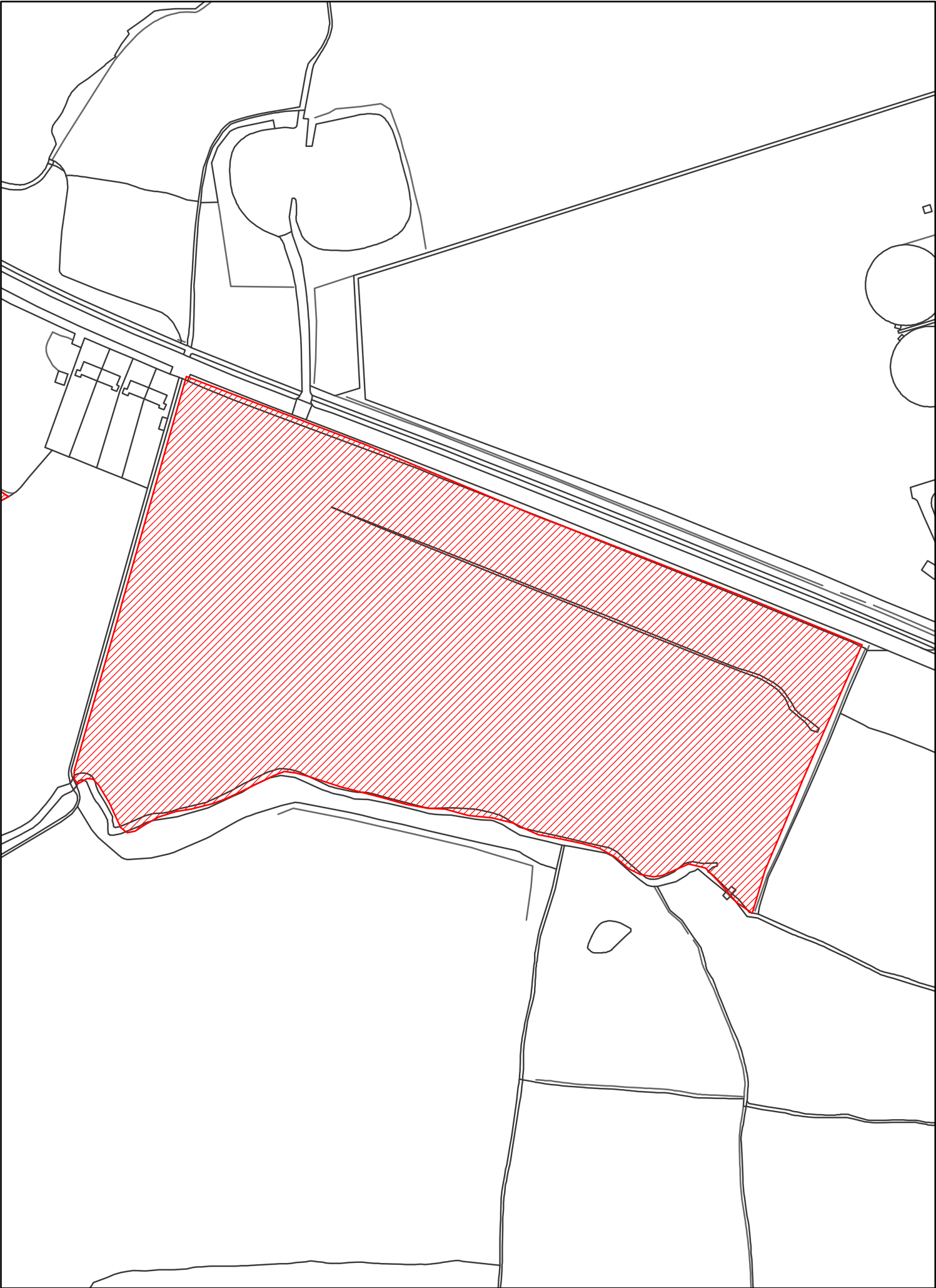
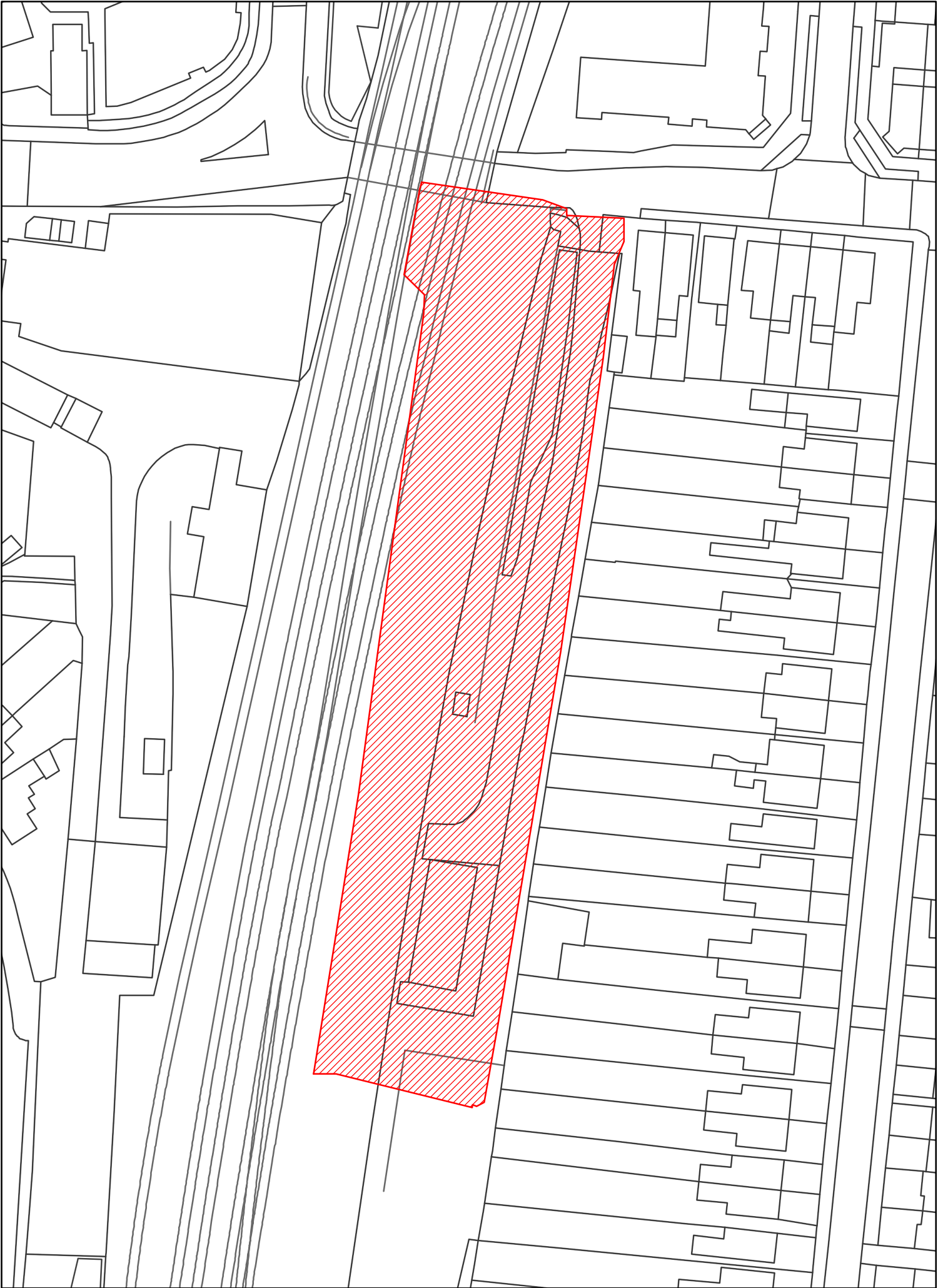


