievable	- None	50	Not currently developable*
RC21	Homebase, Rushworth Road, Reigate	Call for sites	Suitable	Available	Achievable	- None	60	Developable
RC22	Town Hall, Castlefield Road, Reigate	Call for sites	Suitable	Available	Achievable	- None	23	Deliverable
CHW13	Land adjacent to 37 Merrymeet, Woodmansterne	Planning permission (14/02561/F)	Suitable	Available	Achievable	- None	5	Deliverable
BV20	NRT Electrical & Mechanical, Castle House, Park Road, Banstead	Planning permission (15/00252/F)	Suitable	Available	Achievable	- None	10	Deliverable

CHW14	8 Brighton Road, Hooley	Planning permission (15/02725/F)	Suitable	Available	Achievable	- None	5	Deliverable
M23	23-27 Endsleigh Road, Merstham	Planning permission (14/02247/P)	Suitable	Available	Achievable	- None	6	Deliverable
MSJ04	City Space Filestores, Chapel Warehouse, 23a Lesbourne Road, Reigate	Planning permission (15/01372/P)	Suitable	Available	Achievable	- None	5	Deliverable
MSJ05	Group House, 2A Albion Road, Reigate	Planning permission (15/01543/F)	Suitable	Available	Achievable	- None	8	Deliverable

5. Review of existing sites

- 5.1. In addition to assessing new sites, all sites previously identified through the 2014 SHLAA have been reviewed to ensure that the conclusions previously reached in relation to their suitability, availability and achievability remain robust.
- 5.2. The review of existing sites was based on the following sources of information:
- Planning applications and permissions
 - An availability survey sent to landowners/agents/promoters of sites within the SHLAA
 - Updated or new information from landowners in respect of their aspirations/intentions for sites
 - Evidence prepared by the Council to inform the preparation of the Development Management Plan Regulation 18 consultation document, including:
 - Green Belt Review
 - Sustainable Urban Extensions Technical Study
 - Urban Open Land Review
- 5.3. The remainder of this section summarises the new information and any resultant changes to the conclusions previously reached for individual sites in the 2014 SHLAA.

Planning permissions, sites under construction and completions

- 5.4. For all sites previously identified within the 2014 SHLAA, the first stage was to review their planning and development status. This process sought to confirm whether, since the previous assessment, the site had received planning permission (either for residential development or another use) and/or whether development had proceeded. The suitability, capacity and availability of these sites have been updated in line with their planning/development status.
- 5.5. As set out in Table 3, 23 sites have subsequently received planning permission for residential development. Of these 17 have either been started or completed.
- 5.6. In addition, a number of sites have had planning permission approved for other uses (i.e. employment). These sites are therefore no longer classified as being available for housing development.

Table 3 Sites previously identified in the SHLAA with subsequent planning permission or changes in development status

Ref	Site name	Commentary	SHLAA 2016		Deliverability
			Revised Conclusions	Revised Capacity	
EW07	Royal National Institute for the Blind, Philanthropic Road, Redhill	Planning consent (14/02562/F) but not yet started.	Suitable Available Achievable	102 (65 in RBBC)	Deliverable
BV17	Burghside, Brighton Road, Banstead	Planning consent for conversion/extension (14/01007/F) is under construction.	Included in permission summary statistics as under construction		
HC04	Former Henry's Garage. Victoria Road, Horley	Planning consent (15/00500/F) is under construction.	Included in permission summary statistics as under construction		
HC06	Land at Yattendon School, Oakwood Road, Horley	Planning consent (13/01476/F) is under construction.	Included in permission summary statistics as under construction		
HC18	Meadowcroft House, 182 Balcombe Road, Horley	Revised permission (15/02215/P3JPA) reduced number of units (6 to 1). Permission remains extant. As this is now a proposed planning permission for less than 5 units, in line with the NPPF it has subsequently been excluded from the SHLAA.	Remove from SHLAA		
HE06	Land at Inholms, Haroldslea Drive, Horley	Planning consent (12/01973/OUT) is under construction.	Included in permission summary statistics as under construction		
HW01	Horley North West Sector "Land at Meath Green Lane" Horley	Planning consent (04/02120/OUT) is under construction (enabling works, infrastructure and Phase 1)	Included in permission summary statistics as under construction		
HW04	Former Court Lodge Infants School, Court Lodge Road, Horley	Planning consent (12/01940/F) is under construction.	Included in permission summary statistics as under construction		
HW08	Landens Farm Buildings, Meath Green Lane, Horley	Planning consent (14/02124/F) is under construction.	Included in permission summary statistics as under construction		
M04	Former Iron Horse Public House, Bletchingley Road, Merstham	Planning consent (14/00801/F) is under construction.	Included in permission summary statistics as under construction		
M07	Land at Bletchingley Road ("The Triangle Site")	Site has been granted consent for community and retail uses and is under construction.	Not suitable Not available Not achievable	0	Not currently developable
M17	Darby House, Bletchingley Road, Merstham	Planning consent (13/02147/OUT) is under construction.	Included in permission summary statistics as under construction		
P03	Land at Merland Rise, Preston	Planning consent (13/01729/OUT) is under construction.	Included in permission summary statistics as under construction		
RC11	Chatham Court & Linden Court, Lesbourne Road, Reigate	Planning consent (14/01076/F) is under construction.	Included in permission summary statistics as under construction		
RE01	Land at Redhill Station, Princess Way, Redhill	Planning consent (13/00848/F) but not yet started.	Suitable Available Achievable	150	Deliverable

RE06	Former Liquid & Envy Nightclub, Redhill	Planning consent (14/00846/F) has started but progress has stalled. Completion of this permission uncertain.	Suitable Available Achievability uncertain	76	Developable
RE14	Redstone Hall, 10 Redstone Hill, Redhill	Revised permission (15/00556/F) increased number of units (11 to 13). Permission remains extant.	Suitable Available Achievable	13	Developable
RH09	Trinity House, London Road, Reigate	Planning consent (14/01076/F) is under construction.	Included in permission summary statistics as under construction		
RW11	Land at the Frenches, Redhill	Planning consent (13/00802/F) is under construction.	Included in permission summary statistics as under construction		
RW15	Land adjacent to former Crown Buildings, Nash Drive, Redhill	Planning consent (13/01578/F) has been completed.	Remove from SHLAA		
RW16	Knowles House, Cromwell Road/ High Street, Redhill	Planning consent (14/01331/OUT) is under construction.	Included in permission summary statistics as under construction		
SS20	Chichester Caravans, 18 Brighton Road, Salfords	Planning consent (15/00451/F) but not yet started. A further application (15/02755/F) has been approved subject to a s106 agreement.	Suitable Available Achievable	20	Deliverable
TW05	Frith Park Mansion and Grounds, Sturts Lane, Walton on the Hill	Planning consent (13/00848/F) but not yet started.	Suitable Available Achievable	33	Deliverable
TW11	Former Royal Phoenix, Dorking Road, Tadworth	Planning consent (13/01366/F) is under construction.	Included in permission summary statistics as under construction		
M05	Land north of Wells Place, Merstham	Site has been granted permission for erection of a building for storage and distribution	Not suitable Not available Not achievable	0	Not currently developable
P01	Unit 4 Pitwood Park, Waterfield, Tadworth	Site has been brought back into use as a workshop and offices	Not suitable Not available Not achievable	0	Not currently developable
RE11	Land between Trowers Way & Holmethorpe Avenue, Redhill	Site has been granted consent for industrial units which has now been implemented	Not suitable Not available Not achievable	0	Not currently developable
RW10	Former Crown Buildings, London Road, Redhill	Site has been granted permission for an office block which is now under construction	Suitable Not available Not achievable	0	Not currently developable
RE03	Warwick Quadrant North, London Road, Redhill	Planning permission has been granted (12/1852/F) for new foodstore, gym and hotel and is under construction.	Suitable Not available Not achievable	0	Not currently developable
SS15	Horley Place, Bonehurst Road, Horley	Planning permission has been granted to extend the existing hotel.	Not suitable Not available Not achievable	0	Not currently developable

- 5.7. The Council has also reviewed the sites previously identified in the 2014 SHLAA as extant permissions to determine whether any progress has been made with development (i.e. whether the developments are under construction, completed or subsequent planning applications have been submitted and approved).

