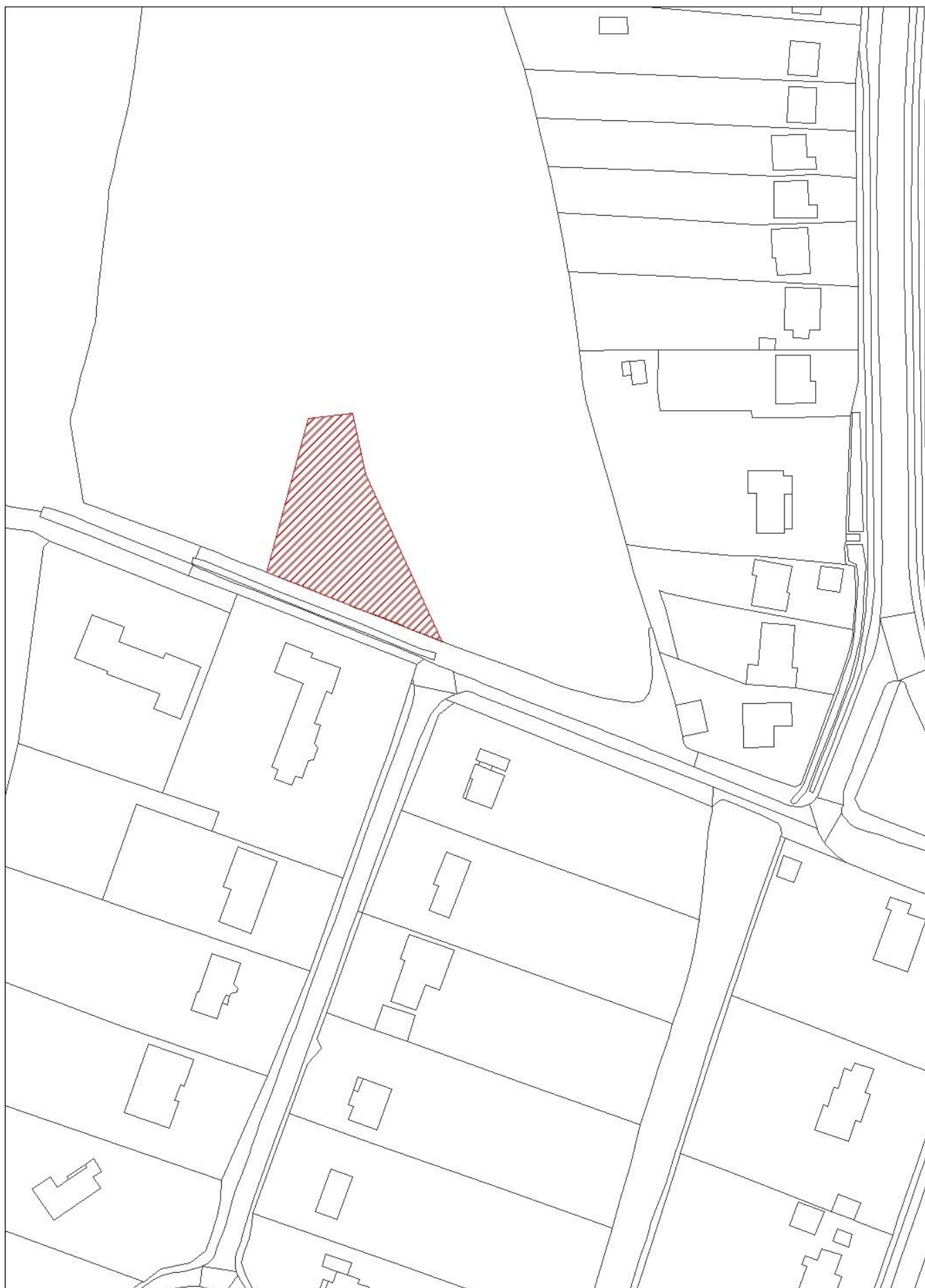


Strategic Housing Land Availability Assessment (SHLAA)

**2016 Addendum – Annex 1
Newly Identified Sites**

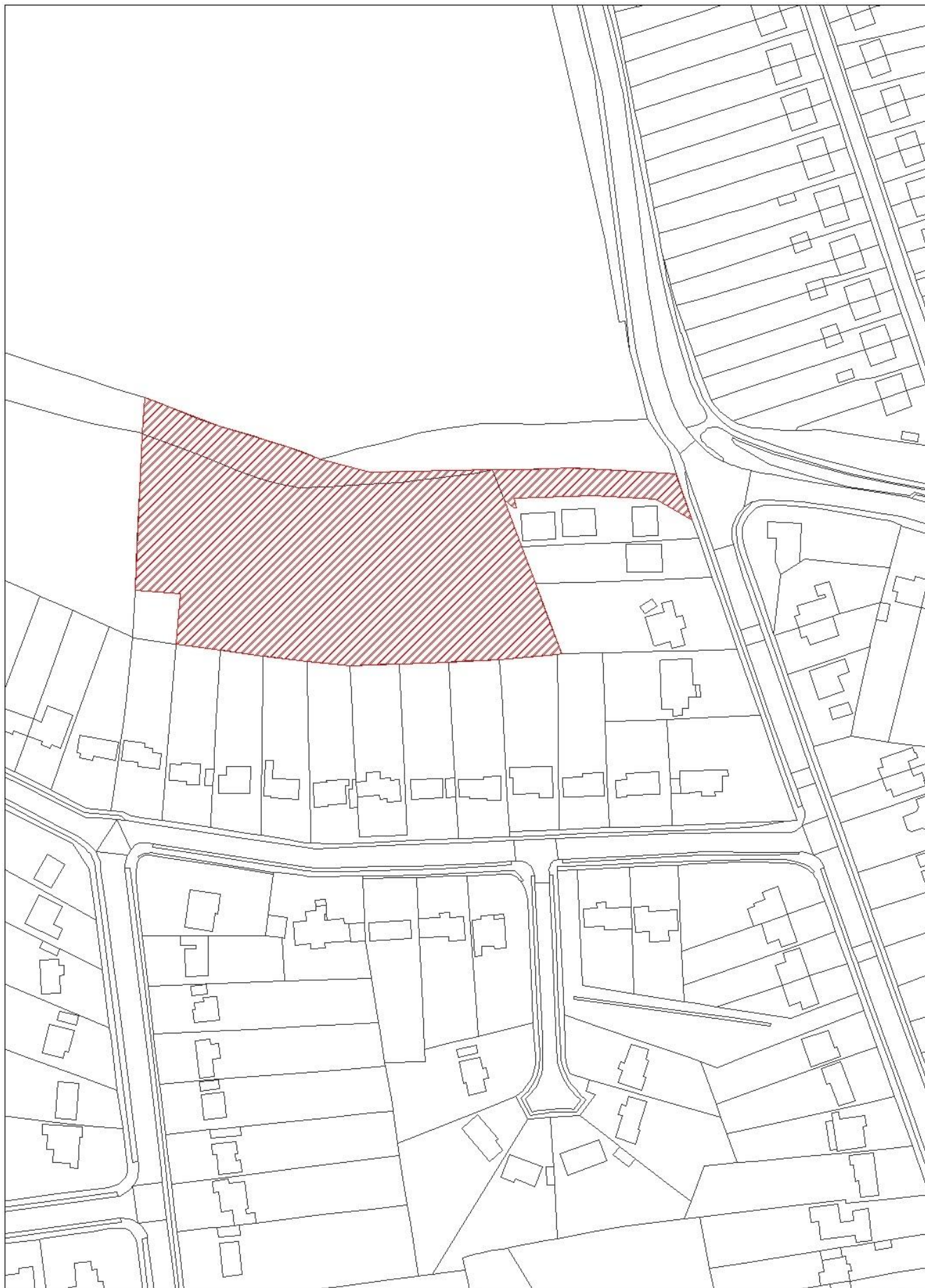
CHW12 - Plot 18 Soloms Court Road, Banstead



Site Details	
SHLAA Reference	CHW12
Source of Site	Call for Sites
Site Name	Plot 18 Soloms Court Road, Banstead
Existing Use	Unmanaged open space/ woodland
Housing Potential	
Density	4dph
Capacity	1 unit
Total Site Area	0.25ha
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to public transport is reasonable. Accessibility to local services and facilities is reasonable; Chipstead Station Approach Local Centre is within close proximity.</p> <p><i>Market Considerations:</i> The site would be suited to delivering one family sized residential unit, potentially as a self-build opportunity.</p> <p><i>Physical Limitations:</i> Access is via a private road. The private road is narrow, whilst this is not a concern for one residential unit it would be an issue for the larger scheme. There are a number of mature trees on the site, none of which are listed.</p> <p><i>Potential Impacts:</i> Development could potentially have an adverse visual impact upon the adjoining Area of Great Landscape Value, Site of Nature Conservation Importance and ancient woodland.</p> <p>This site is therefore not considered to be suitable for housing development.</p>	
Availability	
<p>The proposed site is owned by a single landowner who has promoted the site to the Council for residential development.</p> <p>There is a reasonable prospect that the site would be made available for development during the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> A scheme of this size/ characteristic would likely be delivered by a single house builder or self-builder who would likely have the capacity to deliver. It is likely that development could be completed within 12 months from commencement. However, achieving appropriate access/servicing to the plot may be reliant on other plots in the locality coming forward which could constrain achievability.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Demand for family homes in the area is considered to be strong enough to support development of this scale.</p> <p>There is a reasonable prospect that development of this site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and therefore not currently developable.</p>	