Land south of Woodhatch Road, Reigate (EW01)

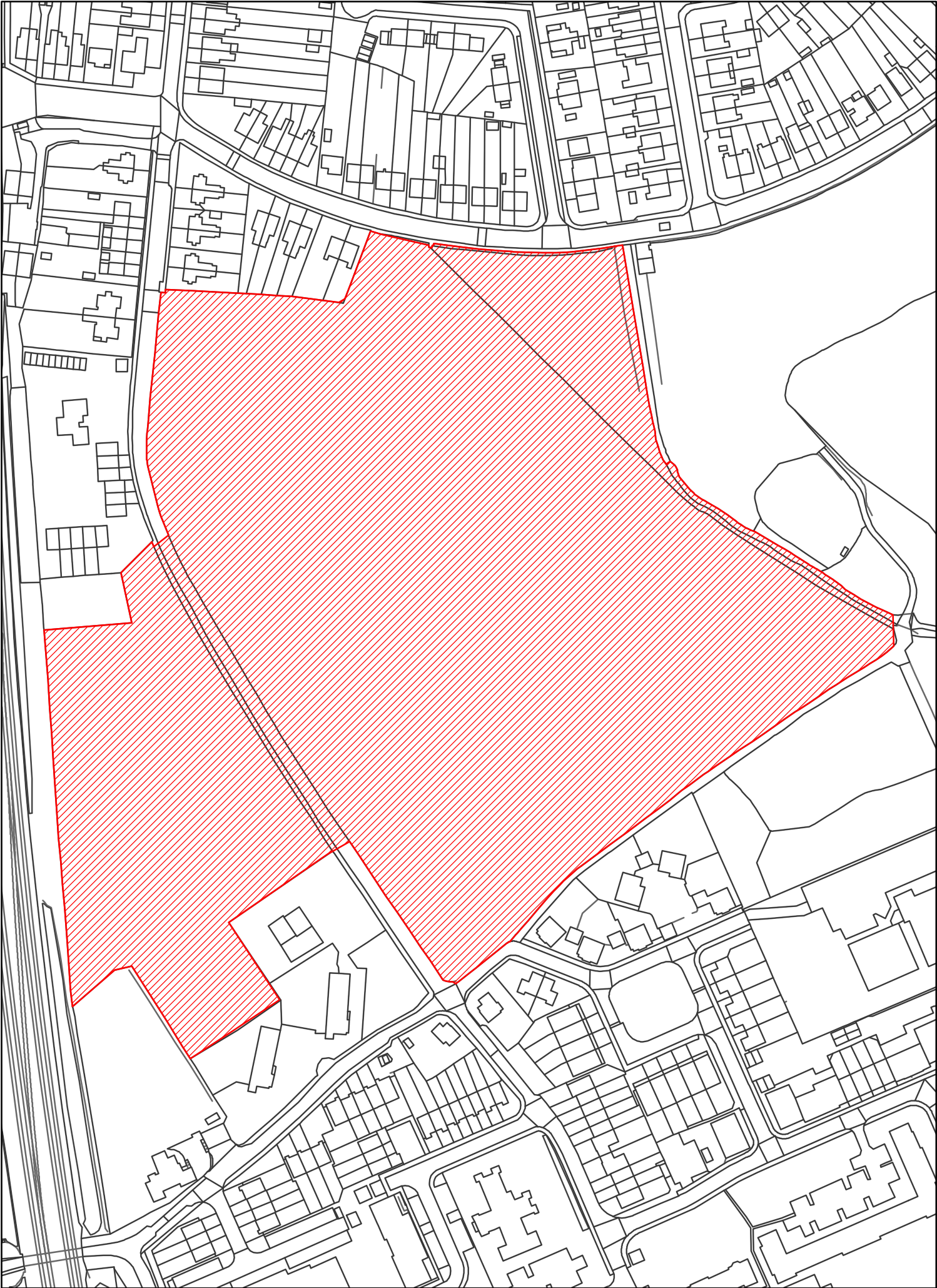


Site details	
SHLAA Reference	EW01
Source of site	Call for Sites
Site name	Land at Woodhatch Road, Reigate
Existing use	Semi-natural open space/grazing
Housing potential	
Density	Assumed: 25dph
Capacity	0 units
Total site area (ha)	4 (gross)/ 0 (developable)
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site has some limited access to public transport services <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards family homes, thus potentially meeting a range of market requirements. <i>Physical Limitations:</i> The site falls wholly within Flood Zone 3 and is also in an area identified as being at risk from reservoir failure. The site is identified as being potentially contaminated <i>Potential Impacts:</i> Development could potentially impact adversely upon nature conservation value of the adjoining SNCI and Ancient Woodland as well as connectivity between these assets and Earlswood Common. Proximity to the sewage treatment works could give rise to residential amenity concerns. The site is considered to be suitable for housing development.	
Availability	
The site is owned a private individual who has previously submitted the site to the Council for consideration for housing development. There is a reasonable prospect the site would be made available for development. There is a reasonable prospect that the site would be made available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract regional or national developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved. Flood risk mitigation works would need to be carried out up-front. <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. However, costs associated with up-front flood mitigation and attenuation measures would likely impact significantly upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not currently developable. Overcoming constraints: Strategic policy change; flood risk mitigation/attenuation; contamination	