Table 4 Review of sites previously identified in the 2014 SHLAA

SHLAA	Site name	Status	Action
HC24	100 Victoria Road, Horley	Completed	Remove from SHLAA
HC25	Oakfield Court, Consort Way, Horley	Completed	Remove from SHLAA
HE08	Former Langwood, 121 Smallfield Road, Horley	Completed	Remove from SHLAA
N10	14 Brighton Road, Banstead	Completed	Remove from SHLAA
RC19	Ringley Park House, Reigate	Completed	Remove from SHLAA
EW10	101-105 Horley Road, Earlswood	Under construction	Reflect in permission summary statistics
HC22	Imperial Buildings, Victoria Road	Under construction	Reflect in permission summary statistics
HC19	Saxley Court, Victoria, Horley	Under construction	Reflect in permission summary statistics
MSJ05	Bourne House, Lesbourne Road, Reigate	Under construction	Reflect in permission summary statistics
N08	268-288 Fir Tree Road, Banstead	Under construction	Reflect in permission summary statistics
RC07	50-54 West Street, Reigate	Under construction	Reflect in permission summary statistics
RC18	Reigate Business Mews, Albert Road North, Reigate	Under construction	Reflect in permission summary statistics
RE15	The Sea Cadet Association, Hooley Lane, Redhill	Under construction	Reflect in permission summary statistics

- 5.8. As noted above, in line with the NPPF only unimplemented planning permissions can be included within the SHLAA. These sites have therefore been removed.

Availability survey

- 5.9. To inform the SHLAA addendum, the Council wrote to all landowners/agents for sites which has previously been promoted though the 2014 SHLAA in order to ascertain the latest position and their intentions with regards to availability of the site for residential development. The survey also sought to understand whether the achievability of development was dependent upon overcoming any constraints.

Sites no longer available for development

- 5.10. Through the availability survey, and in line with the NPPF, information has come to light in respect of a number of sites which questions their availability/achievability for development.
- 5.11. In the case of 9 sites, landowners have specifically confirmed that they no longer wish to bring their sites forward for residential development. These sites are set out in Table 4 overleaf: these are therefore considered not available.

Table 5 2014 SHLAA sites no longer wishing to be promoted for residential development

SHLAA ref	Site name
BV08	Royal Mail Depot, 28A High Street, Banstead
HC14	Royal Mail Depot, 107 Victoria Road, Horley
MSJ01	Land at Cronks Hill Road, Reigate
RC14	Land east of Bell Street, Reigate
RH11	Colman Redland Centre, Croydon Road, Reigate
RW07	Land at Dennis Close, Redhill
SS03	Land at Woodside Farm, Reigate Road, Hookwood
SS08	Former Philips Site, Bonehurst Road, Salfords
TW07	Royal Mail Depot, 88 The Avenue, Tadworth

5.12. The Council is also aware that TW09 (Traffic Garages, 41 Walton Street, Walton on the Hill) had previously been promoted for residential development but has since been converted to, and is operating as, a Bugden's supermarket. This site is also considered to be not available.

5.13. A further landowner (RE23 – Victoria House, Brighton Road, Redhill) indicated that they are unsure whether they want to continue to promote their site for residential development. The availability of this site is therefore uncertain.

Further availability information

5.14. For a number of other sites, additional information has come to light – either through the landowner survey or through the Council's investigations – which may be material to the availability and/or achievability of the site.

5.15. As part of the survey, further detailed comments in respect of availability were submitted, by landowners, in relation to 26 sites. A summary of this information is provided in table 6 along with conclusions as to its implications for the availability/achievability of the site (particularly if this changes from the 2014 SHLAA).

Table 6 Summary of further availability information

Ref	Site name	Additional information	Source	Implications	Conclusions
BV04	Amberley, Bolters Lane, Banstead	Surrey County Council has agreed to modify the covenants preventing development.	Landowner survey	Progress made in overcoming legal constraints	Site is available immediately
BV07	SECamb HQ, The Horseshoe, Banstead	Alternative locations to relocate some of the current operations on the site have been identified and are being progressed.	Landowner survey	Progress made in relocating existing uses to enable release of site	Site remains available
BV15	Land south of Holly Hill Park, Banstead	Expected to engage in pre-application spring/ summer 2016. The landowner has indicated that they wish to develop the site themselves.	Landowner survey	Confirms immediate availability and intentions to deliver	Site remains available
BV16	Land south of Woodmansterne Lane, Banstead	Terms have been agreed with regards to an option agreement on the site.	Landowner survey	Progress made in disposal – supports availability and achievability	Site remains available
HC16	Former Horley Police Station, Horley	The site was offered to the market in Autumn 2014 and received good interest from developers. However it was required operationally and therefore sale put on hold. Since the 2014 SHLAA the station has reverted back into operational use.	Landowner survey	Site now in operational use and therefore not likely to be available in the short term	Site not available immediately but likely to become available in medium/long term
HE03	75 Smallfield Road, Horley	Availability of the site for residential development has been confirmed.	Landowner survey	Confirms availability	Site is available immediately
HE05	Land at Harrowsley Green Farm, Horley	The landowners have entered into a binding legal promotion of the site with Land & Partners. The site is now assembled for development – all landowners are part of a single legal entity which guarantees that the site will be released to the open market for development upon the grant of outline planning permission.	Landowner survey	Progress made in site assembly and disposal	Site remains available
HE07	Farney View Farm, Horley	As above	Landowner survey	Progress made in site assembly and disposal	Site remains available
HW07	Land at Meath Green Lane (“Cinderfield”), Horley	The property is currently being marketed as a single dwelling but the landowner would sell the site for development purposes.	Landowner survey	Confirms availability	Site is available immediately
HW09	The Croft/ Meath Paddock, Meath Green Lane, Horley	The site is currently being marketed to developers and an interest has been shown by a developer. Unknown at this stage when anticipate completing disposal.	Landowner survey	Confirms availability and progress being made in disposal	Site remains available
KBH12	Land at Kingswood Station, Waterhouse Lane, Kingswood	The site is now within the control of Solum Regeneration (a joint venture between Network Rail and Kier Properties)	Council research	Confirms availability and supports achievability (experienced developer involvement)	Site remains available but existing leases remain
M20	Land south of Darby House, Bletchingley Road, Merstham	The landowner has expressed an interest in developing the site themselves.	Landowner survey	Confirms immediate availability and intentions to deliver	Site remains available

M22	Church of the Epiphany, Merstham	The church formally closed in January 2015. The site is to be sold to a developer – anticipate disposal within a year. It is understood that a church house will be provided on part of the site with potential for future use for a curate/ church army officer/ youth worker.	Landowner survey	Confirms immediate availability and timeframes for disposal.	Site is immediately available.
MSJ03	Redhill Ambulance Station, Pendleton Road, Redhill	Disposal is pending implementation of the Trust's Make Ready Programme in the area and the associated reconfiguration of the estate. Disposal is expected within 5 years.	Landowner survey	Site remains in operational use and availability subject to reconfiguration. Timeframes confirmed.	Site not available immediately but likely to become available in medium/long term
RC02	Old Colley Farm, Coppice Lane, Reigate	Availability of the site for residential development has been confirmed. The landowner has indicated that they may wish to develop the site themselves.	Landowner survey	Confirms immediate availability and intentions to deliver	Site is available
RE21	Quarryside Business Park, Redhill	There is an agreement to sell to a developer and a contract is in place. Planning application estimated to be made in 2017 and delivery anticipated by 2021	Landowner survey	Confirms availability and supports achievability due to developer involvement.	Site remains available but existing leases remain
RE23	Victoria House, Brighton Road, Redhill	The site is owned by a private individual who is unsure whether they wish to continue to promote the site for residential development.	Landowner survey	Availability uncertain	Site not available immediately but may become available in medium/long term
RW17	Berkeley House, High Street/ Chapel Road, Redhill	The landowner – Peer Group Plc- are preparing for a pre-application submission in Q2 of 2016. They are investigating the viability of a permitted development scheme plus additional 2 or 3 storeys of residential accommodation. The landowner has indicated that they wish to develop the site themselves.	Landowner survey	Confirms availability and intentions to deliver in the near term.	Site remains available
SPW09	Land at Shepherd's Lodge Farm, Park Lane East, Reigate	The site is now owned by a number of siblings who inherited the site. The landowners are in full agreement that the site is available for residential development. The landowners have previously been approached by a number of firms expressing interest in purchasing the site and their details have been retained.	Landowner survey	Confirms immediate availability and developer interest supports achievability	Site remains available
SS02	Land to the west of Bonehurst Road, Salfords	Availability of the site for residential development has been confirmed.	Landowner survey	Confirms availability	Site remains available
SS10	Millstream Farm, Brighton Road, Salfords	Availability of the site for residential development has been confirmed.	Landowner survey	Confirms availability	Site remains available
SS18	Land at Oakfield, Axes Lane, Salfords	If the site is deemed suitable for residential development, it could be released to the local housing authorities for social housing.	Landowner survey	Confirms availability and intentions for delivery	Site remains available