Overcoming constraints: Strategic policy change; access

TW10 – Downs Way, Tadworth

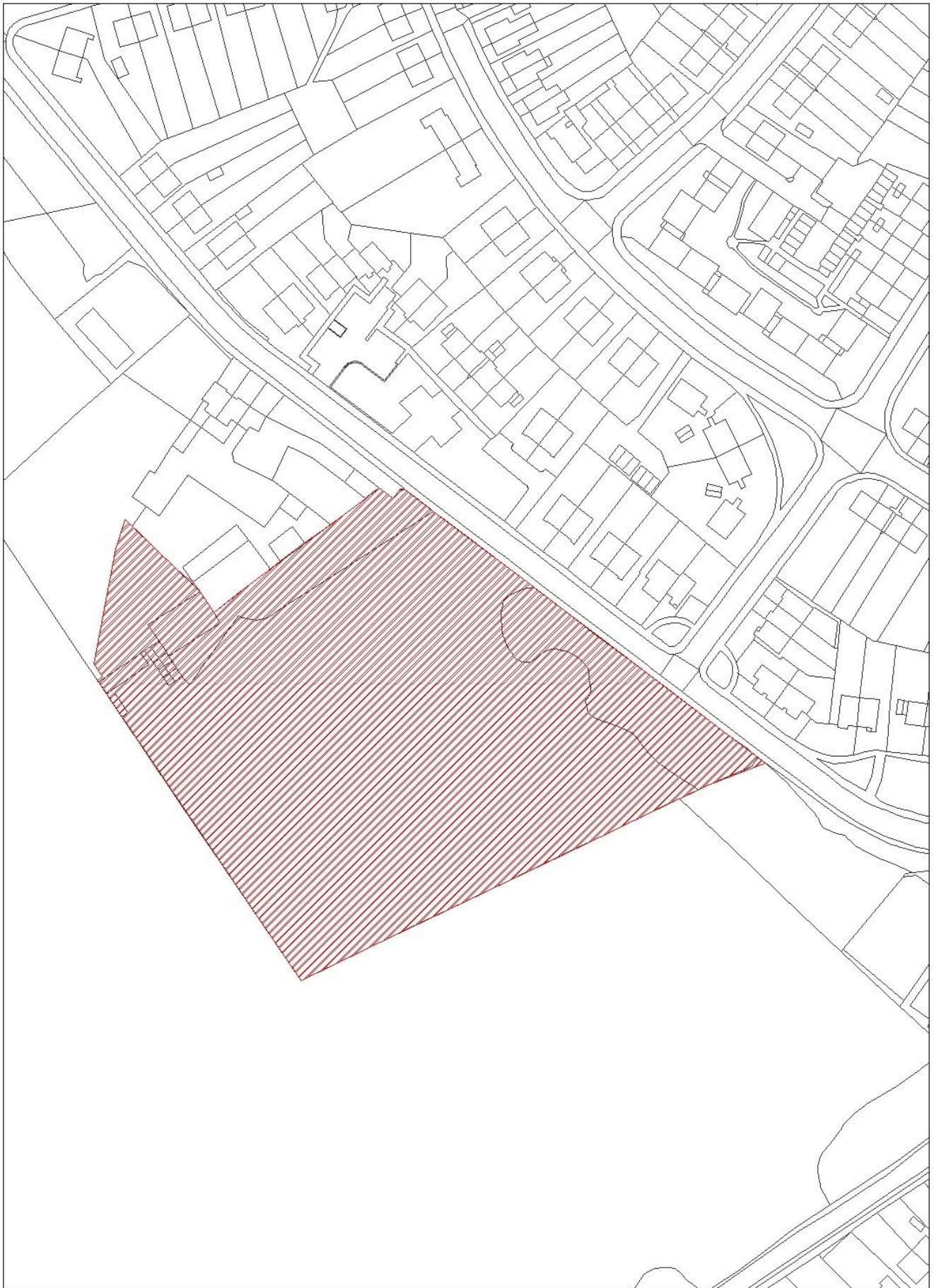


Site Details	
SHLAA Reference	TW10
Source of Site	Call for Sites
Site Name	Land at Downs Way, 81 Kingswood Road, Tadworth
Existing Use	Woodland, rough scrub and grassland
Housing Potential	
Density	20dph
Capacity	10 units
Total Site Area	0.65ha
Suitability	
<p><i>Policy Considerations:</i> The site lies wholly in the Green Belt. The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Access to public transport is reasonable. Accessibility to local services and facilities is reasonable – Shelveys Way local centre is in close proximity.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering family homes.</p> <p><i>Physical Limitations:</i> Part of the site is wooded and there are a number of mature trees on the boundaries of the site; however, none are protected by TPOs. A public right of way runs through the site and would need to be safeguarded Access via the rear of 81 Kingswood Road is constrained and would likely need to be improved to provide adequate access to a larger development.</p> <p><i>Potential Impacts:</i> Development could have an adverse visual impact upon the Area of Great Landscape Value. Development could potentially impact upon the integrity and setting of the adjacent existing ancient monument.</p> <p>This site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a local property developer, Woodgavil Properties Ltd. It has been actively promoted to the Council for housing development.</p> <p>The site is considered to be available for residential development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a local developer. A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver It would likely be delivered in a single phase and completed within 12-18 months from commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work has not been undertaken due to the unsuitability of the site. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Development for family homes in the area is considered to be strong enough to support development of this scale.</p> <p>There is a reasonable prospect that development would be achievable.</p>	
Summary	

The site is not considered to be suitable for housing development and therefore not deliverable or developable.

Overcoming Constraints: Access; strategic policy change

SPW13 – 145 Sandcross Lane, Reigate



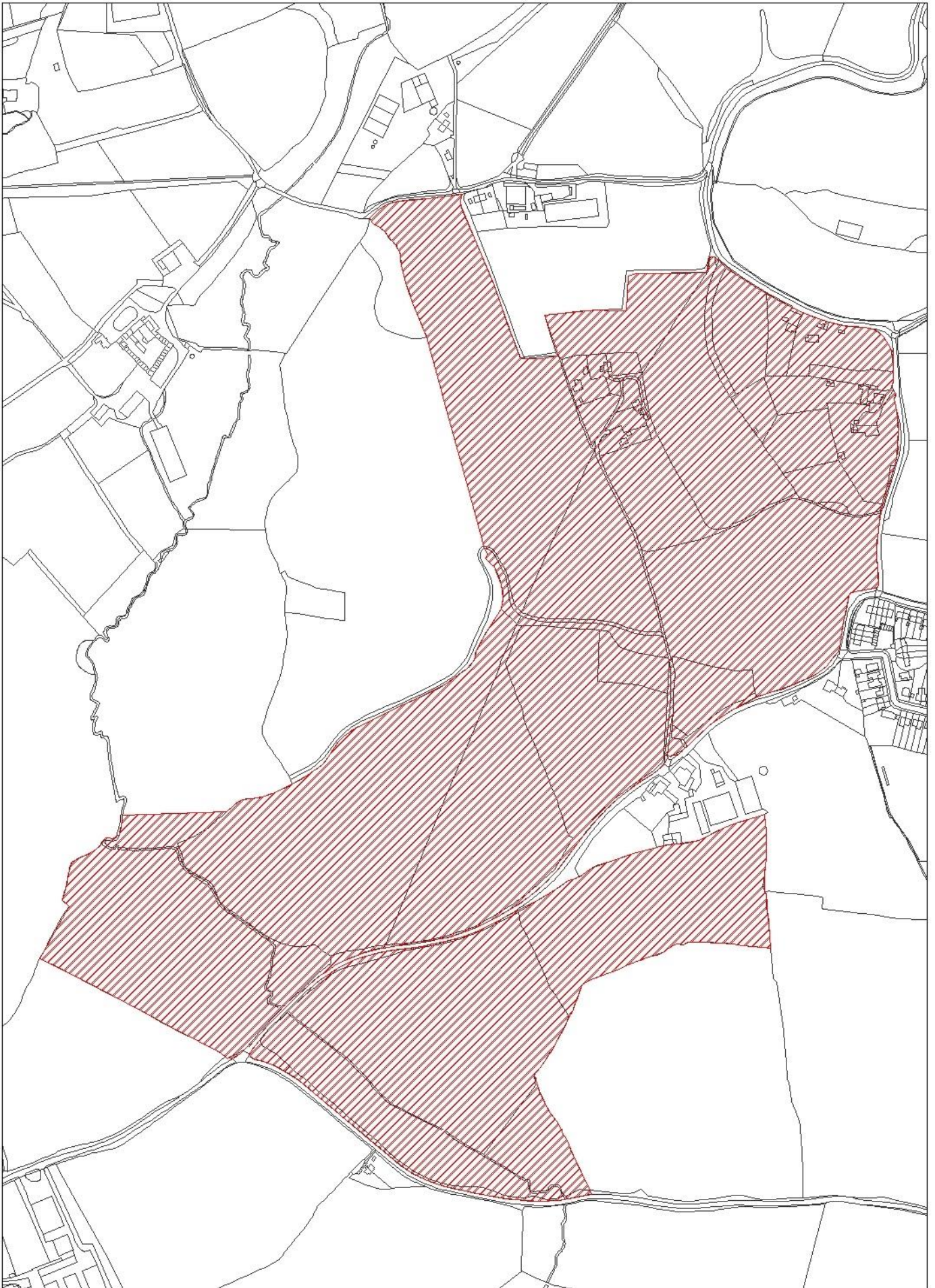
Site Details	
SHLAA Reference	SPW13
Source of Site	Call for Sites
Site Name	Land at Sandcross Lane, Reigate
Existing Use	Agriculture
Housing Potential	
Density	20dph
Capacity	35 units
Total Site Area	1.6ha
Suitability	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy. The site (as part of a larger land parcel) has been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. Accessibility to many local services and facilities is good and the sit has good access to public transport.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> The site is covered by a group tree preservation order with a number of specific protected trees identified within the site. There is a strip of land through the site which has been identified as being at risk from surface water flooding (1-1000 years). Access to the site from Sandcross Lane would need to be carefully designed to ensure highway safety.</p> <p><i>Potential Impacts:</i> Capacity of the surrounding road network, particularly around Woodhatch junction, needs to be carefully considered.</p> <p>This site is therefore considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by a single landowner and has been promoted to the Council for residential development by a developer (Thakeham Homes) who have an option to acquire the site if planning permission is granted.</p> <p>The site is considered to be available for housing development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> Thakeham Homes have signed an option agreement on the site. As a regional scale housebuilder, it is considered that they would have the capacity to deliver a scheme of this scale. With a delivery rate of 20-30 dwellings per annum, a scheme of this scale would most likely be completed within 1-2 years.</p> <p><i>Market and Economic Viability Considerations:</i> The housebuilder promoting the site has confirmed that, based on the latest information the site is viable without any reduction in policy requirements. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development would be achievable.</p>	
Summary	

The site is considered to be potentially suitable for residential development, having been identified - through the SUE Technical Report – as a potential option for consultation through the Regulation 18 stage DMP.

The site is also considered to be available and there is a reasonable prospect that the development is achievable, including financially viable.

The site is not currently developable but has been shortlisted for consultation at the DMP Regulation 18 stage

SPW14 – Clayhall Farm, Reigate



Site Details	
SHLAA Reference	SPW14
Source of Site	Call for Sites
Site Name	Clayhall Farm, Reigate
Existing Use	Agriculture
Housing Potential	
Density	Assumed: 20dph (65% developable area)
Capacity	650
Total Site Area	49.8ha
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt and the majority of the site is within the Area of Great Landscape Value. The site lies partially within a broad location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. Accessibility to many local services and facilities is more limited and the majority of the site has relatively poor access to public transport.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> The Wallace Brook passes through the south/south east of the site and land surrounding the Brook is affected by Flood Zones 2 and 3. There are also areas affected by surface water flooding. There are a number of established trees on the site, although none are protected. Access to the site is via a series of narrow lanes which would likely be unsuitable for significant residential development.</p> <p><i>Potential Impacts:</i> Development could have an adverse visual impact upon the Area of Great Landscape Value. Development could potentially impact upon the integrity and setting of the existing locally listed building to the north of the site. Development would result in the loss of actively managed agricultural land. Capacity of the surrounding rural road network to support development needs to be carefully considered.</p>	
This site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by two private individuals and has been promoted to the Council for housing development. There are not known to be any legal issues.</p> <p>There is a reasonable prospect that the site would be made available for development during the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> A site of this size/ characteristic would likely attract interest from regional and national house builders who would likely have the capacity to deliver. The scheme would most likely be delivered by a consortium of developers. It would most likely be developed in a number of phases of between 300 and 400 homes. Due to several developers operating different outlets a delivery rate of approximately 100 units per annum could be delivered. This would result in the development being completed within 5 to 6 years.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would</p>	

likely be economically viable.

The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.