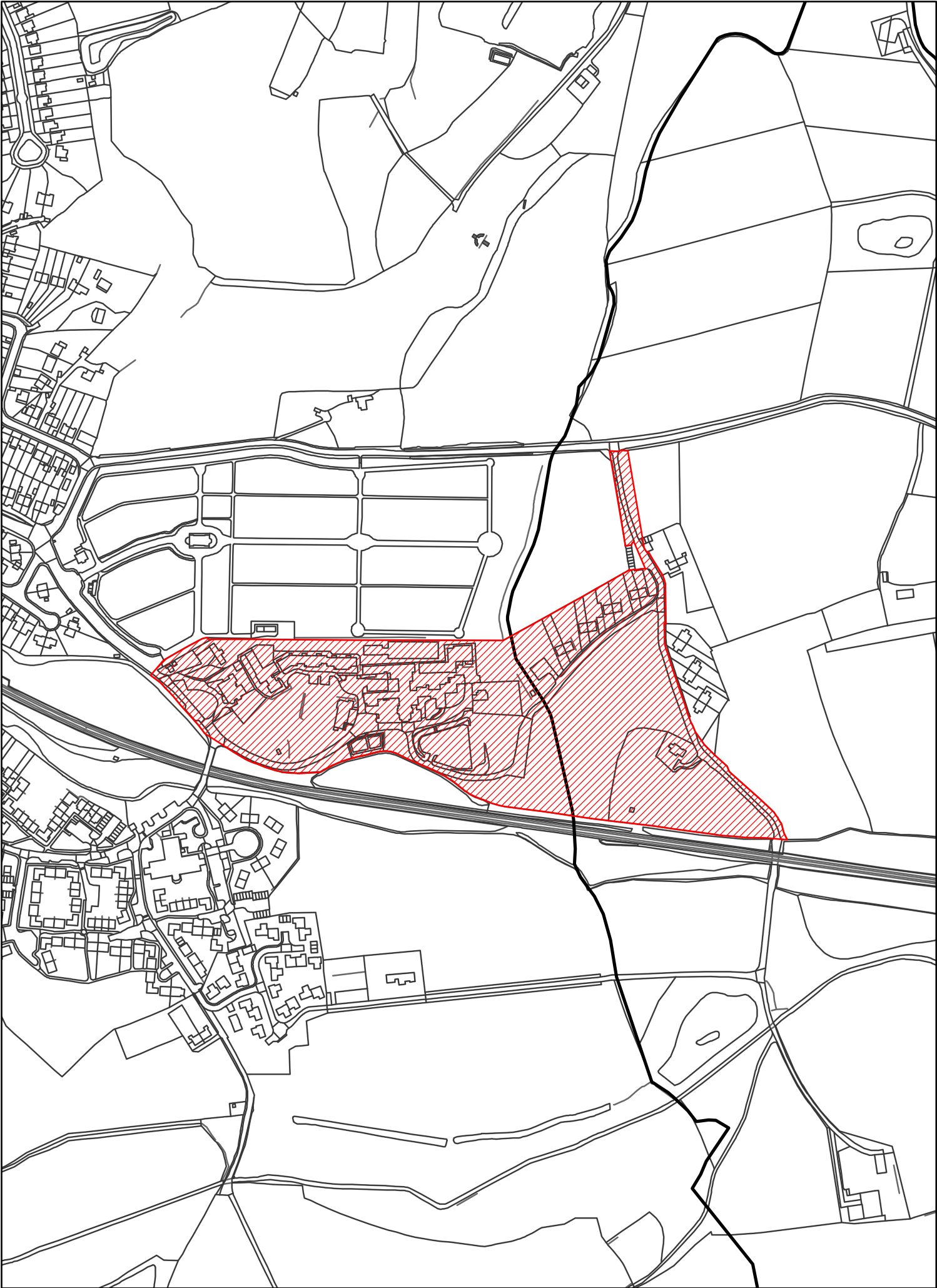


Site details	
SHLAA Reference	EW02
Source of site	RBBC – Environmental Health
Site name	Land rear of 1-39 Earlsbrook Road, Redhill
Existing use	Infrastructure – railway embankment
Housing potential	
Density	Assumed: 20dph
Capacity	8 units
Total site area (ha)	0.41 ha
Suitability	
<i>Policy Considerations:</i> The site is within the urban area and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site has reasonable to public transport services <i>Market Considerations:</i> The site would most likely be suited to delivering higher density residential units (flats or small family homes). <i>Physical Limitations:</i> The site slopes steeply upwards from north to south which is likely to severely impinge upon development potential. The site is identified as being potentially contaminated <i>Potential Impacts:</i> The location of the site directly adjacent to – and level with – the railway line would give rise to significant residential amenity concerns. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Network Rail. The site has not been promoted for housing development. The site is not considered to be available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved, hence development could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban brownfield sites in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. 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 is also not available. It is therefore not currently developable. Overcoming constraints: Availability; access, residential amenity; contamination	