SS21	Duxhurst & Sidlow Farms, Sidlow	The landowner has expressed an interest in developing the site themselves.	Landowner survey	Confirms availability and intentions for delivery	Site remains available
SS12	Land between Mason's Bridge Road, Picketts Lane and the railway line, Salfords (known as Land East of Salfords)	Following the acquisition of Quintain Estates by Lone Star Real Estate Fund IV the site is now owned by Timberlaine Ltd (Lone Star Real Estate Fund IV). The landowner has expressed an interest in developing the site themselves.	Landowner survey	Change of ownership but availability confirmed	Site remains available
TW06	Land at Sandlands Road, Walton on the Hill	The site is in multiple ownership but landowners intend to bring site forward.	Landowner survey	Indicates availability	Site remains available
RE02	Land at Marketfield Way/High Street, Redhill	The freehold of the site is now fully owned by Reigate & Banstead Borough Council. Discussions are progressing with remaining leaseholders/ occupiers in order to secure vacant possession. The use of CPO by the Council has been confirmed in principle should negotiations prove unsuccessful. The Council has partnered with CoPlan, an experienced mixed use developer, to bring the scheme forward and a planning application has been submitted. Construction is expected to commence in Spring 2017. There is a strong interest in pre-lets from operators for the commercial elements.	Council research	Confirms availability and timeframes for delivery. Operator and developer interest supports achievability,	Site remains available.
BV14	Wellesford Close, Banstead	Covenant exists on the land restricting use to public open space.	Council research	Legal constraint would need to be overcome to enable site to be available for development.	Site not available immediately but may become available in medium/long term
P02	Laboratory site, Pitwood Park, Tadworth	Long-leasehold interest has now been acquired by the Borough Council. Industrial unit has been vacated by the occupier	Council research	Site fully in public ownership, no constraints to availability	Site is immediately available
RC16	The Croft, Buckland Road, Reigate	The care home has been vacated and the site is owned by a local house builder	Council research	Site vacant and developer involvement supports achievability	Site is immediately available
RE06	Former Liquid & Envy, Marketfield Way, Redhill	Development has commenced but stalled. Site has been sold to Rainier Developments; however, there are understood to be practical and viability challenges with the existing permission	Council research	Confirms availability and intentions to bring forward. However, achievability uncertain	Achievability uncertain

Evidence of suitability/sustainability

Third Party/Landowner Evidence

- 5.16. Since the 2014 SHLAA was produced, several landowners/individuals promoting sites for residential development have provided further information in respect of the planning merits and suitability of their sites for development. Further information has been provided on 3 sites. Table 7 details.
- 5.17. In all cases, whilst this evidence is considered to provide additional context, it does not considered to materially alter the conclusions reached in respect of the suitability of the sites for development.

Table 7 Sites for which further information has been submitted

SHLAA	Site name	Additional information	Implications and 2016 Conclusion
KBH16	Land west of Holly Lodge Lane, Lower Kingswood	Further information has been submitted regarding the type of development proposed.	Further information does not overcome the identified constraints. Site remains not suitable.
SPW05	Land at Dovers Farm, Dovers Green Road, Reigate	Further information has been submitted regarding the type/ density/ scale of development proposed, timing for submission, phasing, viability and flooding.	Further information has been noted. Potential number of units increased. Site is potentially suitable subject to Sustainable Urban Extension assessment.
HE10	Land rear of 17 The Close, Horley	Further information has been submitted regarding flood risk, vehicular access, noise and the Gatwick Open Setting.	Further information suggests flood risk and noise issues could be overcome. Further information does not overcome Gatwick Open Setting constraints – evidenced by refused planning consent. Site remains not suitable.

Reigate & Banstead Urban Open Land Review

- 5.18. The 2014 SHLAA considered the housing potential of a number of sites designated through the Borough Local Plan 2005 as Urban Open Land. Where there were no other constraints to development, these sites were identified as being potentially suitable for housing development, pending the outcomes of a formal review of their open space value and function.
- 5.19. Since the publication of the 2014 SHLAA, this review has been carried out in the form of the Urban Open Space Review 2016. This study has been prepared as part of the evidence supporting the DMP Regulation 18 consultation and assesses the open space value of each site with a view to recommending whether sites currently designated as Urban Open Land in the Borough Local Plan 2005 warrant on-going protection/continued designation through the DMP.
- 5.20. This review has concluded that 4 sites previously contained within the SHLAA do not possess the characteristics of urban open space and, as a result, these sites are not recommended to be retained as an Urban Open Space designation. These

recommendations will be subject to consultation through the Regulation 18 stage DMP. These sites therefore remain potentially suitable.

- 5.21. The remaining urban open land sites previously considered through the SHLAA 2014 are all recommended to remain protected and designated moving forward. In many cases, the sites are in active open space use (e.g. allotments, recreation).
- 5.22. Based on these findings, the suitability conclusions for these sites are proposed to be amended as set out in Table 8 below. However, it should be noted that, until such time as the DMP is adopted, the sites remain protected as Urban Open Land and therefore can only be considered potentially suitable and are not currently developable.

Table 8 Conclusions of Urban Open Land Review

SHLAA ref	Site name	UOS Review Recommendation	Revised SHLAA Suitability Conclusion
BV07	SECamb HQ, The Horseshoe, Banstead	Do not retain as UOS	Potentially suitable
BV10	Bentley & The Squirrels, The Horseshoe, Banstead	Do not retain as UOS	Potentially suitable
BV14	Land at Wellesford Close, Banstead	Do not retain as UOS	Potentially suitable
M13	Former Oakley Centre, Radstock Way, Merstham	Do not retain as UOS	Potentially suitable
BV01	Land at Lambert Road, Banstead	Retain as UOS	Not suitable
BV02	Land at Holly Lane, Banstead	Retain as UOS	Not suitable
BV04	Amberley, Bolters Lane, Banstead	Retain as UOS	Not suitable
BV11	Banstead Hall Field, Bolters Lane, Banstead	Retain as UOS	Not suitable
N01	Land at Bridgefield Close, Nork	Retain as UOS	Not suitable
N07	Land at the Drive, Banstead	Retain as UOS	Not suitable
P03 ²	Land at Merland Rise, Preston	Retain as UOS	Not suitable
TW03	Land at Tadworth Street, Tadworth	Retain as UOS	Not suitable
RE09	Land south of Wiggie Lane, Redhill	Retain as UOS	Not suitable
RE13	Land at Wordsworth Mead, Redhill	Retain as UOS	Not suitable
RW04	Land at Colesmead Road, Redhill	Retain as UOS	Not suitable
RW05	Land south of Gatton Park Road, Redhill	Retain as UOS	Not suitable
RW06	Land at Green Way, Redhill	Retain as UOS	Not suitable
MSJ01 ³	Land at Cronks Hill, Reigate	Retain as UOS	Not suitable
RC14 ³	Land east of Bell Street, Reigate	Retain as UOS	Not suitable
RH02	Madeira Sandpit, Highlands Road, Reigate	Retain as UOS	Not suitable
RH11 ³	Colman Redland Centre, Croydon Road, Reigate	Retain as UOS	Not suitable
SPW06	Land at Lavender Sandpit, Cockshot Hill, Reigate	Retain as UOS	Not suitable