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

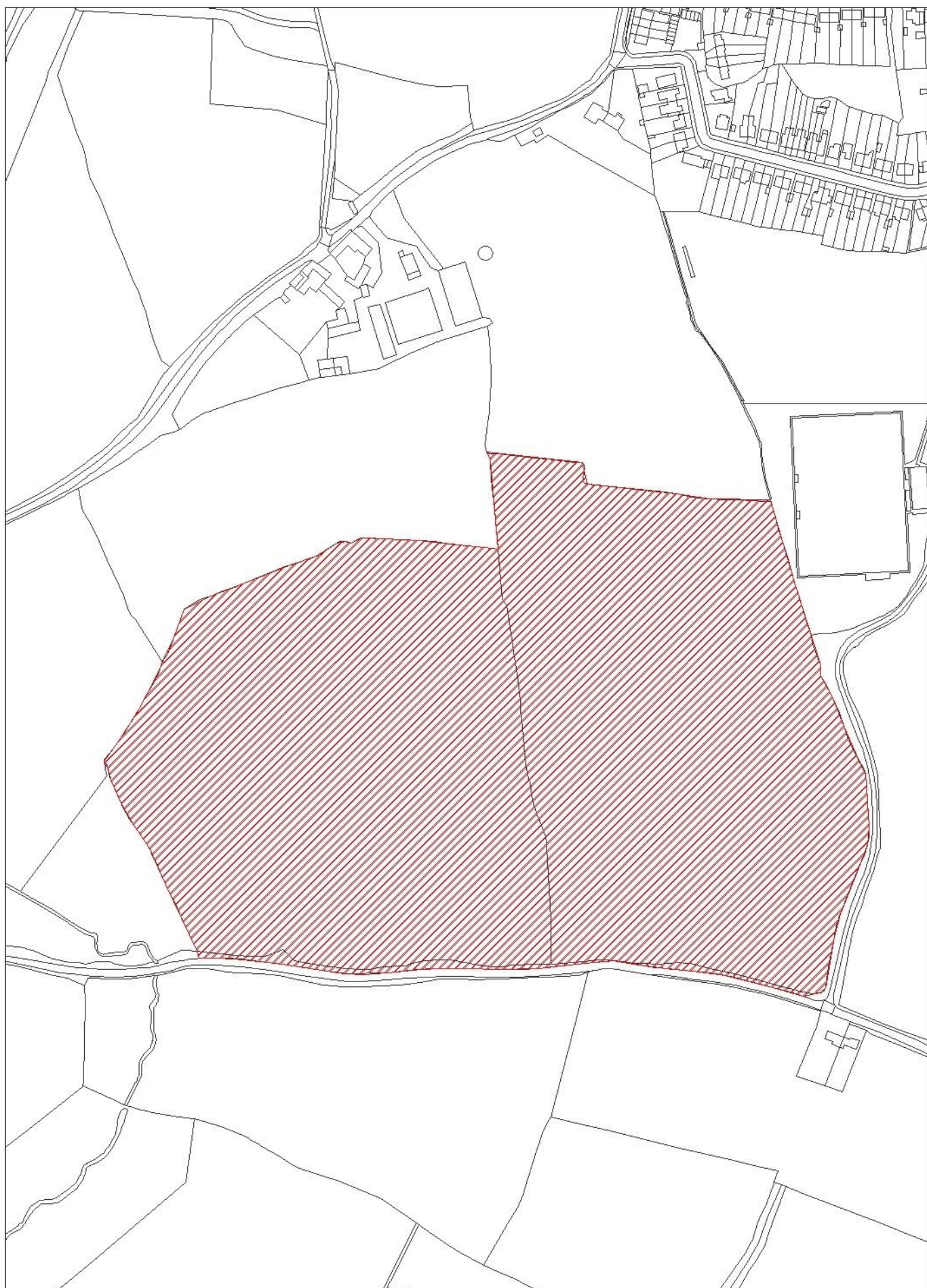
Summary

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

The scheme is not currently developable.

Overcoming constraints: Strategic policy change; access; landscape.

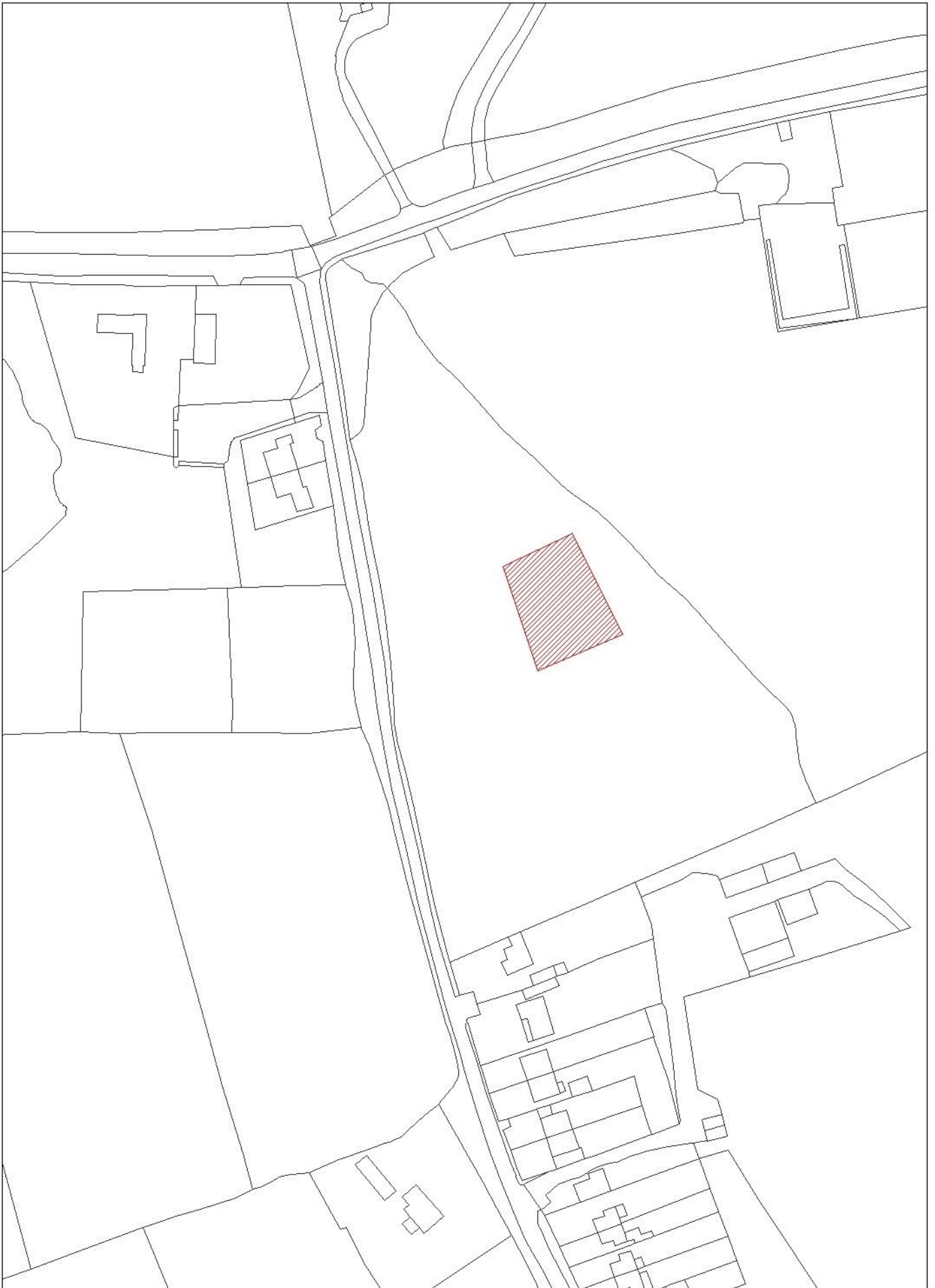
SPW15 – Land north of Slipshatch Road, Reigate



Site Details	
SHLAA Reference	SPW15
Source of Site	Call for Sites
Site Name	Land north of Slipshatch Road, Reigate
Existing Use	Agriculture
Housing Potential	
Density	Assumed: 20dph (75% developable area)
Capacity	290 units
Total Site Area	14.0ha
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy. The site has not been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. It is particularly identified as making a high contribution to purposes of the Green Belt. Accessibility to many local services and facilities is reasonable; however, the site has more limited access to public transport.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> Access to the site is via a series of narrow lanes which would likely be unsuitable for significant residential development. A small part of the site along the western and northern boundaries is at risk of surface water flooding.</p> <p><i>Potential Impacts:</i> Development could have an adverse visual impact upon the adjacent Area of Great Landscape Value. Development would result in the loss of actively managed agricultural land. Capacity of the surrounding rural road network to support development needs to be carefully considered.</p> <p>This site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Lands Improvement Holdings, a strategic land development company. It has actively been promoted to the Council for residential development.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by Lands Improvement Holdings, a strategic land development company. A site of this size/ characteristic would likely attract interest from regional and national house builders who would likely have the capacity to deliver a scheme of this size and characteristics. The scheme would most likely be delivered by a single house builder with delivery rates of approximately 40-60 units per annum.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of this site would be achievable.</p>	
Summary	
<p>There is a reasonable prospect that the site would be made available for development by the landowners and that a housing scheme would be achievable. However, the site is not considered to be suitable for residential development.</p> <p>The scheme is not currently developable.</p>	

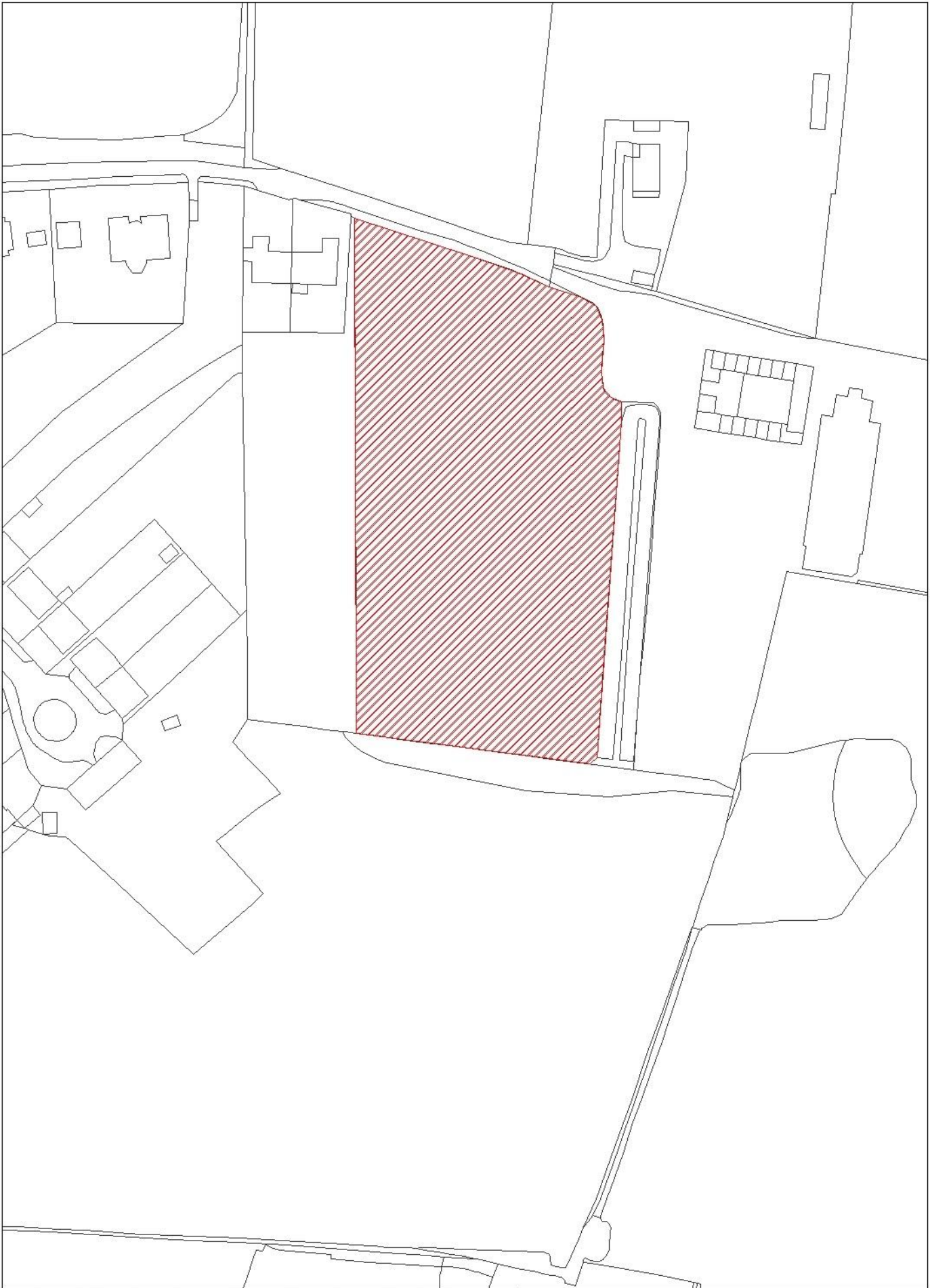
Overcoming constraints: Strategic policy change; access