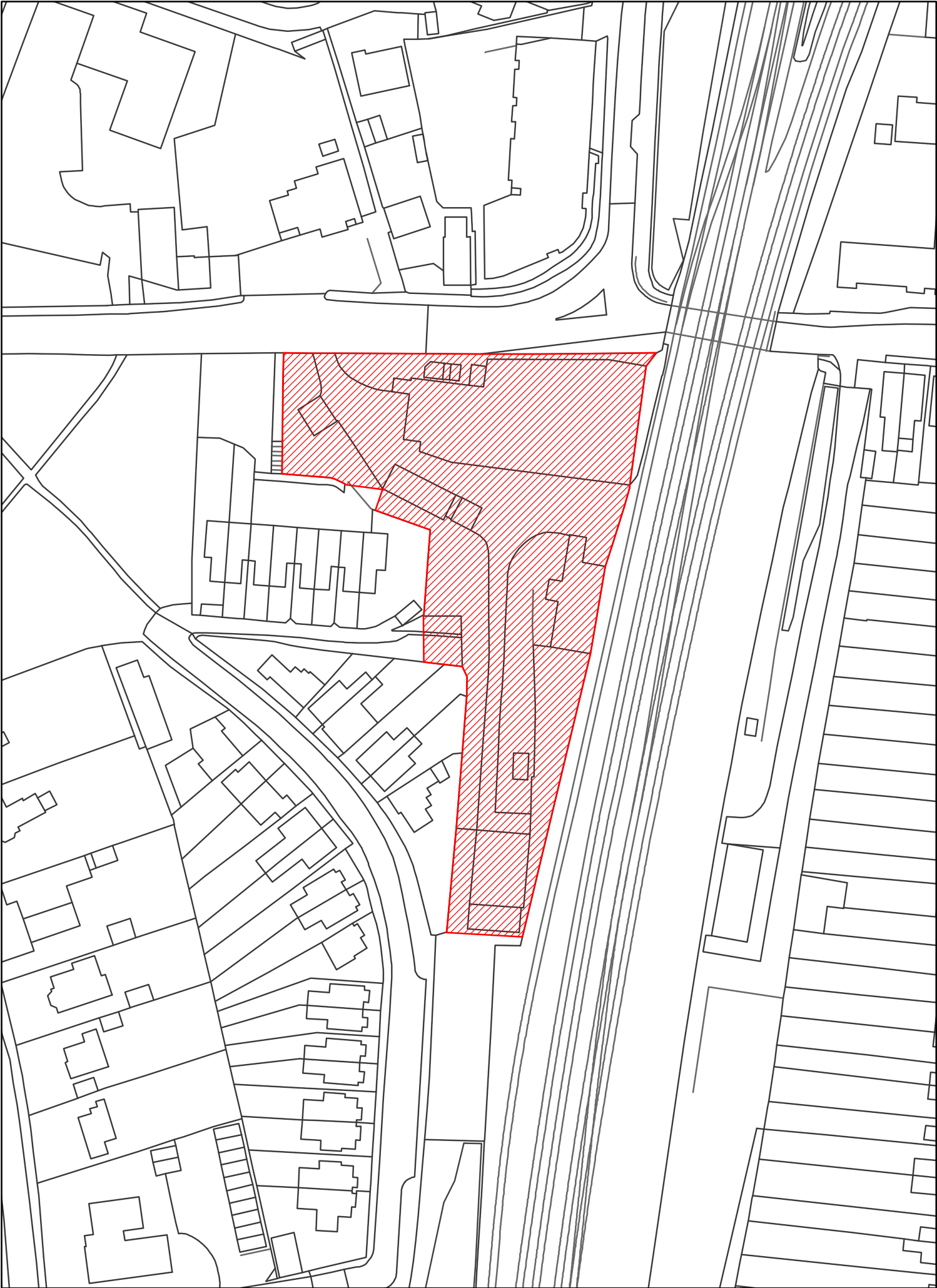
Land at Princes Road, Earlswood (EW03)



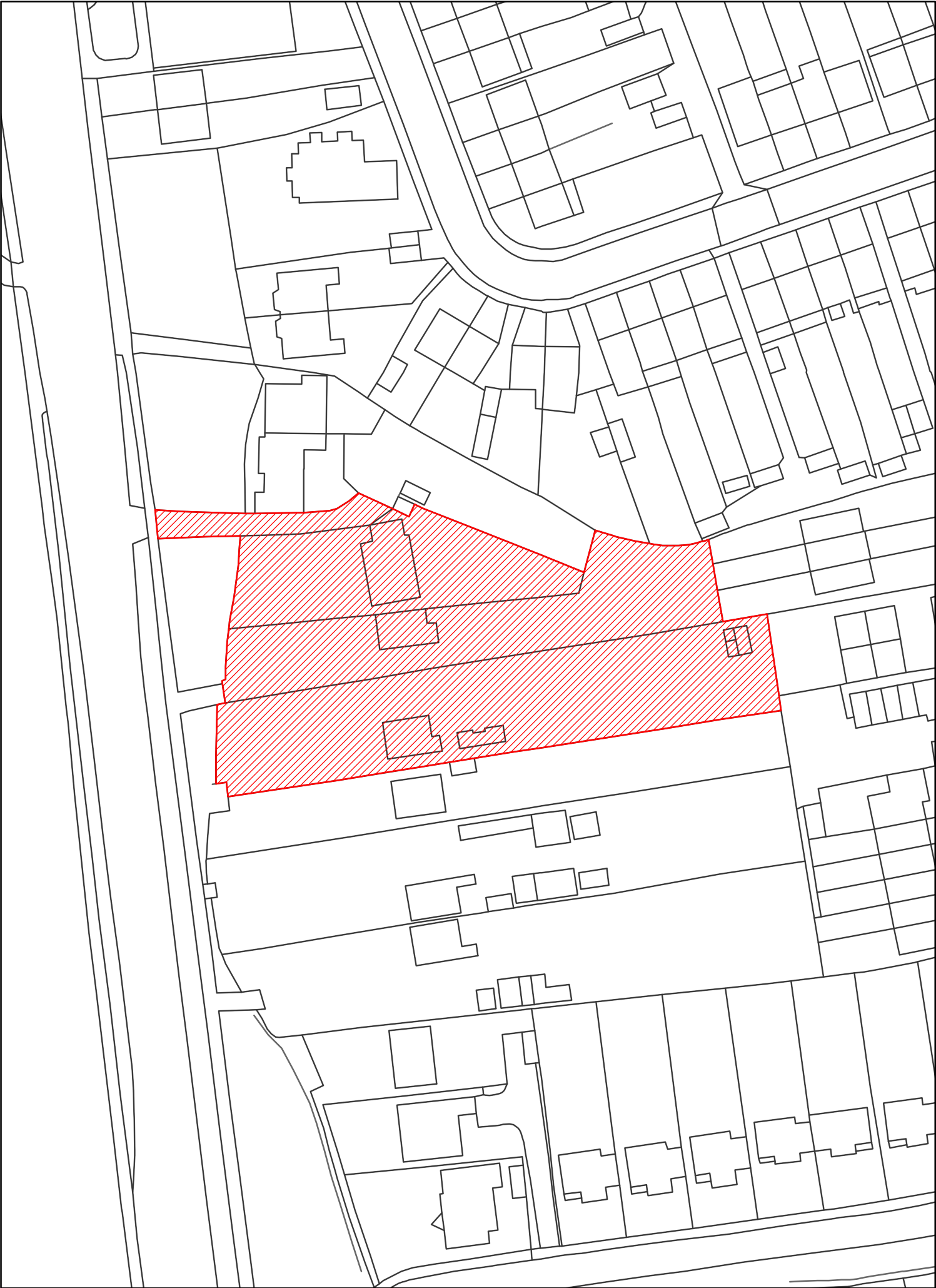
Site details	
SHLAA Reference	EW03
Source of site	RBBC Property
Site name	Land at Princes Road, Earlswood
Existing use	Semi-natural open space/allotments
Housing potential	
Density	Assumed: 25dph
Capacity	125 units
Total site area (ha)	6.6 (gross)/ 5 (developable)
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a broad 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 a reasonable level of access to public transport services The Council's Open Space Assessment recommends the retention of existing publicly accessible open space and identifies a borough-wide need for allotments. <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> A large area of land in the east of the site is within Flood Zone 2 and a reasonable proportion of this is also within Flood Zone 3. There is an area of dense woodland in the south of the site and a number small groups of protected mature trees in the centre of the site. <i>Potential Impacts:</i> Development would result in the loss of publicly accessible open space and opportunities for food growing. The site forms part of an open landscape gap which provides a degree of separation between the main urban area and developed areas such as Royal Earlswood and the hospital – loss of the gap would lead to a perception of coalescence. Proximity to the railway line may give rise to residential amenity concerns for the westernmost part of the site.	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development. Availability would potentially be subject to alternative open space provision being in place. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered by a single developer in a small number of phases. Delivery rates of 30 to 40 units per annum, hence the scheme could be built out within 3 to 4 years from commencement. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. Costs associated with flood mitigation/attenuation could impact upon overall viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and is therefore not currently developable. Overcoming constraints: Strategic policy change; flood mitigation/attenuation; allotment and open space needs/alternative provision	