² Planning permission is under construction and therefore included in permission summary statistics

³ No longer wish to be promoted for residential development therefore no longer included in the SHLAA

Green Belt Review and Sustainable Urban Extensions Technical Report

- 5.23. The adopted Core Strategy recognises that in order to deliver the borough's housing target for the next 15 years, some development on areas outside of the current urban area will be required.
- 5.24. To meet this requirement, the Core Strategy identifies (in polices CS6 and CS8) three specific "broad areas of search" for sustainable urban extensions:
- Countryside beyond the Green Belt adjoining the urban area of Horley: up to 200 dwellings
 - East of Redhill and east of Merstham: up to 500-700 dwellings
 - South and south west of Reigate: up to 500-700 dwellings
- 5.25. In the 2014 SHLAA, all sites falling within the broad areas of search in the Core Strategy were identified as potentially suitable for housing development pending further evidence (including Green Belt Review), providing there were no other overriding constraints.
- 5.26. Since the publication of the 2014 SHLAA, this additional evidence has been prepared in the form of both a Green Belt Review and the Sustainable Urban Extensions (Stage 2) Site Appraisal Technical Report. These studies have been prepared to inform the Development Management Plan Regulation 18 consultation document, and in particular, the identification of potential development site options. At this stage, these are not final allocations and both the DMP, and the evidence referred to above, is yet to be subject to formal consultation or examination.
- 5.27. As a result of these studies, 19 sites fall within areas which have been shortlisted for consultation through the Regulation 18 stage DMP as potential reserve sites. These sites therefore continue to be viewed as potentially suitable for SHLAA purposes. However, until such time as the DMP is adopted and final allocations confirmed, the sites remain protected as either Green Belt or countryside beyond the Green Belt and therefore are not currently developable. In addition, as per the Core Strategy, these sites will only be released for development when the Council is unable to demonstrate a five year land supply.
- 5.28. For the remaining 11 sites, suitability conclusions have been amended from potentially suitable to not suitable in light of this more detailed evidence and assessment.

Table 9 Conclusions of Green Belt Review and Sustainable Urban Extensions Technical Report

*The technical study conclusions in the table below relate to the parcel within which the site sits.

Ref	Site name	SUE/Green Belt Land Parcel	Conclusions of Technical Studies*	Revised SHLAA Suitability Conclusion	Revised Capacity
M21	Land north of Radstock Way, Merstham	ERM6	Do not shortlist (Policy conflict from loss of recreation land Uncertain availability due to covenant)	Not suitable	n/a
RE19	Nutfield Lodge, Nutfield Road, Redhill	ERM1	Not considered	Not suitable	n/a
RE25	Land south of Nutfield Road, Redhill	ERM1	Shortlist subject to revise/restrict development boundaries to exclude wooded scarp and south-eastern paddock. Development of allotment subject to adequate replacement.	Potentially suitable	15
SPW07	Land at Castle Drive, Reigate	SSW6	Area directly adjacent to urban area considered to be suitable for small scale potential	Potentially suitable	8
SPW09	Land at Shepherd's Lodge Farm, Park Lane East, Reigate	SSW1	Do not shortlist (high contribution to purposes/integrity of Green Belt)	Not suitable	n/a
HE16	Woodside Bungalow, Horley (New site)	SEH4	Shortlist subject to development being restricted to land in Flood Zone 1 only and restricting development in areas in Gatwick Open Setting/noise contours (this site falls outside of these restricted areas)	Potentially suitable	45
SPW13	145 Sandcross Lane, Reigate (New site)	SSW2	Shortlist	Potentially suitable	35
HE13	Sandra's Riding School, The Close, Horley (New site)	SEH4	Shortlist subject to development being restricted to land in Flood Zone 1 only and restricting development in areas in Gatwick Open Setting/noise contours (this site falls outside of these restricted areas)	Potentially suitable	25
HC11	Bayhorne Farm, Apperlie Drive, Horley	SEH1	Shortlist	Potentially suitable	50
HC12	Fishers Farm, Limes Avenue, Horley	SEH1	Shortlist	Potentially suitable	85
HE01	Land at Haroldslea Drive, Horley	SEH12	Do not shortlist (flood risk – not sequentially preferable; poorer access and accessibility; poor overall sustainability; role in settlement separation)	Not suitable	n/a
HE04	Land at Wilgers Farm, Smallfield Road, Horley	SEH7	Do not shortlist (flood risk – not sequentially preferable)	Not suitable	n/a
HE05	Land at Harrowsley Green Farm, Smallfield Road, Horley	SEH11	Do not shortlist (flood risk – not sequentially preferable; role in settlement separation)	Not suitable	n/a
HE07	Farney View Farm, Avenue	SEH8	Do not shortlist (flood risk – not sequentially preferable)	Not suitable	n/a

	Gardens, Horley				
HE09	Land at Newstead Hall, Haroldslea Drive, Horley	SEH6	Do not shortlist (flood risk – not sequentially preferable, restricted access, protected woodland)	Not suitable	n/a
HE10	Land rear of 17 The Close, Horley	SEH4	Shortlist subject to development being restricted to land in Flood Zone 1 only and restricting development in areas in Gatwick Open Setting/noise contours (this site falls within these restricted areas)	Not suitable	n/a
HE11	Land adjoining 61 Silverlea Gardens, Horley	SEH7	Do not shortlist (flood risk – not sequentially preferable)	Not suitable	n/a
HW03	Land at Bonehurst Road, Horley	NWH2	Shortlist	Potentially suitable	40
HW06	Land north of Meath Green Lane (“The Cottage”), Horley	NWH1	Shortlist	Potentially suitable	15
HW07	Land at Meath Green Lane , Horley	NWH1	Shortlist	Potentially suitable	55
M14	Oakley Farm, 143 Bletchingley Road, Merstham	ERM5	Shortlist	Potentially suitable	95
M18	164 Bletchingley Road, Merstham	ERM4	Shortlist	Potentially suitable	30
M20	Land south of Darby House, Bletchingley Road, Merstham	ERM4	Shortlist	Potentially suitable	20
RE20	Former Copyhold Works, Nutfield Road, Redhill	ERM3	Shortlist	Potentially suitable	135
RE22	Land at Hillsbrow, Nutfield Road, Redhill	ERM1	Shortlist subject to revise/restrict development boundaries to exclude wooded scarp and south-eastern paddock. Development of allotment subject to adequate replacement.	Potentially suitable	100
RE24	Land north of Nutfield Road (“The Paddock”), Redhill	ERM2	Shortlist	Potentially suitable	75
SPW04	Land at Sandcross Lane, Reigate	SSW2	Shortlist	Potentially suitable	220
SPW05	Land at Dovers Farm, Dovers Green Road, Reigate	SSW9	Shortlist	Potentially suitable	100
SPW08	Hartwood Nursery, 146 Doversgreen Road, Reigate	SSW7	Shortlist	Potentially suitable	20
SPW10	Land at Hartwood/ Flanchford Farm, Reigate	SSW5	Do not shortlist (high contribution to purposes/integrity of Green Belt; less favourable in sustainability appraisal terms)	Not suitable	n/a

6. Summary of Site Assessments

- 6.1. In light of the findings of this review, table 3 of the 2014 SHLAA (Summary of SHLAA Sites) has been updated to reflect the most recent information regarding suitability, availability, achievability and deliverability.

Table 10 Summary of site assessments

(Sites marked with a * in the deliverability column have been shortlisted as potential development site options for consultation through the Regulation 18 stage Development Management Plan. However, until such time as any allocations are confirmed through the DMP, they remain not currently developable).