SS23 – Plot 10 Axeland Park, Axes Lane, Salfords



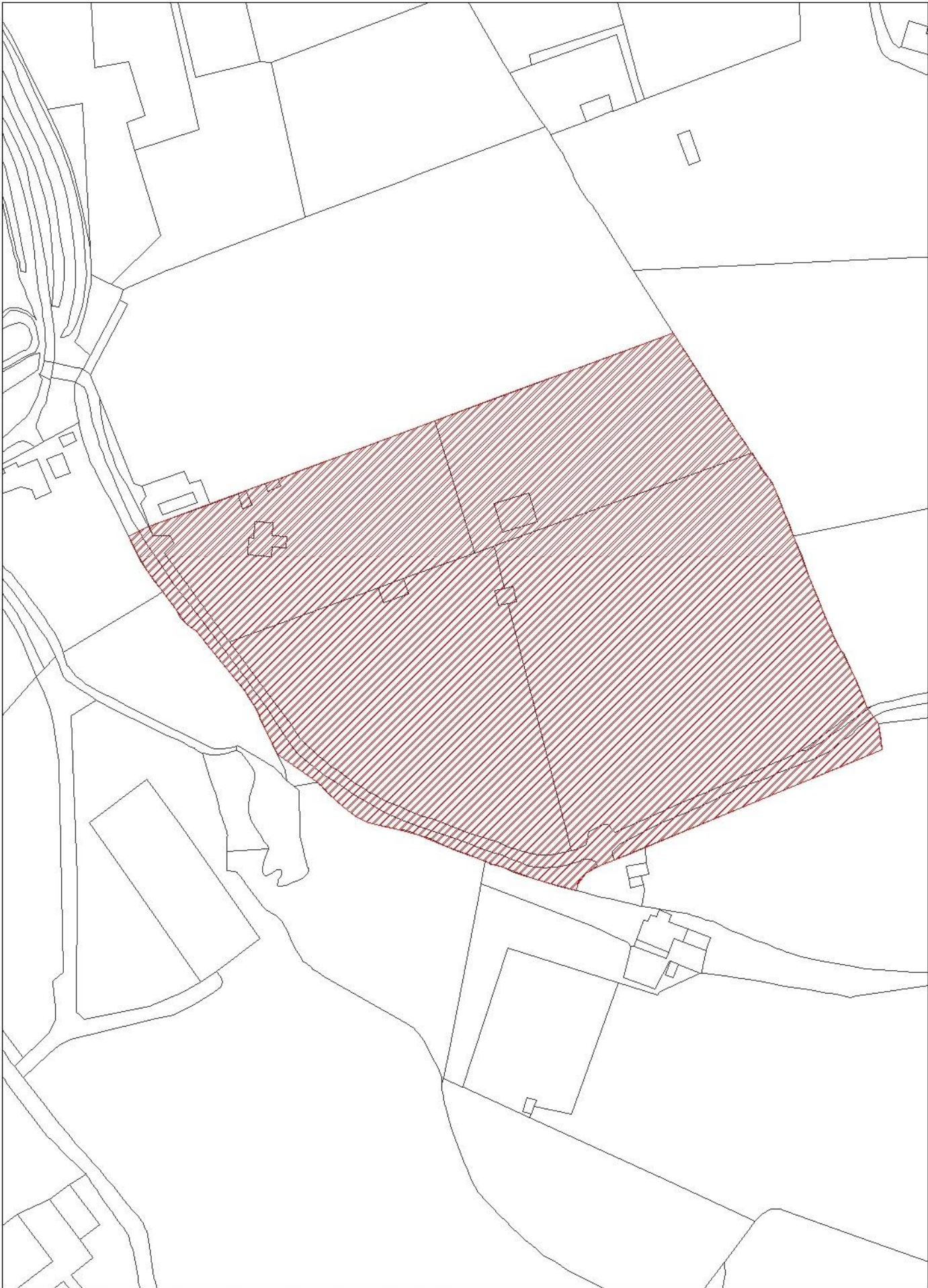
Site details	
SHLAA Reference	SS23
Source of site	Call for Sites
Site name	Plot 10 Axeland Park, Salfords
Existing use	Agricultural
Housing potential	
Density	Assumed: 2.5dph
Capacity	1
Total site area	0.4ha
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Metropolitan Green Belt. The site is not within the urban area and therefore does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site is remote from the urban area and accessibility to many local services, and public transport is poor.</p> <p><i>Market Considerations:</i> The site would be suited to a single family home, potentially as a self-build opportunity.</p> <p><i>Physical Limitations:</i> There are a number of protected trees on the wider site. Access to the site is via a relatively narrow lane. The site is not adjacent to a road and therefore internal access roads and servicing would need to be put in place to serve the site. The site may be partially affected by surface water flooding and there is a ditchline adjacent to the parcel.</p> <p><i>Potential Impacts:</i> None specific</p>	
The site is not considered to be suitable for residential development.	
Availability	
The plot is owned by a private individual who has promoted the site to the Council for residential development.	
The site is available for residential development.	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. There would be achievability challenges associated with bringing the site forward as a large number of individual self-build opportunities, particularly in respect of delivering the necessary supporting infrastructure improvements and internal access road layouts which would need to be funded up front by the individual plot owners. If the site could be assembled, a scheme of this size/ characteristic would be suitable for a single local housebuilder/self-builder.</p> <p><i>Market & Economic Viability Considerations:</i> Specific viability work has not been undertaken due to the site's unsuitability. Generic assessment of greenfield sites indicates that this type of development would be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not currently developable.	
Overcoming constraints: Strategic policy change, access; achievability of site infrastructure/servicing	

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



Site details	
SHLAA Reference	HE13
Source of site	Call for Sites
Site name	Sandra's Riding School, The Close, Horley
Existing use	Riding school
Housing potential	
Density	Assumed: 28.1dph
Capacity	25 units
Total site area	0.89ha
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site (as part of a larger land parcel) has been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. Accessibility to many local services and facilities is reasonable and the site has reasonable access to public transport services.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> A small area in the north of the site is affected by surface water flooding risk. Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.</p> <p><i>Potential Impacts:</i> None specific</p> <p>The site is considered to be suitable for residential development.</p>	
Availability	
<p>The site is owned by two private landowners, who have actively promoted the site to the Council for residential development.</p> <p>There is a reasonable prospect that the site would be made available for residential development within the plan period.</p>	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder/ developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per annum could be achieved on a site such as this.</p> <p><i>Market & Economic Viability Considerations:</i> Specific viability has not been undertaken. Generic assessment of commercial sites in the borough indicates that the site would likely be economically viable.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development, having been identified - through the SUE Technical Report – as a potential option for consultation through the Regulation 18 stage DMP.</p> <p>The site is also considered to be available and there is a reasonable prospect that the development is achievable, including financially viable.</p> <p>The site is not currently developable but has been shortlisted for consultation at the DMP Regulation 18 stage</p>	

HE14 – Seymour, Haroldslea Drive, Horley



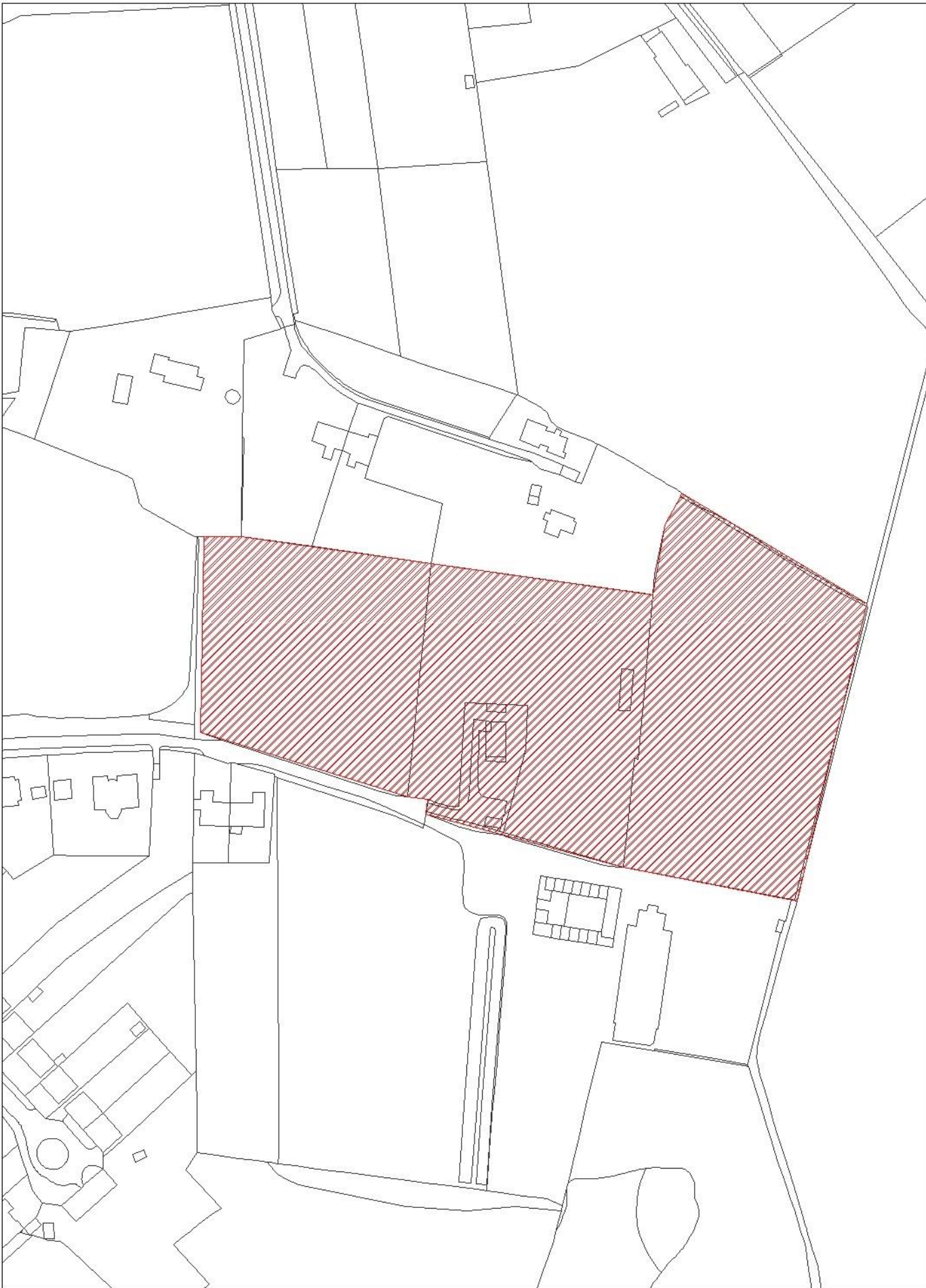
Site Details	
SHLAA Reference	HE14
Source of Site	Call for Sites
Site Name	Seymour, Haroldslea Drive
Existing Use	Grassland enclosed with mature trees
Housing Potential	
Density	10dph
Capacity	10 units
Total Site Area	1.0ha
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site (as part of a larger land parcel) has not been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. Accessibility to public transport is poor and the site has limited access to local services and facilities.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i> The site is wholly within Flood Zone 2. There are a number of mature trees around the edge of the site, although none are protected. Access to the site is via an existing private road which is constrained and likely to require improvement to support significant residential development.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the setting of the Ancient Monument ("Thunderfield Castle") to the north west.</p> <p>This site is therefore not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private landowner. The landowner has recently pursued a pre-application meeting with the Council to discuss the possibility of delivering residential accommodation.</p> <p>This site is considered to be available for housing development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The landowner wishes to develop the site. A scheme of this size/ characteristic would likely be delivered by a single house builder/ developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size could be completed within a year.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability of the site has not been undertaken due to the site's unsuitability. Generic appraisal of greenfield sites within the borough indicates that the proposed development would be economically viable. The residential market in the area, particularly for family homes, is strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of this site would be achievable.</p>	
Summary	
<p>The site is not suitable for housing development and therefore not deliverable or developable.</p> <p>Overcoming constraints: Strategic policy change; flood risk; access</p>	