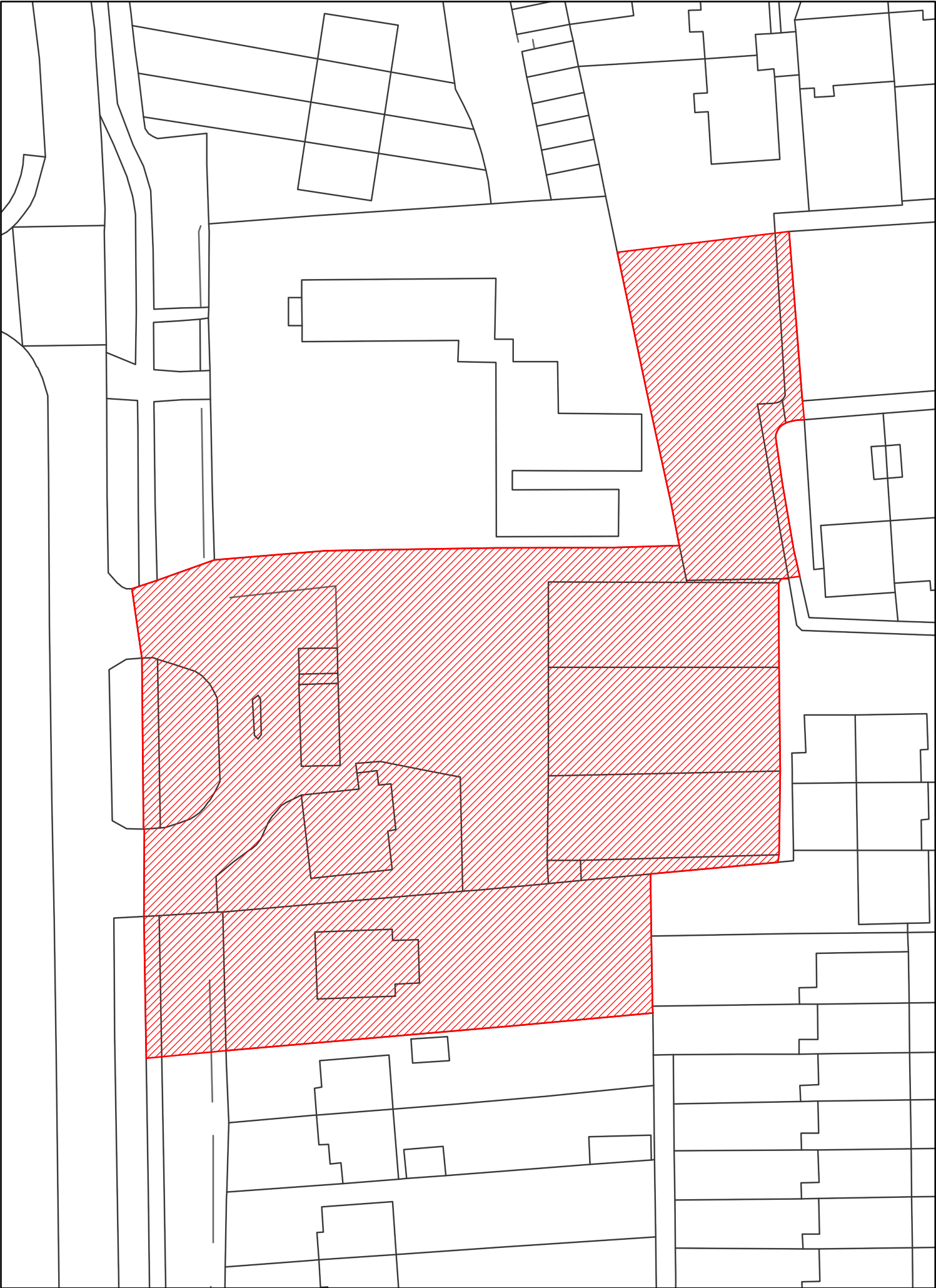
Site details	
SHLAA Reference	EW07
Source of site	Call for Sites
Site name	Royal National Institute for the Blind, Philanthropic Road, Redhill
Existing use	Specialist care facilities and accommodation in large grounds
Housing potential	
Density	Assumed: 20dph
Capacity	100 (70 in Reigate & Banstead)
Total site area (ha)	6.11 ha (of which 3.4 ha is within Reigate & Banstead borough)
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt. There may be some potential for infilling or redevelopment in accordance with paragraph 89 of the NPPF given the site is – in a large part – brownfield. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable but the site has relatively limited access to public transport services <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards family homes, thus potentially meeting a range of market requirements. The site is also proposed to deliver specialist accommodation to serve partial/impaired sight residents. <i>Physical Limitations:</i> Access to the site via the local road network would likely need improvement to support large scale residential development. There are several areas of relatively dense woodland within the site. There are some localised areas in the site which are identified as being affected by surface water flooding risk. <i>Potential Impacts:</i> Development could potentially impact upon the integrity and setting of the statutory listed buildings current within the site. Development could potentially have an adverse visual impact upon the landscape, particularly due to the fact that land levels within the site rises from south to north. Development could potentially secure the long term viability of specialist care provision and facilities currently provided on the site. Given the site crosses the borough boundary, there is a need to consider cross-boundary impacts.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by the Royal National Institute for the Blind. The site has been actively promoted for housing development alongside replacement specialist facilities and accommodation for people with partial/impaired sight. A planning application has been submitted. There are no other interests in, or legal issues, with the site which would prevent availability.	
The site is immediately available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> A national house builder, Countryside Homes, has been selected by the landowner as a development partner. They would likely have capacity to deliver the market housing element of the scheme with RNIB delivering the specialist accommodation. A scheme such as this would be delivered in a single phase and deliver rates of 20-30 units per annum could be achieved, hence development could be completed within 2 to 3 years of commencement. <i>Market and Economic Viability Considerations:</i> Given the specialist nature of accommodation to be provided on the site, market housing is required as enabling development. A reduction in affordable housing contributions is likely to be necessary to ensure a viable scheme. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is considered to be immediately available for residential development and evidence indicates that such as scheme would be achievable, including financially viable. The site is therefore considered to be deliverable.	