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity (net)	Deliverability
BV01	Land at Lambert Road, Banstead	RBBC Property	Not suitable	Not available	Achievable	- Allotment needs - Alternative provision - Access - Strategic policy change	25	Not currently developable
BV02	Land at Holly Lane, Banstead	RBBC Property	Not suitable	Not available	Achievable	- Allotment needs - Alternative provision - Access - Strategic policy change	40	Not currently developable
BV03	Thrive, Orchard House and Inyoni, De Burgh Park, Banstead	RBBC Development Management	Suitable	Not available	Achievable	- Land assembly	20	Not currently developable
BV04	Amberley, Bolters Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	30	Not currently developable
BV05	Fairholme Farm, 14 Croydon Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	160	Not currently developable
BV06	The Clinic and Youth Centre, The Horseshoe, Banstead	Call for Sites	Suitable	Uncertain	Achievable	- Operational needs/ service review	20	Not currently developable
BV07	SECamb HQ, The Horseshoe, Bolters Lane, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- Operational needs - DMP adoption	18	Developable
BV09	Hengest Farm, Woodmansterne Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	125	Not currently developable
BV10	Bentley & The Squirrels, The Horseshoe, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- None - DMP adoption	45	Developable
BV11	Banstead Hall Playing Field, Bolters Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Alternative sports provision - Secretary of state approval - Strategic policy change	50	Not currently developable
BV12	Land at Banstead Estate, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	600	Not currently developable
BV13	Land east of Park Road, Banstead	Call for Sites	Not suitable	Uncertain	Achievable	- Availability - Strategic policy change	15	Not currently developable
BV14	Land at Wellesford Close, Banstead	Call for Sites	Potentially suitable	Uncertain	Achievable	- Availability/covenant - DMP adoption	15	Developable
BV15	Land south of Holly Hill, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	100	Not currently developable

BV16	Land south of Woodmansterne Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	160	Not currently developable
BV18	Land south of Croydon Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	210	Not currently developable
BV19	Land at Kingscroft Road, Woodmansterne	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change	40	Not currently developable
BV20	NRT Electrical & Mechanical, Castle House, Park Road, Banstead	Extant planning permission	Suitable	Available	Achievable	- None	10	Deliverable
CHW01	Land at Woodplace Lane, Coulsdon	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Vehicular access	40	Not currently developable
CHW02	Land at Outwood Lane, Chipstead	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change	20	Not currently developable
CHW03	Land between Hazelwood Lane and Castle Road, Chipstead	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change	190	Not currently developable
CHW06	Land at Rectory Lane ("Drakes Field"), Chipstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	270	Not currently developable
CHW07	Land off Harden Farm Close, Netherne	Call for Sites	Not suitable	Uncertain	Achievable	- NPPF para 89: Scale of development - Availability	7	Not currently developable
CHW09	Land off Netherne Drive/ Park Lane, Netherne, Coulsdon	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	7	Not currently developable
CHW10	Land to the north of Park Lane, Netherne, Coulsdon	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	25	Not currently developable
CHW11	Land west of Netherne Drive, Netherne, Coulsdon	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	25	Not currently developable
CHW12	Plot 18 Soloms Court Road, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access	1	Not currently developable
CHW13	Land adjacent to 37 Merrymeet, Woodmansterne	Extant planning permission	Suitable	Available	Achievable	- None	5	Deliverable
CHW14	8 Brighton Road, Hooley	Extant planning permissions	Suitable	Available	Achievable	- None	5	Deliverable
EW01	Land south of Woodhatch Road, Reigate	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Contamination	0	Not currently developable
EW02	Land to the rear of 1-39 Earlsbrook Road, Redhill	RBBC Desktop Review	Not suitable	Not available	Achievable	- Residential amenity - Vehicular access	8	Not currently developable
EW03	Land at Princes Road, Earlswood	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Allotment needs	125	Not currently developable
EW07	Royal National Institute for the Blind, Philanthropic Road,	Call for Sites	Suitable	Available	Achievable	- NPPF para 89: Scale of development	102 (65 in	Deliverable

	Redhill					- Heritage preservation	RBBC)	
EW08	Hockley Business Centre, Hooley Lane, Redhill	Call for Sites	Suitable	Available	Achievable	- Vacant possession	30	Developable
EW11	19-23 Woodhatch Road, Redhill	Unimplemented permission	Suitable	Available	Achievable	- None	16	Deliverable
HC01	Land at the Grove, Horley	Call for Sites	Suitable	Uncertain	Achievable	- Relocation requirements	30	Developable
HC02	High Street Car Par, Horley	RBBC Property	Suitable	Available	Achievable	- Future parking needs	30	Developable
HC03	Central Car Park, Consort Way East, Horley	RBBC Property	Suitable	Uncertain	Achievable	- Future parking needs - Availability	30	Not currently developable
HC05	Balcombe Road Industrial Estate, Horley	RBBC Development Management	Not suitable	Uncertain	Achievable	- Employment policy - Land assembly	30	Not currently developable
HC07	Air Balloon Public House, Brighton Road, Horley	RBBC Development Management	Suitable	Uncertain	Achievable	- Availability	20	Not currently developable
HC10	Horley Library, Kings Road, Horley	Call for Sites	Suitable	Available	Achievable	- Alternative library provision	35	Developable
HC11	Bayhorne Farm, Apperlie Drive, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access - DMP adoption	40	Not currently developable*
HC12	Fishers Farm, Limes Avenue, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access - DMP adoption	85	Not currently developable*
HC15	Mitchells of Horley, 1-9 Station Road, Horley	Call for Sites	Not suitable	Available	Achievable	- Employment land review	30	Not currently developable
HC16	Horley Police Station, Massetts Road, Horley	RBBC Development Management	Suitable	Available	Achievable	- Operational requirements	18	Developable
HC17	Former Chequers Hotel, Bonehurst Road, Horley	RBBC Development Management	Suitable	Uncertain	Achievable	- None	45	Developable
HC27	T Northeast, 4 Station Road, Horley	RBBC Development Management	Suitable	Available	Achievable	- None	6	Developable
HC28	Land at Meadowcroft House, Balcombe Road, Horley	Call for Sites	Suitable	Not available	Achievable	- None	10	Not currently developable
HE01	Land at Haroldslea Drive, Horley	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Vehicular access - Contamination - Flood risk	25	Not currently developable
HE02	Gas Holder Site, Balcombe	RBBC Desktop	Not suitable	Uncertain	Achievable	- Utilities needs	30	Not currently

	Road, Industrial Estate, Horley	Review				- Employment land review - Decommissioning/ contamination		developable
HE03	75 Smallfield Road, Horley	RBBC Development Management	Suitable	Available	Achievable	- Flood risk	12	Developable
HE04	Land at Wilgers Farm, Smallfield Road, Horley	Call for Sites	Not suitable	Uncertain	Achievable	- Flood risk - Strategic policy change	170	Not currently developable
HE05	Land at Harrowsley Green Farm, Smallfield Road, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Landscape impact - Strategic policy change	440	Not currently developable
HE07	Farney View Farm, Avenue Gardens, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Vehicular access - Strategic policy change	125	Not currently developable
HE09	Land at Newstead Hall, Haroldslea Drive, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Tree protection - Vehicular access - Strategic policy change	18	Not currently developable
HE10	Land rear of 17 The Close, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Vehicular access - Airport noise - Gatwick open setting	40	Not currently developable
HE11	Land adjoining 61 Silverlea Gardens, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Access - Strategic policy change	18	Not currently developable
HE12	Land at Orchard Drive, Horley	Unimplemented permission	Suitable	Available	Achievable	- None	8	Deliverable
HE13	Sandra's Riding School, The Close, Horley	Call for Sites	Potentially suitable	Available	Achievable	- None - Access - DMP adoption	25	Not currently developable*
HE14	Seymour, Haroldslea Drive, Horley	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	2	Not currently developable
HE15	Thors Field, Haroldslea Drive, Horley	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Access	40	Not currently developable
HE16	Woodside Bungalow, Woodside Works and land adjacent to The Close, Horley	Call for Sites	Potentially suitable	Available	Achievable	- None - Access - DMP adoption	45	Not currently developable*
HW03	Land at Bonehurst Road, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Access - DMP adoption	40	Not currently developable*
HW06	Land north of Meath Green Lane	Call for Sites	Potentially	Available	Achievable	- Flood risk	15	Not currently