HE15 - Thors Field, Haroldslea Drive, Horley



Site details	
SHLAA Reference	HE15
Source of site	Call for Sites
Site name	Thors Field, Haroldslea Drive, Horley
Existing use	Residential
Housing potential	
Density	Assumed: 20dph
Capacity	30 units
Total site area	1.6ha
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site (as part of a larger land parcel) has not been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. Accessibility to local services, facilities and public transport is reasonable.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> The site is wholly within Flood Zone 2. Access via a narrow part of Haroldslea Drive is relatively constrained and would be unsuitable to support intense residential development without significant improvement. There are a number of established trees on the site, although none are protected by TPOs.</p> <p><i>Potential Impacts:</i> None specific</p> <p>The site is not considered to be suitable for residential development.</p>	
Availability	
<p>The site is owned by a private individual who has promoted the site to the Council for residential development. It is understood that the property has recently been marketed for disposal.</p> <p>There is a reasonable prospect that the site would be made available for residential development within the plan period.</p>	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder/ developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per annum could be achieved on a site such as this. Hence, the scheme could be completed within 18 to 24 months of commencement.</p> <p><i>Market & Economic Viability Considerations:</i> Specific viability work has not been undertaken due to the unsuitability of the site. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; access; flood risk</p>	

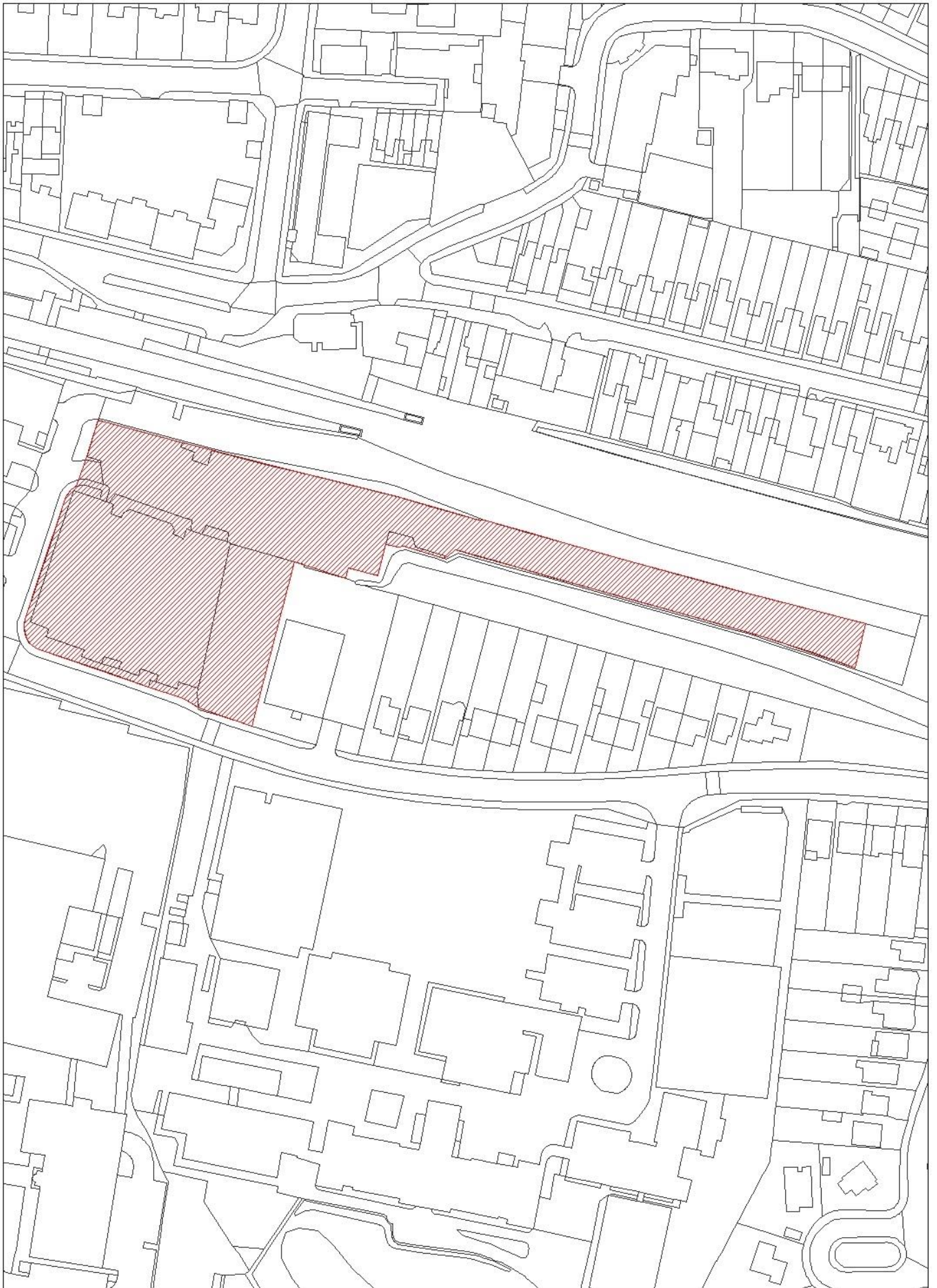
HE16 - Woodside Bungalow, Horley



Site Details	
SHLAA Reference	HE16
Source of Site	Call for Sites
Site Name	Woodside Bungalow, Woodside Works and land adjacent, The Close, Horley
Existing Use	Commercial, residential and paddock
Housing Potential	
Density	Assumed: 25-30dph
Capacity	45 units
Total Site Area	1.6ha
Suitability	
<p><i>Policy Considerations:</i> The site is located within the Rural Surrounds of Horley. The site is within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site (as part of a larger land parcel) has been shortlisted as a potential suitable development opportunity through the Sustainable Urban Extensions (Stage 2) Site Specific Technical Report. The site is partially previously developed. Accessibility to many local services and facilities is reasonable and the site has reasonable access to public transport services.</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> A small area of land within the site is at risk of surface water flooding. Access to the site is via a narrow un-adopted access road which may require improvement to support further residential development.</p> <p><i>Potential Impacts:</i> Development would result in the loss of existing employment uses and may displace businesses. Development would need to achieve a sensitive transition to adjoining open countryside. The site is in close proximity to Gatwick airport and may be affected by aircraft noise; however, it falls outside of the 57dB LEQ noise contour.</p> <p>This site is therefore considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a single landowner. It has been actively promoted on behalf of the landowner for residential development.</p> <p>There is a reasonable prospect that the site would be made available for residential development within the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely attract interest from regional / national house builders who would likely have the capacity to deliver. A scheme of this scale would be delivered in a single phase and could be completed within 2-3 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability has not been undertaken. Generic assessment of commercial sites in the borough indicates that the site would likely be economically viable.</p> <p>There is a reasonable prospect that development of this site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development, having been identified - through the SUE Technical Report – as a potential option for consultation through the Regulation 18 stage DMP.</p> <p>The site is also considered to be available and there is a reasonable prospect that the development is achievable, including financially viable.</p> <p>The site is not currently developable but has been shortlisted for consultation at the DMP Regulation 18</p>	