Site details	
SHLAA Reference	EW08
Source of site	Call for Sites
Site name	Hockley Business Centre, Hooley Lane, Redhill
Existing use	Mixed industrial units
Housing potential	
Density	Assumed: 60 dph
Capacity	30 units
Total site area (ha)	0.5 ha
Suitability	
<i>Policy Considerations:</i> The site lies in close proximity to Redhill town centre and therefore is within a location contemplated for housing development through Policy CS4 of the Core Strategy The site is not a designated Employment Area but loss of employment uses would run contrary to policy. Accessibility to many local services and facilities is excellent and the site also has good access to public transport services <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards flats and small family homes. <i>Physical Limitations:</i> Access to the site from Hooley Lane is slightly constrained and raises up quite steeply from road level. The site is identified as being potentially contaminated due to previous and current industrial operations. <i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns. Development could potentially impact upon the integrity and setting of the listed building in the southern part of the site. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Chartwell Land and New Homes, a residential developer. The landowner has approach the Council regarding residential development of the site. There are a number of active businesses on the site with occupational leases. These businesses would need to be relocated (and leasehold interests acquired) in order for the site to be available for development. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by an established regional house builder who is considered to have capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 21% uplift over and above the assumed existing use value (industrial premises) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development. There is considered to be a reasonable prospect that the site would be available for housing development and that such a scheme would be achievable, including economically viable. The site is therefore considered to be developable.	