	("The Cottage"), Horley		suitable			- Timing/ phasing - DMP adoption		developable*
HW07	Land at Meath Green Lane ("Cinderfield"), Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - DMP adoption - Timing/ phasing	55	Not currently developable*
HW09	The Croft/ Meath Paddock, Meath Green Lane, Horley	RBBC Desktop Review	Suitable	Available	Achievable	- None	20	Developable
KBH01	Land at Margery Hall Nursery, Margery Lane, Lower Kingswood	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Access arrangements	45	Not currently developable
KBH02	Land at Brighton Road, Burgh Heath	RBBC Desktop Review	Not suitable	Not available	Achievable	- Strategic policy change - Nature conservation - Common de-registration	140	Not currently developable
KBH03	Rockery Farm, Mogador Road, Lower Kingswood	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Access arrangements - Contamination - Utilities diversion	660	Not currently developable
KBH04	Land at Holly Lane, Banstead	RBBC Property	Not suitable	Available	Achievable	- Strategic policy review - Nature conservation	450	Not currently developable
KBH09	Land at Sandy Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	80	Not currently developable
KBH10	Land at Kingswood Knoll, Brighton Road, Lower Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	25	Not currently developable
KBH11	Land at Shrimps Field, Chipstead Lane, Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	100	Not currently developable
KBH12	Land at Kingswood Station, Kingswood	Call for Sites	Suitable	Uncertain	Achievable	- Vacant possession - Loss of employment - Availability	30	Not currently developable
KBH16	Land west of Holly Lodge Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access	125	Not currently developable
KBH18	Land north of Bonsor Drive, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	100	Not currently developable
KBH19	Land east of Smithy Lane, Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	350	Not currently developable
KBH20	Land at Kingswood House, Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	90	Not currently developable
KBH21	Land north of Copt Hill Lane, Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	400	Not currently developable
KBH23	Land south of Margery Lane (Kingswood Hall Estate), Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Landscape and ecological (SAC) impact	250	Not currently developable

						- Access		
KBH24	Land south of M25 (Kingswood Hall Estate), Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Landscape and ecological (SAC) impact - Access	135	Not currently developable
KBH25	Land north of Chipstead Lane, Kingswood	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability	25	Not currently developable
M01	Land at Rocky Lane, Reigate	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change	25	Not currently developable
M02	Merstham Baptist Church	RBBC Regeneration	Suitable	Uncertain	Achievable	- Availability	10	Not currently developable
M03	Land at Albury Road, Merstham	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Alternative open space provision - Flood risk	127	Not currently developable
M06	Moat House Surgery, Worstead Green, Merstham	RBBC Regeneration	Suitable	Not available	Achievable	- Availability - Operational needs	10	Not currently developable
M11	Land north of Rockshaw Road, Merstham	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Heritage preservation - Landscape impact	90	Not currently developable
M12	Merstham Library, Weldon Way, Merstham	Call for Sites	Suitable	Available	Achievable	- Relocation of library	6	Developable
M13	The Oakley Centre, Radstock Way, Merstham	Call for Sites	Suitable	Available	Achievable	- Heritage preservation	15	Deliverable
M14	Oakley Farm, 143 Bletchingley Road, Merstham	Call for Sites	Potentially suitable	Unavailable	Achievable	- Availability - DMP adoption	95	Not currently developable*
M15	Bellway House, Station Road North, Merstham	Call for Sites	Suitable	Uncertain	Achievable	- Vacant possession - Availability	12	Not currently developable
M16	Telephone Exchange & Depot Site, Station Road North, Merstham	Call for Sites	Suitable	Uncertain	Achievable	- Vehicular access - Operational needs - Residential amenity - Availability	30	Not currently developable
M18	164 Bletchingley Road, Merstham	Call for Sites	Potentially suitable	Available	Achievable	- Availability - DMP adoption	30	Not currently developable*
M19	Land at Portland Drive, Merstham	Unimplemented permission	Suitable	Available	Achievable	- Land assembly	6	Developable
M20	Land south of Darby House, Bletchingley Road, Merstham	Call for Sites	Potentially suitable	Available	Achievable	- None - DMP adoption	20	Not currently developable*
M21	Land north of Radstock Way, Merstham	RBBC Property	Not suitable	Uncertain	Achievable	- Loss of open space - Availability/covenant	60	Not currently developable
M22	Church of Epiphany, Mansfield Drive, Merstham	RBBC Desktop Review	Suitable	Available	Achievable	- None	10	Deliverable

M23	23-27 Endsleigh Road, Merstham	Extant Planning Permission	Suitable	Available	Achievable	- None	6	Deliverable
MSJ03	Redhill Ambulance Station, Pendleton Road, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs	8	Developable
MSJ04	City Space Filestores, Chapel Warehouse, 23a Lesbourne Road, Reigate	Extant Planning Permission	Suitable	Available	Achievable	- None	5	Deliverable
N01	Land at Bridgefield Close, Nork	RBBC Property	Not suitable	Not available	Achievable	- Allotment Needs - Alternative provision - Strategic policy change	15	Not currently developable
N02	Land at Parsonsfield Road, Nork	RBBC Property	Not suitable	Not available	Achievable	- Allotment needs - Alternative provision - Access - Strategic policy change	7	Not currently developable
N07	Land at The Drive, Banstead	RBBC Property	Not suitable	Available	Achievable	- Review of UOL - Alternative recreation provision	20	Not currently developable
N09	125-29 Nork Way, Banstead	Unimplemented permission	Suitable	Available	Achievable	- None	7	Deliverable
P02	Laboratory Site, Pitwood Park Industrial Estate, Waterfield, Tadworth	RBBC Property	Not suitable	Not available	Achievable	- Employment land review	20	Not currently developable
P04	Former De Burgh School, Chetwode Road, Preston	Call for Sites	Suitable	Available	Achievable	- None	180	Deliverable
RC01	Land rear of Flanchford Road, Reigate Heath	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Contamination - Vehicular access	18	Not currently developable
RC02	Land at Old Colley Farm, Colley Lane, Reigate	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Vehicular access - Contamination	10	Not currently developable
RC03	Land at 50-52, Unit 54 and 61, Albert Road North, Reigate	RBBC Development Management	Not suitable	Not available	Achievable	- Employment land review - Vehicular access - Residential amenity - Contamination - Land assembly	40	Not currently developable
RC04	51-57 Albert Road North Industrial Estate, Reigate	RBBC Development Management	Not suitable	Uncertain	Achievable	- Employment policy - Vehicular access - Residential amenity - Contamination - Availability	20	Not currently developable
RC05	Land at Rushworth Road,	RBBC	Suitable	Uncertain	Achievable	- Residential amenity	0	Not currently

	Reigate	Development Management				- Land conditions - Availability		developable
RC06	Police Headquarters, Reigate Road, Reigate	RBBC Development Management	Suitable	Not available	Achievable	- Operational needs	25	Not currently developable
RC12	Land north of Buckland Road, Reigate	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development - Land assembly - Availability	15	Not currently developable
RC13	Reigate Beaumont Care Home, Colley Lane, Reigate	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development - Availability	30	Not currently developable
RC15	Former Priory Stables, Park Lane, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development	5	Not currently developable
RC16	The Croft, Buckland Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Heritage impact - Strategic policy change	10	Not currently developable
RC20	4-10 Church Street, Reigate	Unimplemented permission	Suitable	Uncertain	Achievable	- None	7	Developable
RC21	Homebase, Rushworth Road, Reigate	Call for Sites	Suitable	Available	Achievable	- None	21	Developable
RC22	Town Hall, Castlefield Road, Reigate	Call for Sites	Suitable	Available	Achievable	- None	23	Deliverable
RE01	Land at Redhill Station, Princess Way, Redhill	Unimplemented permission	Suitable	Available	Achievable	- None	150	Deliverable
RE02	Land at Marketfield Way/ High Street, Redhill	RBBC Property	Suitable	Available	Achievable	- Flood risk	150	Deliverable
RE04	Colebrook Day Centre, Noke Drive, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs - Flood risk	80	Developable
RE05	Land at Reading Arch Road, Redhill	RBBC Regeneration	Not suitable	Not available	Achievable	- Employment land review - Flood risk - Contamination - Land assembly	100	Not currently developable
RE06	Former Liquid & Envy Nightclub, Redhill	Planning permission ⁴	Suitable	Available	Achievability uncertain	- Achievability	76	Developable

⁴ Planning permission under construction but stalled. Achievability of current permission is uncertain.