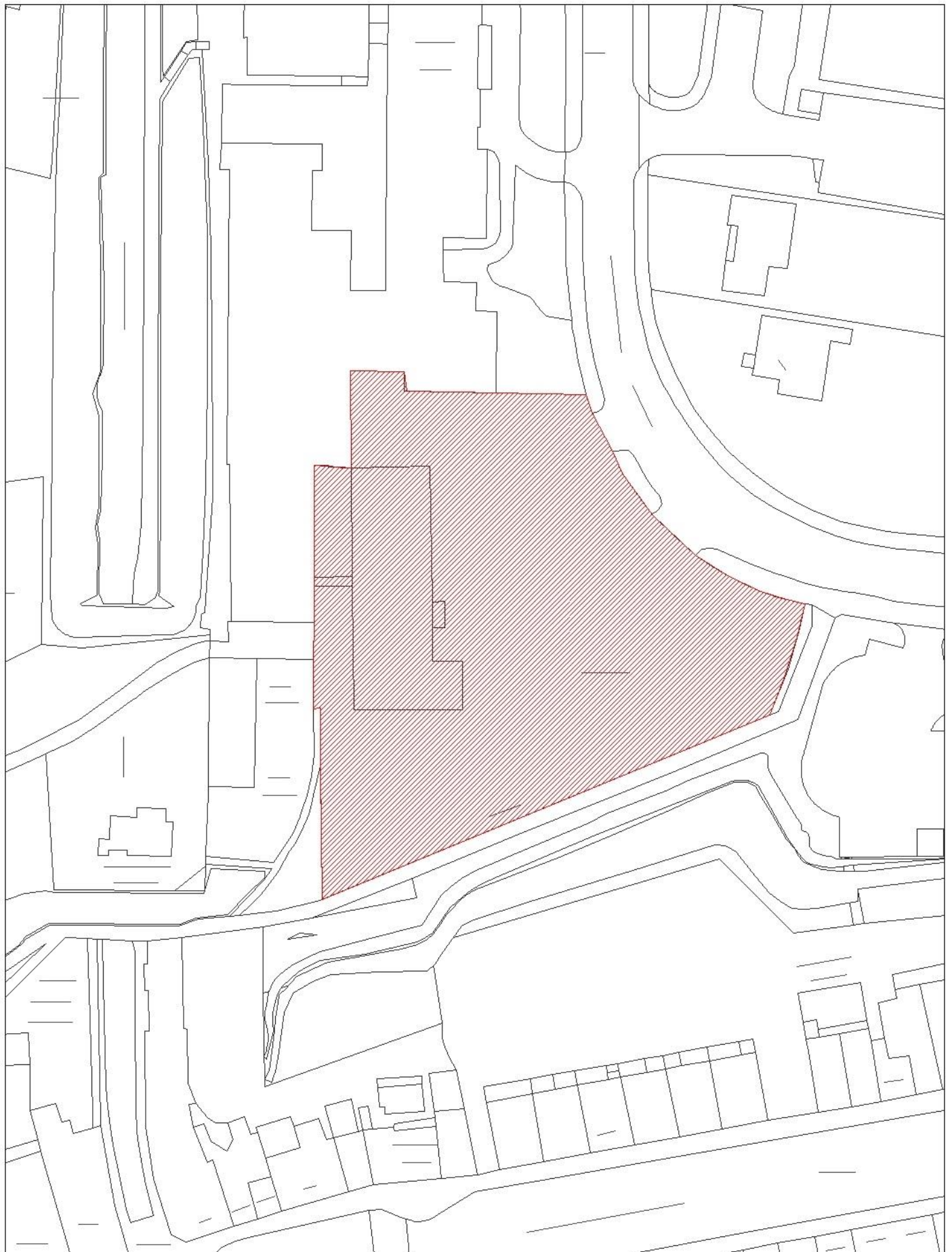
stage

RC21 – Homebase, Rushworth Road, Reigate



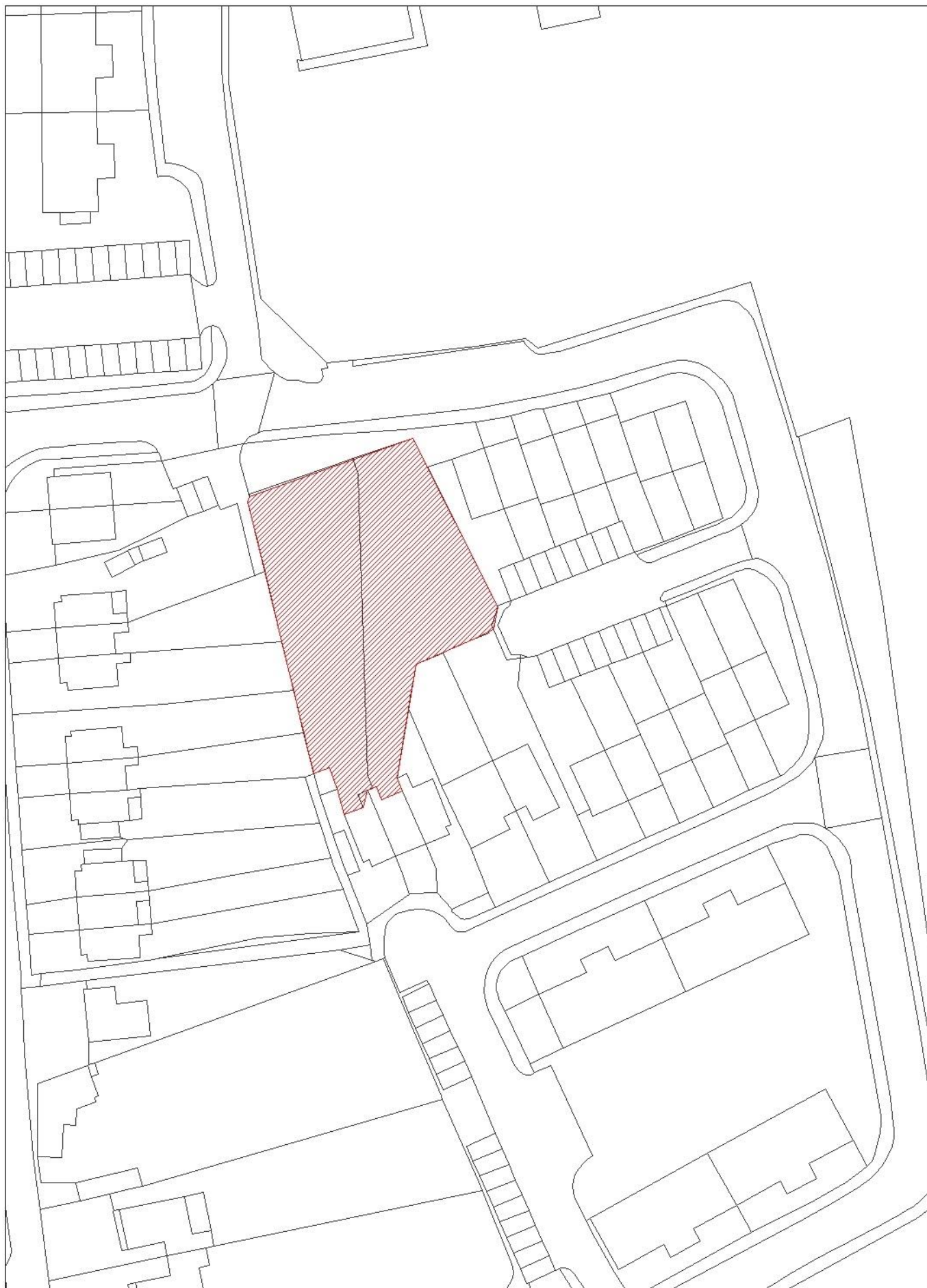
Site Details	
SHLAA Reference	RC21
Source of Site	Call for Sites
Site Name	Homebase, Rushworth Road, Reigate
Existing Use	Retail Warehousing
Housing Potential	
Density	75dph
Capacity	60 units
Total Site Area	0.8ha
Suitability	
<p><i>Policy Considerations:</i> The site lies within a designated retail warehouse area; redevelopment for residential uses would result in the loss of bulky goods retail provision. Evidence would be required to justify loss of retail uses. The site lies within the urban area close to Reigate town centre and is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has excellent access to public transport services.</p> <p><i>Market Considerations:</i> The site would likely be most suited to delivering a higher density dwellings (flats).</p> <p><i>Physical Limitations:</i> The site is an irregular shape and there is a change in levels across the site both of which are likely to limit the areas which are capable of accommodating development. Part of the site is affected by surface water flooding risk. There are a number of protected trees on the boundary of the site within a bank of woodland behind existing residential properties.</p> <p><i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns for any future occupiers.</p>	
The site is considered to be suitable for residential development.	
Availability	
<p>The site is owned by British Land, a development company, who has actively promoted the site for residential development. There are existing commercial occupiers on the site: the nature and length of remaining leasehold interests is not known and therefore it is unclear when vacant possession may be attained in order to enable development to progress.</p>	
There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by British Land, a development company, who have expressed an interest in developing the site themselves. They are considered to have the capacity to implement the scale of development proposed. A scheme of this size would likely be delivered in a single phase. It is anticipated that a development of this scale could be completed within 2 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Viability has not been undertaken. Generic assessment of the redevelopment of commercial sites to residential indicates that development of the site would likely be economically viable.</p>	
There is a reasonable prospect that development would be achievable.	
Summary	
<p>The site is considered to be suitable for residential development. There is a reasonable prospect that the site would be made available for residential development during the plan period and that development would be achievable.</p>	
The site is therefore considered to be developable.	

RC22 – Land at Town Hall, Castlefield Road, Reigate



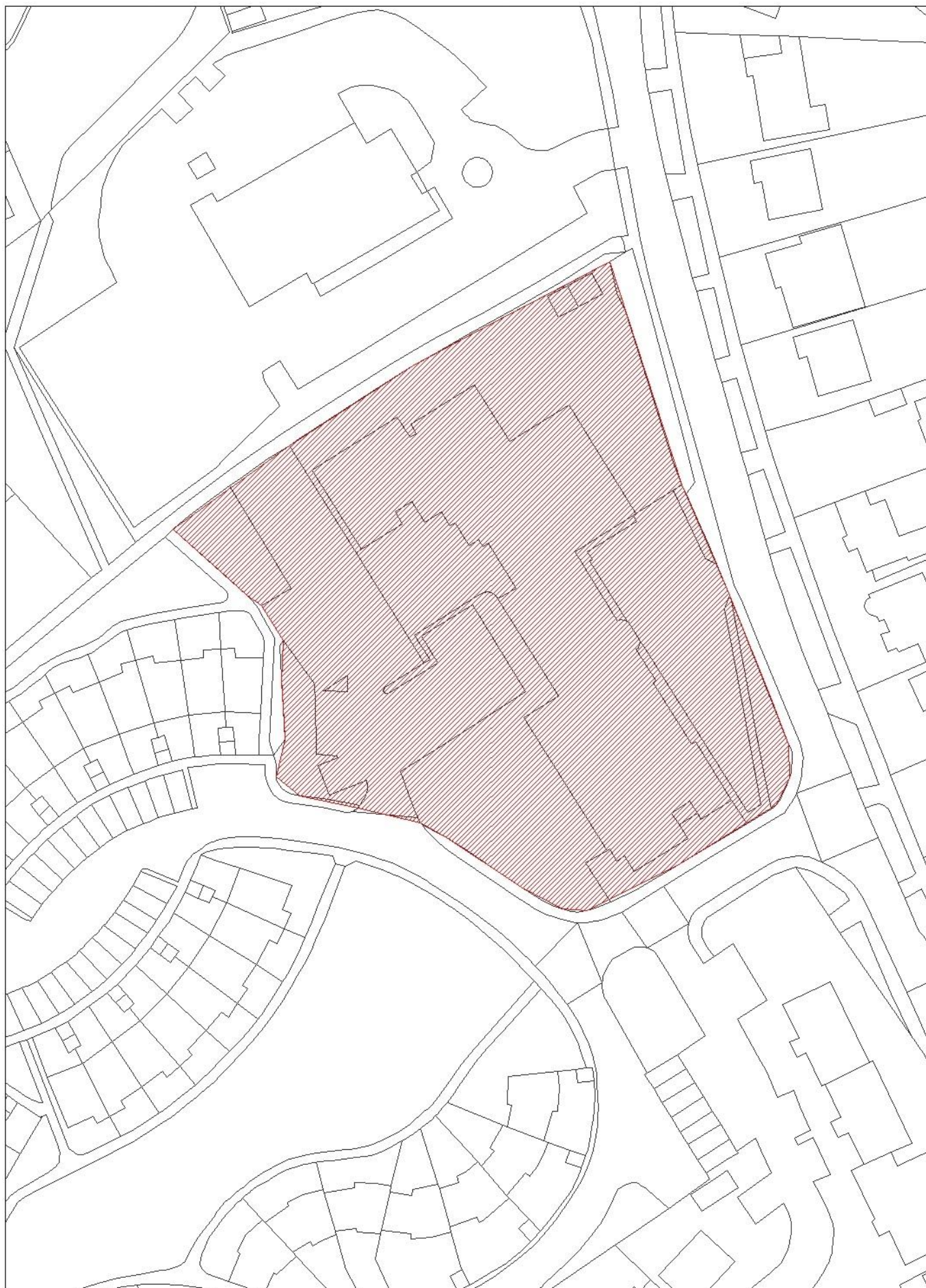
Site Details	
SHLAA Reference	RC22
Source of Site	Call for Sites
Site Name	Land at Town Hall, Castlefield Road, Reigate
Existing Use	Car parking
Housing Potential	
Density	77dph
Capacity	23 units
Total Site Area	0.3ha
Suitability	
<p><i>Policy Considerations:</i> The site is within the Reigate Town Centre Conservation Area and adjacent to the Grade II listed Town Hall. The site also lies within an area of archaeological potential and is adjacent to Castle Grounds (a Schedule Monument and Historic Park). The site is within the Reigate Town Centre Business Area; however, the site is not currently used for employment uses. The site lies within the urban area; the site is therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site has excellent access to service, facilities and public transport.</p> <p><i>Market Considerations:</i> The site would most likely deliver higher density residential units (predominantly flats), potentially as part of a mixed use scheme providing ground floor retail.</p> <p><i>Physical Limitations:</i> None specific</p> <p><i>Potential Impacts:</i> Development would result in the loss of car parking provision The site is accessed directly from Castlefield Road (A217/A25) – access would need to be carefully considered to avoid adverse highway impacts. Development could potentially impact upon the setting of the conservation area and adjoining listed building and would need to be designed sensitively.</p>	
The site is considered to be suitable for residential development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The Council's Executive has given approval to progress with a mixed use retail and residential development. No legal/ ownership impediments identified.	
The site is available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by Reigate & Banstead Borough Council. A scheme of this size would likely be delivered in a single phase and could be completed within 2 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability testing has not been undertaken. Generic assessment of the development of mixed use retail and residential developments within town centres indicates that it would likely be economically viable. A national retailer has expressed an interest in the retail unit which supports achievability and viability.</p>	
There is a reasonable prospect that development would be achievable.	
Summary	
The site is considered to be suitable for residential development. The site is considered to be available for the use envisaged and there is a reasonable prospect that it would be achievable.	
The site is therefore considered to be deliverable.	