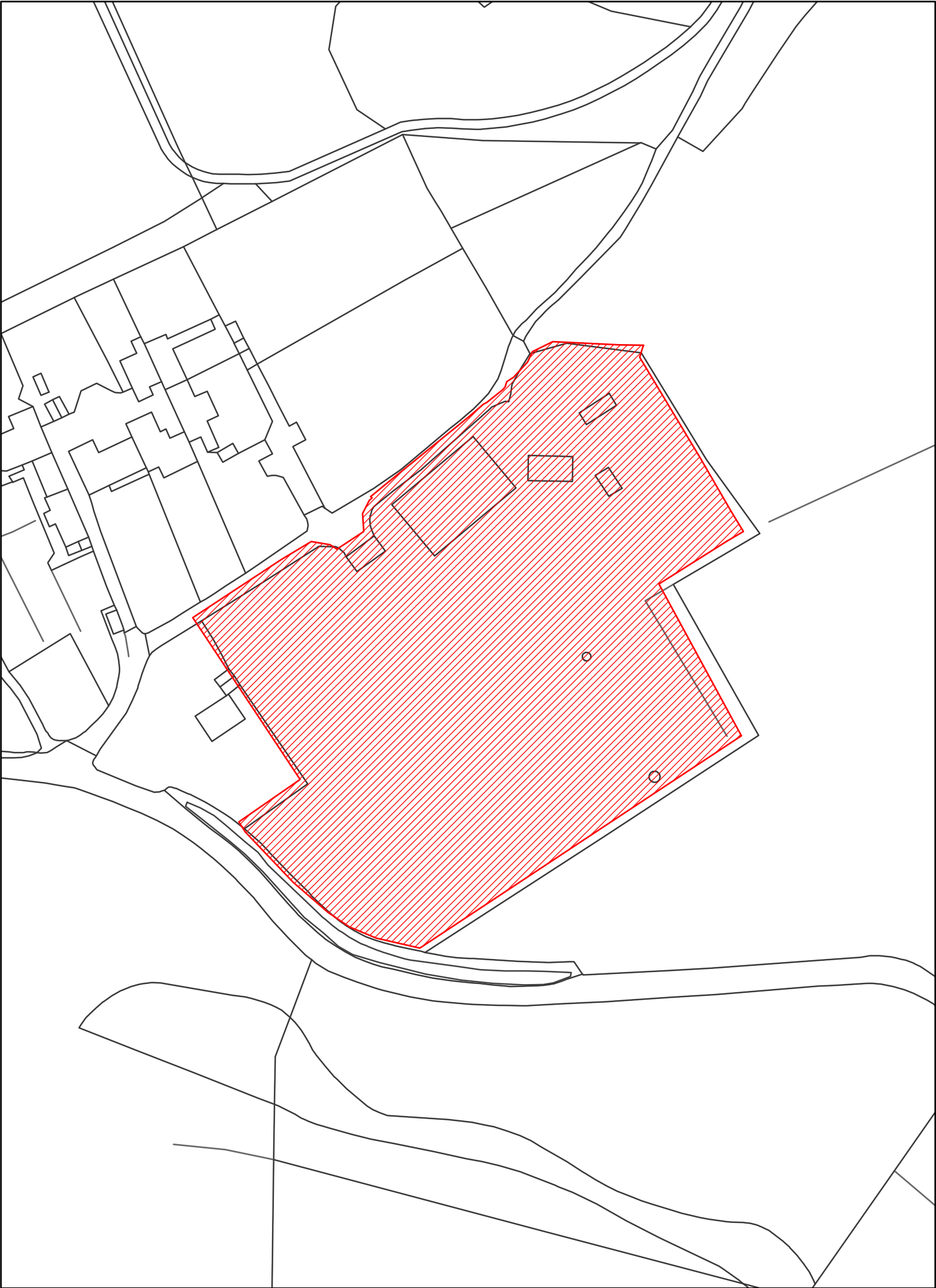


Site details	
SHLAA Reference	EW10
Source of site	Extant Planning Permission
Site name	101- 105 Horley Road, Redhill
Existing use	Residential
Housing potential	
Density	Proposed: 30 dph
Capacity	9 units / 6 net
Total site area (ha)	0.30ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area 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 reasonable, with the site quite close to the Salfords Local Centre. The site also has good access to public transport (bus) services along the A23. The site benefits from planning consent for 9 dwellings. <i>Market Considerations:</i> The site would be most suited towards delivering houses, possibly including a mix of smaller family homes. <i>Physical Limitations:</i> Access would need to be created through the frontage to enable backland development of this nature. This would potentially need to traverse an area of Common Land. <i>Potential Impacts:</i> There are no specific potential impacts associated with the site.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by multiple private residential landowners. Since consent was obtained, there has been no evidence of progress in assembling the site to enable development. Access arrangements – potentially across Common Land – may also introduce additional legal constraint on the development.	
The site is not currently available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristic would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the site could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> TO BE UNDERTAKEN... The residential market in the area would most likely be capable of supporting the type and scale of development envisaged subject to consent obtained from landowner to allow the required access work needed on common land to enable development of the site. .	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing. However, given the multiple landownership, the need to assemble the site and the lack of any progress in this regard, the site is not considered to be available at this point. The site is therefore not currently developable.	



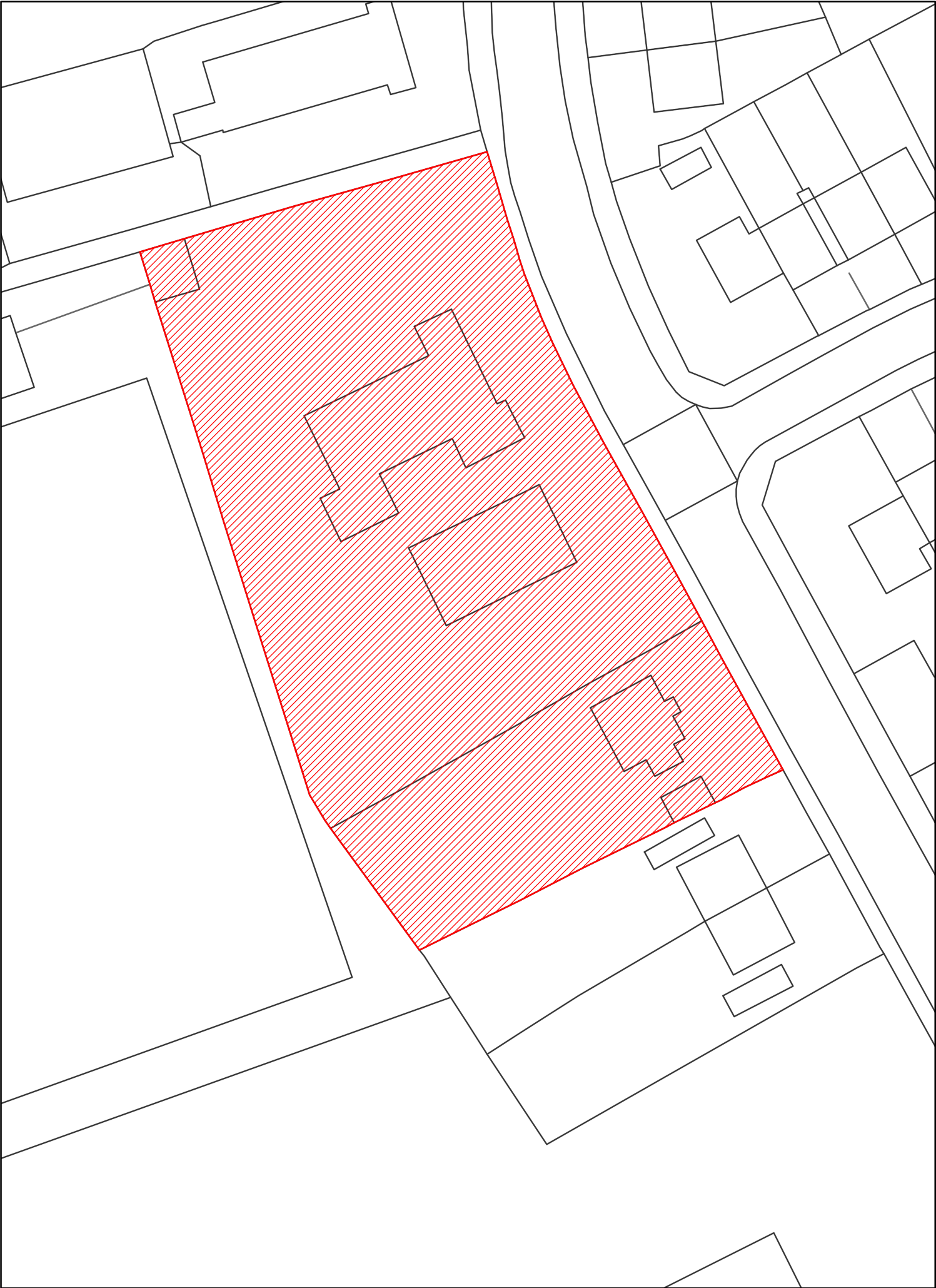
Site details	
SHLAA Reference	EW11
Source of site	Extant Planning Permission
Site name	19-23 Woodhatch Road, Redhill
Existing use	Warehousing/ Commercial and informal open space
Housing potential	
Density	Proposed: 45dph
Capacity	18 units
Total site area (ha)	0.39ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area of Redhill 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 reasonable and the site has reasonable good access to public transport services. The site benefits from planning consent for 18 affordable housing units. <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and sizes, most likely geared towards smaller family homes and flats. <i>Physical Limitations:</i> The northern boundary of the site is within Flood Zones 2 and 3; however, these issues have been adequately addressed through the planning application process. Localised areas of land in the north of the site are identified as being subject to/ affected by surface water flooding risk. <i>Potential Impacts:</i> Development of the site will lead to the loss of a small area of informal amenity open space; however, an obligation to secure replacement play space in in place.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust, a local registered provider. The site benefits from planning consent and the landowner has expressed intention to bring the site forward in accordance with the existing consent.	
The site is currently available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by Raven Housing Trust and will be progressed as a scheme of affordable housing. As an established local registered provider, they are considered to have capacity to bring the site forward. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this, hence the site could be completed within 12 to 18 months from commencement. <i>Market and Economic Viability Considerations:</i> The site will be delivered as a wholly affordable housing site, supported by grant funding obtained by Raven Housing Trust. Viability appraisal indicates that, assuming all relevant costs the scheme would deliver a 4% uplift over and above the assumed existing use value (commercial premises with residential). This would be marginal against commercial benchmarks; however, given the specific circumstances, it is considered to be financially achievable to the developer involved.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is immediately available for housing development, benefits from planning consent and there is a reasonable prospect that such a scheme would be achievable and financially viable.	
The site is therefore considered to be deliverable.	