RE07	Royal Mail Sorting Office, St Anne's Drive, Redhill	Call for Sites	Suitable	Uncertain	Achievable	- Operational needs - Flood risk - Availability	80	Not currently developable
RE08	Battlebridge Recreation Ground, New Battlebridge Lane, Merstham	RBBC Property	Not suitable	Not available	Achievable	- Strategic policy review - Restrictive covenants	100	Not currently developable
RE09	Land south of Wiggie Lane, Redhill	RBBC Property	Not suitable	Not available	Achievable	- Allotment needs - Alternative provision	40	Not currently developable
RE10	Gasholder Site, Hooley Lane, Redhill	RBBC Development Management	Not suitable	Uncertain	Achievable	- Utilities needs - Employment policy - Decommissioning/contamination - Availability	25	Not currently developable
RE13	Land near Wordsworth Mead, Redhill	RBBC Property	Not suitable	Available	Achievable	- Alternative open space provision	10	Not currently developable
RE14	Redstone Hall, 10 Redstone Hill, Redhill	Unimplemented permission	Certain	Available	Achievable	- None	13	Developable
RE19	Nutfield Lodge, Nutfield Road, Redhill	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	40	Not currently developable
RE20	Former Copyhold Works, Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- Waste plan conflict - Contamination - Residential amenity - DMP adoption	135	Not currently developable*
RE21	Quarryside Business Park, Thornton Side, Redhill	Call for Sites	Suitable	Available	Achievable	- Vacant possession	60	Developable
RE22	Land at Hillsbrow, Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- conservation - Landscape impact - Contamination - DMP adoption	100	Not currently developable*
RE23	Victoria House, Brighton Road, Redhill	Call for Sites	Suitable	Uncertain	Achievable	- Vacant possession	15	Not currently developable
RE24	Land north of Nutfield Road ("The Paddock"), Redhill	Call for Sites	Potentially suitable	Available	Achievable	- Ecological assessment - DMP adoption	75	Not currently developable*
RE25	Land south of Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- Allotment needs - Alternative provision - DMP adoption	15	Not currently developable*
RE26	26-28 Station Road, Redhill	Unimplemented permission	Suitable	Available	Achievable	- None	14	Deliverable
RH01	Land at Clifton's Lane, Reigate	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Vehicular/ sustainable access - Contamination	50	Not currently developable

RH02	Madeira Sandpit, off Madeira Walk/ Highlands Road, Reigate	RBBC Property	Not suitable	Available	Achievable	- Vehicular access - Contamination - Review of UOL	20	Not currently developable
RH07	Brockmere, Wray Park Road, Reigate	RBBC Development Management	Suitable	Uncertain	Achievable	- Availability - Heritage	5	Not currently developable
RH08	Land south of Dorchester Court, Wray Common Road, Reigate	Call for Sites	Suitable	Uncertain	Achievable	- Availability - Vehicular access	8	Not currently developable
RH12	Acacia House, Reigate Hill, Reigate	Unimplemented permission	Suitable	Available	Achievable	- None	13	Developable
RW01	Land at Cromwell Road/ Sincotts Road, Reigate	RBBC Property	Suitable	Available	Achievable	- None	20	Deliverable
RW02	Land at Gloucester Road, Redhill	RBBC Property	Suitable	Available	Achievable	- Parking needs - Flooding risk - Residential amenity	65	Developable
RW03	Former Longmead Adult Education Centre, Redhill	Call for Sites	Suitable	Available	Achievable	- Heritage conservation	20	Developable
RW04	Land at Colesmead Road, Redhill	RBBC Property	Not suitable	Available	Achievable	- Alternative open space provision - Strategic policy change	60	Not currently developable
RW05	Land south of Gatton Park Road, Redhill	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Allotment needs - Alternative provision	20	Not currently developable
RW06	Land at Green Way, Redhill	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Alternative open space provision	8	Not currently developable
RW08	Land rear of 42-46 Carlton Road, Redhill	RBBC Development Management	Suitable	Not available	Achievable	- Vehicular access - Land assembly	20	Not currently developable
RW12	The Bridge Family Centre, Station Road, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs	10	Developable
RW14	21 Clarendon Road, Redhill	Unimplemented permission	Suitable	Not available	Achievable	- None	14	Developable
RW17	Berkeley House, High Street, Redhill	Call for Sites	Suitable	Available	Achievable	- None	25	Developable
SPW01	Land at Lonesome Lane, Reigate	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Alternative open space provision	40	Not currently developable
SPW03	New Pond Farm, Woodhatch Road, Reigate	RBBC Property	Not suitable	Not available	Achievable	- Strategic policy change - Contamination - Access	30	Not currently developable

SPW04	Land at Sandcross Lane, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- None - DMP adoption	220	Not currently developable*
SPW05	Land at Dovers Farm, Dovers Green Road, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- None - DMP adoption	100	Not currently developable*
SPW06	Land at Lavender Sandpit, Cockshott Hill, Reigate	RBBC Property	Not suitable	Available	Achievable	- Nature conservation - Vehicular access - Strategic policy change	15	Not currently developable
SPW07	Land at Castle Drive, Woodhatch	Call for Sites	Potentially suitable	Available	Achievable	- DMP adoption	8	Not currently developable*
SPW08	Hartswood Nursery, 146 Doversgreen Road, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- DMP adoption	20	Not currently developable*
SPW09	Land at Shepherd's Lodge Farm, Park Lane East, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Vehicular access	25	Not currently developable
SPW10	Land at Hartswood/ Flanchford Farm, Reigate	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Nature conservation - Green Belt importance	220	Not currently developable
SPW11	Garage Block/ Atherfield Barn, Woodhatch Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - NPPF para 89: Scale of development	5	Not currently developable
SPW12	60 Priory Road, Reigate	Unimplemented permission	Suitable	Available	Achievable	- None	7	Deliverable
SPW13	145 Sandcross Lane, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- None - DMP adoption	35	Not currently developable*
SPW14	Clayhall Farm, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access - Flood risk	880	Not currently developable
SPW15	Land north of Slipshatch Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Access - Flood risk	290	Not currently developable
SS01	Land at Rushmeads, Horse Hill, Horley	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Availability - Flood risk - Vehicular access - Contamination	30	Not currently developable
SS02	Land to the west of Bonehurst Road, Salfords	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Contamination	90	Not currently developable
SS04	Fontigarry Farm, Reigate Road, Sidlow	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Flood risk	80	Not currently developable
SS05	Land south of Horse Hill, Horley	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change	50	Not currently developable
SS06	Land at Rosemary Farm, Ironsbottom Road, Sidlow	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Flood risk	70	Not currently developable