CHW13 – Land adjacent to 37 Merrymeet, Woodmansterne



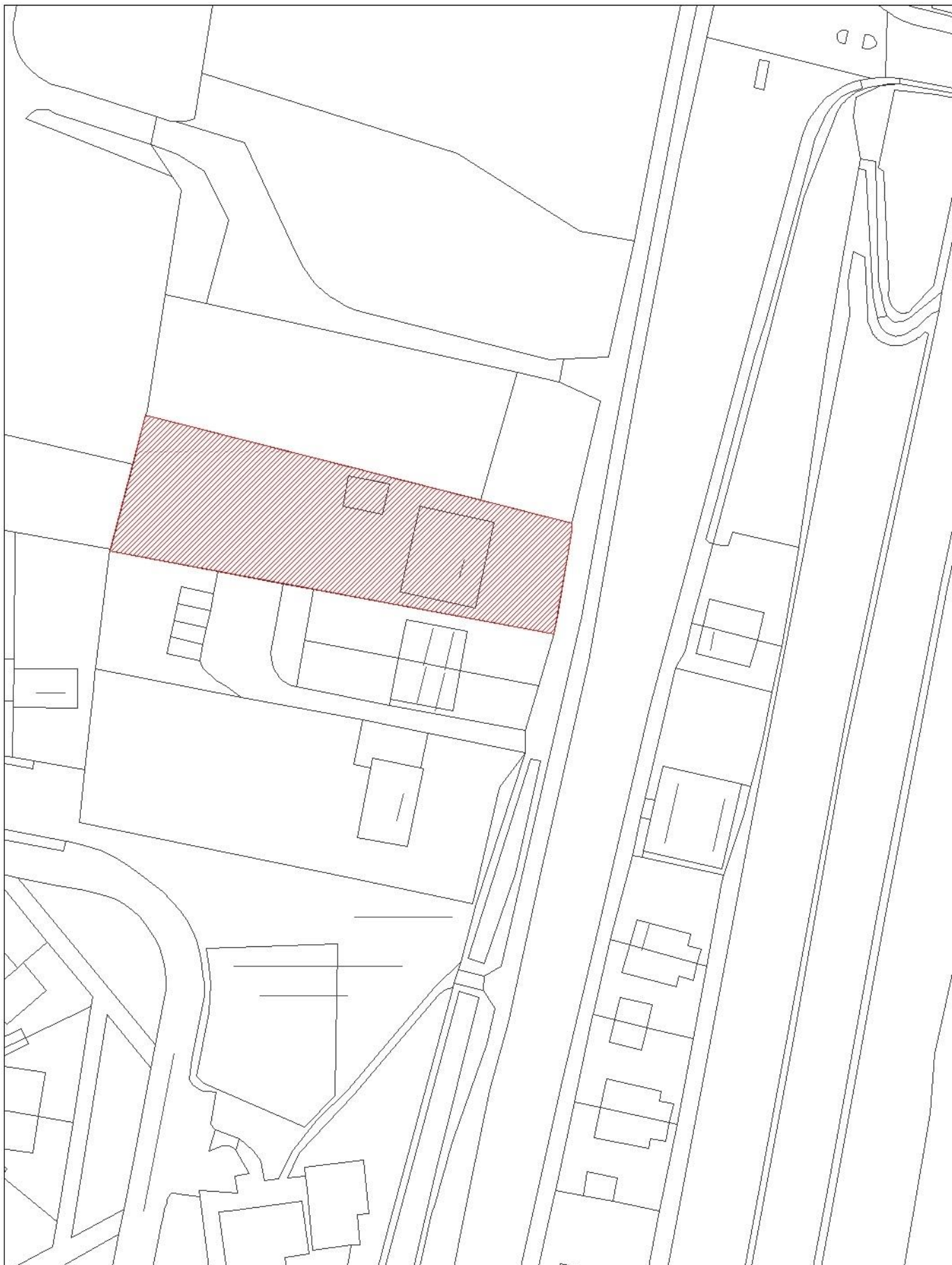
Site details	
SHLAA Reference	CHW13
Source of site	Extant Planning Consent
Site name	Land adjacent to 37 Merrymeet, Woodmansterne
Existing use	Parcel of land adjacent to residential development
Housing potential	
Density	Proposed: 50dph
Capacity	5 units
Total site area	0.13ha
Suitability	
<p><i>Policy Considerations:</i> The site lies within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services is good and the site has reasonable access to public transport services. The site benefits from a planning consent for 5 dwellings.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of small family houses.</p> <p><i>Physical Limitations:</i> The site is overgrown and there are several established trees on the site.</p> <p><i>Potential Impacts:</i> Given the relatively confined nature of the site, careful design is required to avoid amenity impacts on neighbouring residential properties, particularly no. 37.</p>	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust, a local social housing provider. The site benefits from planning permission for residential development.	
The site is available for residential development.	
Achievability	
<p><i>Delivery & Timing Considerations:</i> The site is owned by Raven Housing Trust, a local social housing provider. A scheme of this size would likely be delivered within a single phase. Delivery rates of 20-30 dwellings per annum could be completed on a site such as this; hence, development could be completed within 12 months from commencement.</p> <p><i>Market & Economic Viability Considerations</i> Specific viability work has not been undertaken as the site has planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable. The site is therefore deliverable.	

BV20 - NRT Electrical & Mechanical, Castle House, Park Road, Banstead



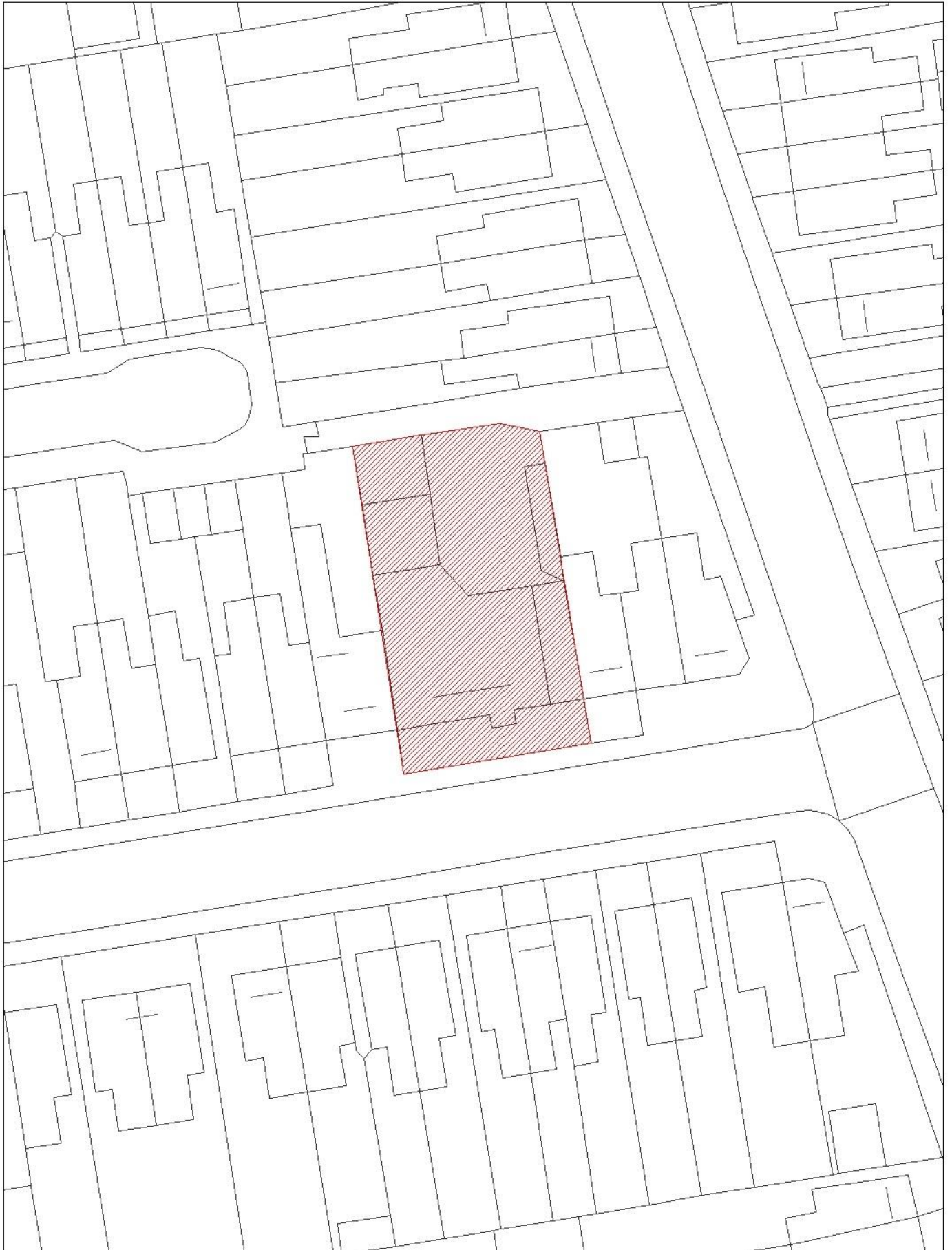
Site details	
SHLAA Reference	BV20
Source of site	Extant Planning Consent
Site name	NRT Electrical & Mechanical, Castle House, Park Road, Banstead
Existing use	Offices
Housing potential	
Density	Proposed: 55.6dph
Capacity	10 units
Total site area	0.18ha
Suitability	
<p><i>Policy Considerations:</i> The site lies within the Park Road and Mint Road Conservation Area and the conversion involves a Grade II listed building. The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services and facilities is reasonable and the site the site has reasonable access to public services. The site benefits from a planning consent for 10 dwellings.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of flats.</p> <p><i>Physical Limitations:</i> There are no physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Proximity to existing employment uses may give rise to residential amenity issues. The site is a Grade II listed building and is situated within the Park Road and Mint Road Conservation Area – development could potentially adversely affect the setting of these.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Amicus Partnership Ltd. The site benefits from planning permission for residential development.</p> <p>The site is available for residential development.</p>	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. A scheme of this size/ characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders who would likely have the capacity to deliver. A scheme of this size would likely be delivered within a single phase. Delivery rates of 20-30 dwellings per annum could be completed on a site such as this; hence, development could be completed within 12 months from commencement.</p> <p><i>Market & Economic Viability Considerations</i> Specific viability work has not been undertaken due to the site having planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable.</p> <p>The site is therefore deliverable.</p>	

CHW14 - 8 Brighton Road, Hooley



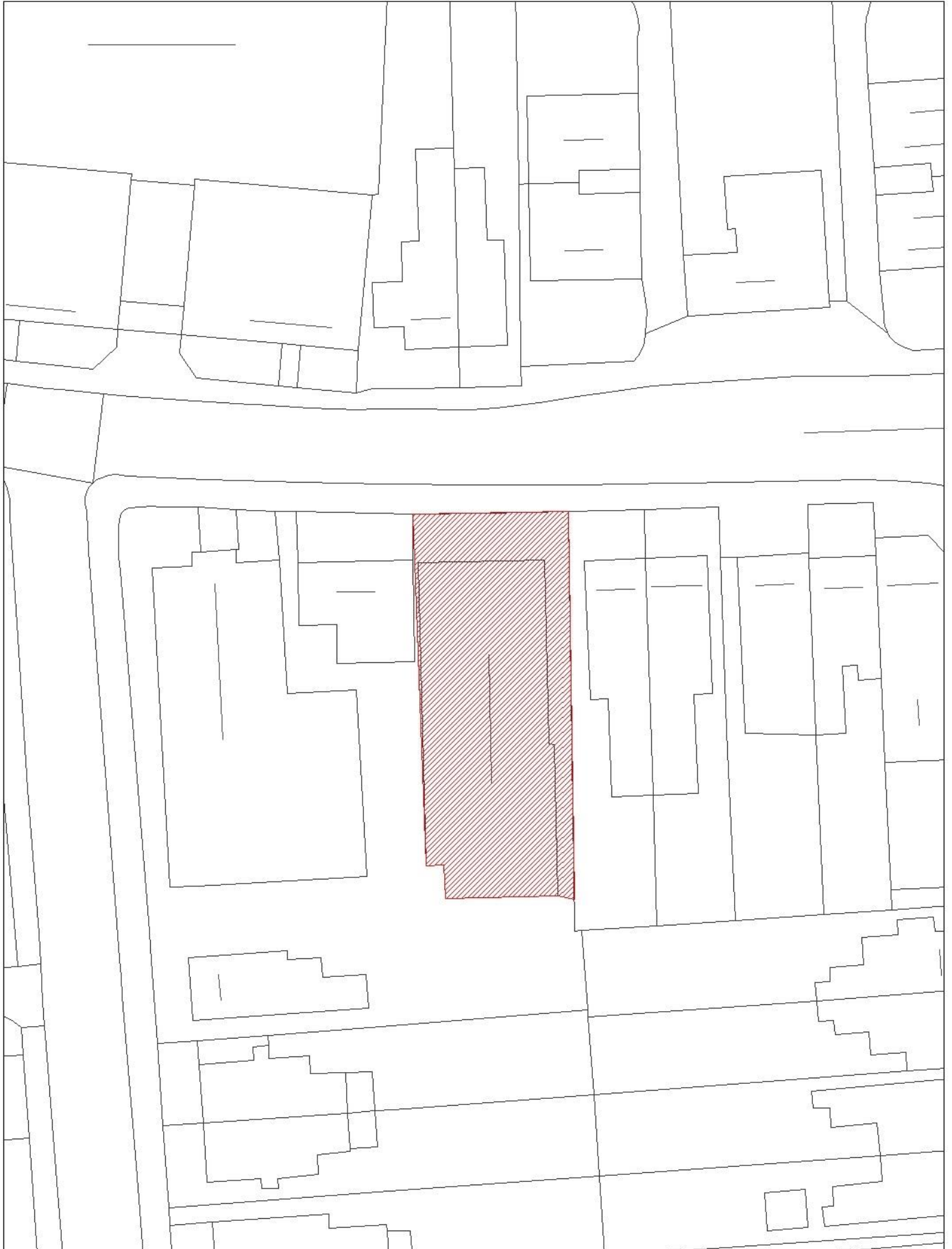
Site details	
SHLAA Reference	CHW14
Source of site	Extant Planning Consent
Site name	8 Brighton Road, Hooley
Existing use	Residential
Housing potential	
Density	Proposed: 46.7dph
Capacity	6 units (5 net)
Total site area	0.13ha
Suitability	
<p><i>Policy Considerations:</i> The site lies within the urban area and is therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services, facilities and public transport is relatively poor. The site benefits from a planning consent for 6 dwellings (5 net).</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of flats.</p> <p><i>Physical Limitations:</i> Access to the site is from the busy A23 Brighton Road; however, this is an existing residential access.</p> <p><i>Potential Impacts:</i> Proximity to Brighton Road may give rise to residential amenity conflicts.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. The site benefits from planning permission for residential development.</p> <p>The site is available for residential development.</p>	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. It is considered that a development of this nature could be completed by a small local builder/developer. Given the relatively small scale, development could be completed within 12 months from commencement.</p> <p><i>Market & Economic Viability Considerations</i> Specific viability work has not been undertaken. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable.</p> <p>The site is therefore deliverable.</p>	

M23 – 23-27 Endsleigh Road, Merstham



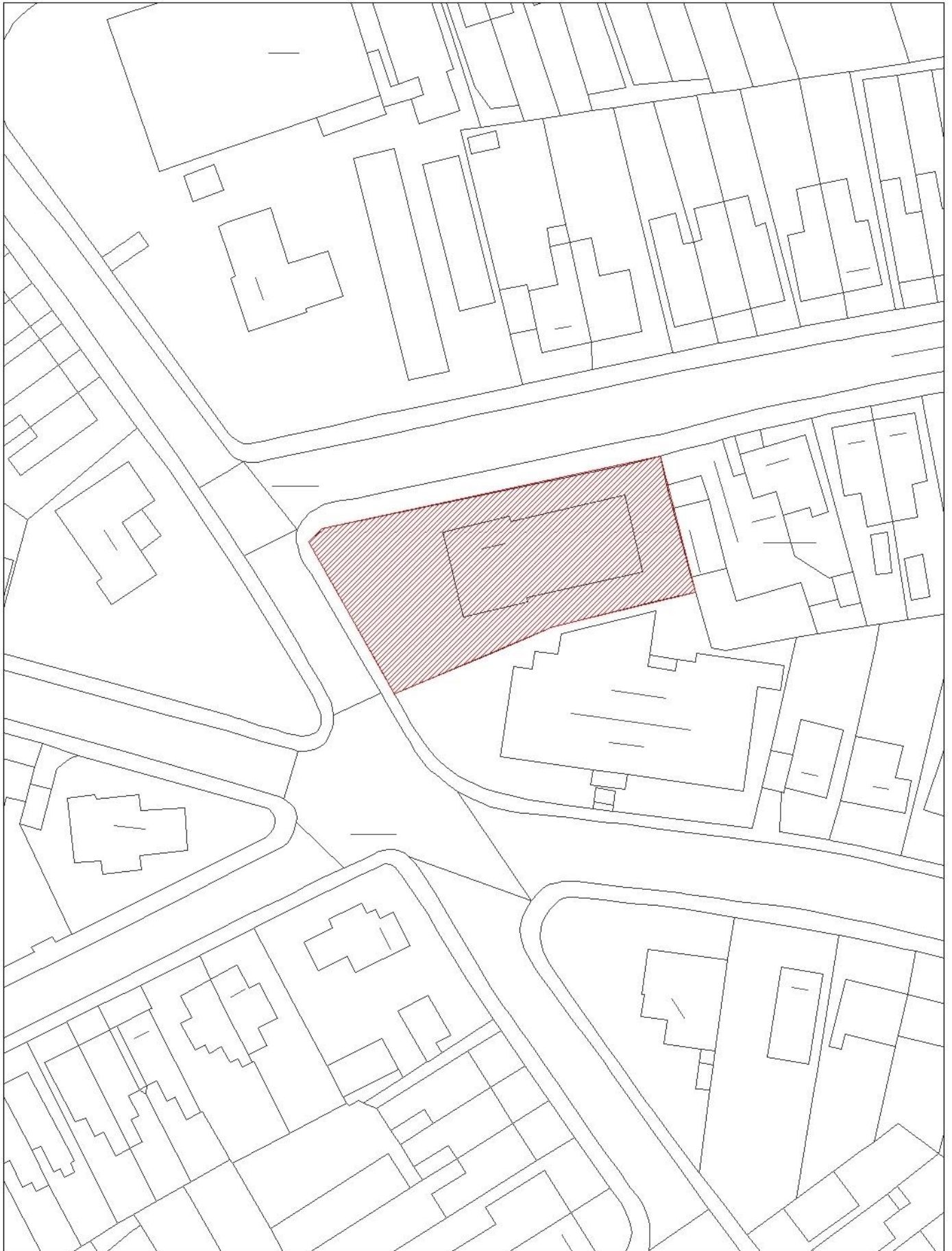
Site details	
SHLAA Reference	M23
Source of site	Extant Planning Consent
Site name	23-27 Endsleigh Road, Merstham
Existing use	Offices
Housing potential	
Density	Proposed: 18.2dph
Capacity	6 units
Total site area	0.33ha
Suitability	
<p><i>Policy Considerations:</i> The site is not located within a designated Employment Area – loss of employment uses on the site would run contrary to policy –however, permitted development rights mean that the principle is established in this instance. The site lies within the urban area and is therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services, facilities and public transport is good. The site benefits from a planning consent for 6 dwellings.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of flats.</p> <p><i>Physical Limitations:</i> There are no physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Proximity to existing residential development may give rise to residential amenity conflicts.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. The site benefits from planning permission for residential development.</p> <p>The site is available for residential development.</p>	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. It is considered that a development of this nature could be completed by a small local builder/developer. Given the relatively small scale, development could be completed within 12 months from commencement.</p> <p><i>Market & Economic Viability Considerations</i> Specific viability work has not been undertaken due to the site having planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable.</p> <p>The site is therefore deliverable.</p>	

MSJ04 – City Space Filestores, Chapel Warehouse, 23a Lesbourne Road, Reigate



Site details	
SHLAA Reference	MSJ04
Source of site	Extant Planning Consent
Site name	City Space Filestores, Chapel Warehouse, 23a Lesbourne Road, Reigate
Existing use	Offices/ storage
Housing potential	
Density	Proposed: 250dph
Capacity	5 units
Total site area	0.02ha
Suitability	
<p><i>Policy Considerations:</i> Loss of employment uses on the site is strictly contrary to policy – however, permitted development rights mean that the principle is established in this instance. The site lies within the urban area and is therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services, facilities and public transport is good. The site benefits from a planning consent for 5 dwellings.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of flats.</p> <p><i>Physical Limitations:</i> There are no physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Proximity to existing residential development may give rise to residential amenity conflicts.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. The site benefits from planning permission for residential development.</p> <p>The site is available for residential development.</p>	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. It is considered that a development of this nature could be completed by a small local builder/developer. Given the relatively small scale, development could be completed within 12 months from commencement.</p> <p><i>Market & Economic Viability Considerations</i> Specific viability work has not been undertaken due to the site having planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable.</p> <p>The site is therefore deliverable.</p>	

MSJ05 – Group House, 2A Albion Road, Reigate



Site details	
SHLAA Reference	MSJ05
Source of site	Extant Planning Consent
Site name	Group House, 2a Albion Road, Reigate
Existing use	Offices
Housing potential	
Density	Proposed: 100dph
Capacity	8 units
Total site area	0.08ha
Suitability	
<p><i>Policy Considerations:</i> Loss of employment uses on the site is strictly contrary to policy – however, permitted development rights mean that the principle is established in this instance. The site lies within the urban area and is therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. The site lies adjacent to the Chart Lane Conservation Area. Accessibility to local services is reasonable and there is reasonable access to public transport facilities. The site benefits from a planning consent for 8 units.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of flats.</p> <p><i>Physical Limitations:</i> The site has been identified as being potentially contaminated due to previous uses, and therefore may require a level of remediation.</p> <p><i>Potential Impacts:</i> No specific impacts have been identified.</p>	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a private individual. The site benefits from planning permission for residential development.	
The site is available for residential development.	
Achievability	
<p><i>Delivery & Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. It is considered that a development of this nature could be completed by a small local builder/developer. Given the relatively small scale, development could be completed within 12 months from commencement.</p> <p><i>Market & Economic Viability Considerations</i> Specific viability work has not been undertaken due to the site having planning permission. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be available and suitable for residential development and there is a reasonable prospect that it would be achievable. The site is therefore deliverable.	