						- Contamination		
SS07	Land south of Duxhurst Lane, Sidlow	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Nature conservation	13	Not currently developable
SS09	Former Matrix Site, Perrywood Business Park, Salfords	RBBC Development Management	Not suitable	Uncertain	Achievable	- Employment land review - Vehicular access - Availability	30	Not currently developable
SS10	Millstream Farm, Brighton Road, Salfords	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - contamination	20	Not currently developable
SS11	High Trees Nursing Home, Horsehill, Norwood Hill, Horley	Unimplemented permission	Suitable	Available	Achievable	- None	14	Developable
SS12	Land between Mason's Bridge Road/ Picketts Land and the railway, Salfords (known as "Land East of Salfords")	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Landscape impact - Impact on road network - Strategic policy change - Infrastructure need	1,900	Not currently developable
SS13	Land to the north of Salfords aggregates depot (west of Salfords Station) Salbrook Road, Salfords	Call for Sites	Suitable	Unavailable	Achievable	- Vehicular access - Residential amenity - Availability	30	Developable
SS14	Land north of Axes Lane, Salfords	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Aerodrome safeguarding - Availability	900	Not currently developable
SS16	Astra and Heath Business Centre, Salfords	Call for Sites	Not suitable	Uncertain	Achievable	- Employment land - Availability	65	Not currently developable
SS17	Land south of Copsleigh Avenue, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk	100	Not currently developable
SS18	Land at Oakfield, Axes Lane, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Tree preservation	0	Not currently developable
SS19	South Lodge Court, Ironsbottom, Sidlow	Unimplemented permission	Suitable	Available	Achievable	- None	5	Deliverable
SS20	Chichester Caravans, 18 Brighton Road, Salfords	RBBC Development Management	Suitable	Available	Achievable	- Flood risk	20	Deliverable
SS21	Duxhurst and Sidlow Farms, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Infrastructure	2,400	Not currently developable
SS22	Land at Bonehurst Farm, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk mitigation	540	Not currently developable
SS23	Plot 10 Axeland Park, Axes Lane, Salfords	Call for Sites	Not suitable	Available	Achievable	- Access - Strategic policy change	1	Not currently developable

TAT04	Downs Mower Services, Tattenham Crescent, Epsom	Unimplemented permission	Suitable	Available	Achievable	- None	5	Deliverable
TW01	Land at Dorking Road, Walton on the Hill	RBBC Desktop Review	Not suitable	Not available	Achievable	- Strategic policy change - Common de-registration - Access	15	Not currently developable
TW02	Land to the east of Ebbisham Lane, Walton on the Hill	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Vehicular access - Contamination	30	Not currently developable
TW03	Land at Tadworth Street, Tadworth	RBBC Property	Not suitable	Not available	Achievable	- None	10	Not currently developable
TW05	Frith Park Mansion and grounds, Sturts Lane, Walton on the Hill	RBBC Development Management	Suitable	Available	Achievable	- None	33	Deliverable
TW06	Land at Sandlands Road, Walton on the Hill	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	50	Not currently developable
TW08	Land at Frith Park, Walton on the Hill	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change	130	Not currently developable
TW10	Downs Way, Tadworth	Call for Sites	Not suitable	Uncertain	Achievable	- Access - Strategic policy change	10	Not currently developable

7. Assessment Review

Initial Housing Trajectory

- 7.1. Those sites that are deliverable and developable are collated into an indicative trajectory alongside an allowance for windfalls and broad locations.

Completions

- 7.2. This source includes the net additional units delivered in the borough during the plan period to date (i.e. from April 2012 to March 2016).

Sites under construction

- 7.3. This source includes the outstanding dwellings to be completed on sites which are under construction at the time of preparing the SHLAA. All are considered to be deliverable unless the Council has evidence from the developers which indicates construction will continue beyond five years. This is the case for the Horley North West Sector development where phasing plans suggest the development will extend over 10 years.

Sites with unimplemented planning permission

- 7.4. These sources of supply are divided between two thresholds: 1-4 and 5+ dwellings. The sites in this category are those that were unimplemented on 31 March 2016.
- 7.5. Those sites with a threshold of over 5 dwellings have been assessed in line with the tests set out in Chapter 4 of the 2014 SHLAA and are included within table 12. Investigations have been carried out with landowners/ agents where necessary to establish deliverability. Unless clear information has come to light through this process to suggest that sites are not available/achievable, in line with the NPPF these sites are considered to be deliverable.
- 7.6. Sites under the threshold (1-4 dwellings) have been included as they form part of the housing supply. Due to the number of sites in this category, they have not been individually tested for deliverability because of the practicalities and resource implications.

Sites with potential for residential development

- 7.7. The sites included in this source of supply are those which do not currently have planning permission but have been identified as being suitable, available and achievable.
- 7.8. In line with the 2014 SHLAA, the deliverability and timescales for sites without planning permission is based upon any information provided as part of submissions, supplemented by series of assumptions⁵ with regards to build-out rates and lead-in times where specific information was limited.

⁵ Based upon research findings in *Housing Delivery on Strategic Sites* (Colin Buchanan); *Factors affecting housing build-out rates* (DCLG/ University of Glasgow) and verified by evidence from recent local developments.

Broad locations

- 7.9. The sites included in this source of supply are those which are identified in Table 10 above as potentially suitable. This includes:
- Sites within the broad areas of search for urban extensions which have been shortlisted for public consultation through the Regulation 18 stage DMP
 - Urban Open Land sites which have been proposed for de-designation through the Regulation 18 stage DMP
- 7.10. It should be noted that these sites are not currently developable until such time as changes to policy designations/final allocations are confirmed through the final Development Management Plan. In addition, for urban extensions, sites will only be released for development when the Council is unable to demonstrate a five year supply (as per Core Strategy Policy CS13). As such, these broad locations are identified for the latter stages of the plan period (Years 6+) in Table 11.

Windfalls

- 7.11. The allowance made for windfalls (50 dwellings per annum) is consistent with the allowance identified through the 2014 SHLAA and previously tested through the Core Strategy examination.

Table 11 Indicative plan period housing land supply

Source of supply	Timescale			Total
	To date (April 2012- March 2016)	Years 1-5: (April 2016- March 2021)	Years 6+ (April 2021- March 2027)	
Specific Sites				
Completions	1,857	0	0	1,857
Under construction (1-4)	0	109	0	109
Under construction (5+)	0	1,402	746	2,148
Unimplemented permission (1-4)	0	124	0	124
Unimplemented permission (5+)	0	367	126	493
Sites without planning permission	0	281	707	988
Windfalls				
Windfalls	0	250	300	550
Broad Locations (not currently developable)				
SUEs: Horley	0	0	180	180
SUEs: East Redhill/ East Merstham	0	0	455	455
SUEs: South/ South West Reigate	0	0	383	383
Urban Open Land	0	0	78	78
Total	1,857	2,533	2,975	7,365

Summary of Housing Land Supply

- 7.12. Since the beginning of the plan period, (i.e. between April 2012 and March 2016), a total of **1,857 net additional dwellings** have been completed within the borough. A residual 5,043 dwellings therefore remains to be delivered by the end of the plan period (March 2027).
- 7.13. The study identifies a supply of specific deliverable sites (including planning permissions) capable of delivering 2,283 dwellings within the next 5 years. A windfall allowance of 250 units (50 per annum), increases overall supply over the next 5 years (i.e. to March 2021) to **2,533 dwellings**.
- 7.14. For the remaining years of the plan period, the SHLAA has identified a supply of specific developable sites capable of delivering 1,582 dwellings. A borough-wide windfall allowance of 300 units (6 years at 50 per annum) is included as a source of supply during this period, taking the total supply to **1,879 additional dwellings**.
- 7.15. In addition to this – based on the Core Strategy and taking account of evidence work which has been carried out to inform the DMP – the SHLAA addendum identifies a series of potentially suitable sites within two main broad locations: urban open land and urban extensions. These sites will be subject to public consultation through the Regulation 18 stage DMP and, at this stage, are considered to have the potential to provide an additional **1,096 additional dwellings**. However, these sites remain not currently developable until such time as final allocations/changes to planning designations are formally made through the Development Management Plan. This capacity figure is therefore also subject to change until such time, taking account of public consultation, further testing and examination in public.
- 7.16. Total potential supply from specific developable sites, windfalls and the latest estimate of capacity in broad locations (subject to the caveats above) during the remainder of the plan period is therefore **2,975 additional dwellings**.