Land at Rocky Lane, Reigate (M01)



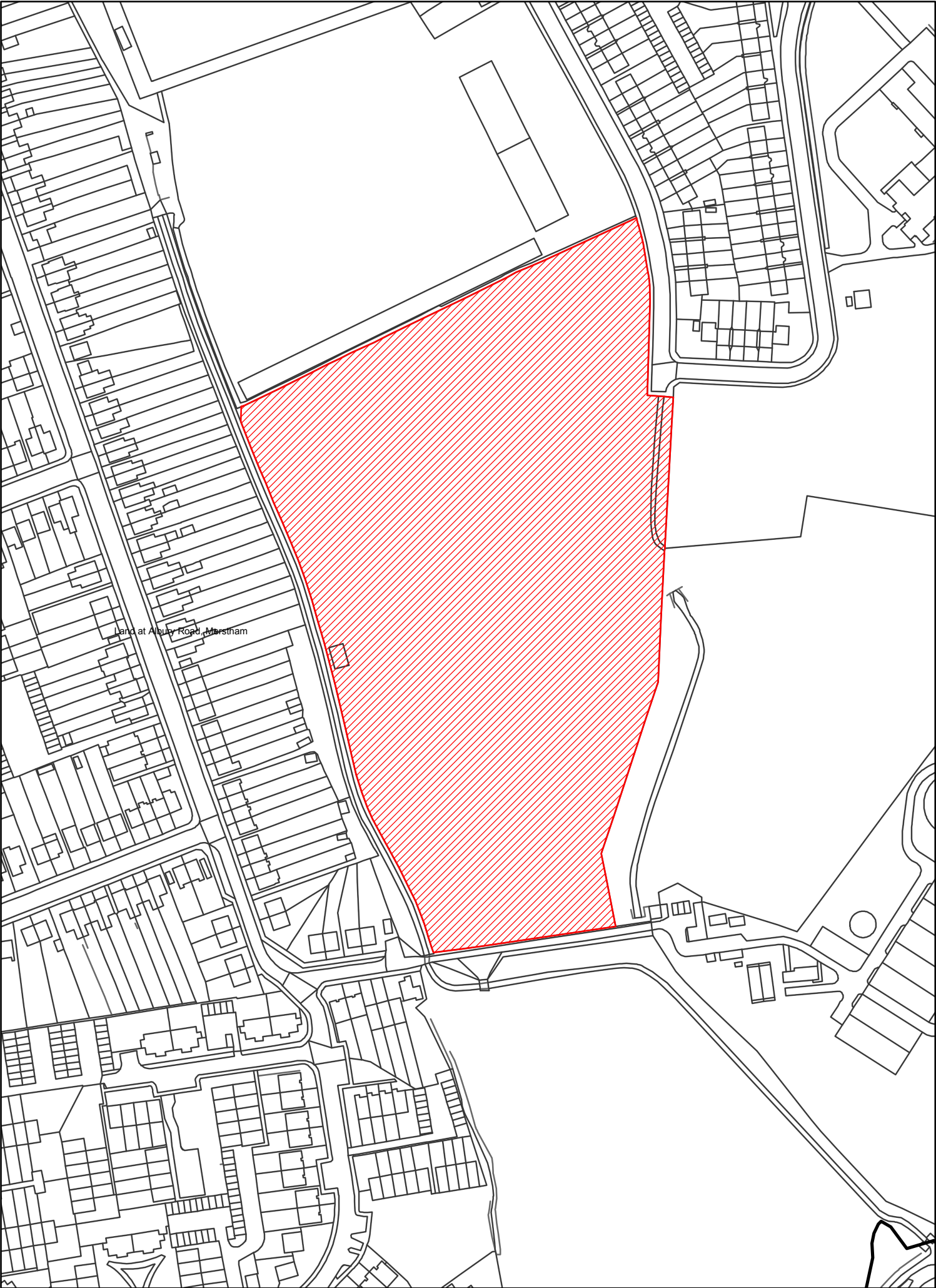
Site details	
SHLAA Reference	M01
Source of site	RBBC – Environmental Health
Site name	Land north of Rocky Lane, Merstham
Existing use	Semi-natural open space/grazing
Housing potential	
Density	Assumed: 20dph
Capacity	25 units
Total site area (ha)	1.4 ha
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt The site is located wholly within the Area of Outstanding Natural Beauty. The site is not within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site has poor access to public transport services <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards family homes, thus potentially meeting a range of market requirements. <i>Physical Limitations:</i> The site is identified as being potentially contaminated <i>Potential Impacts:</i> Development could potentially impact upon the integrity and setting of the numerous listed buildings. Development could potentially have an adverse visual impact upon the landscape given the topographical changes in the area. There is an area of archaeological potential within the site which may be affected by development. Proximity to the motorway could give rise to residential amenity concerns.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned a private individual. It has not been possible to ascertain availability of the site for development.	
Availability of the site for development is uncertain.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved; hence development could be completed within 12 to 18 months of commencement. <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 would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not currently developable. Overcoming constraints: Strategic policy change; contamination; landscape impact	

Merstham Baptist Church, Weldon Way, Merstham (M02)



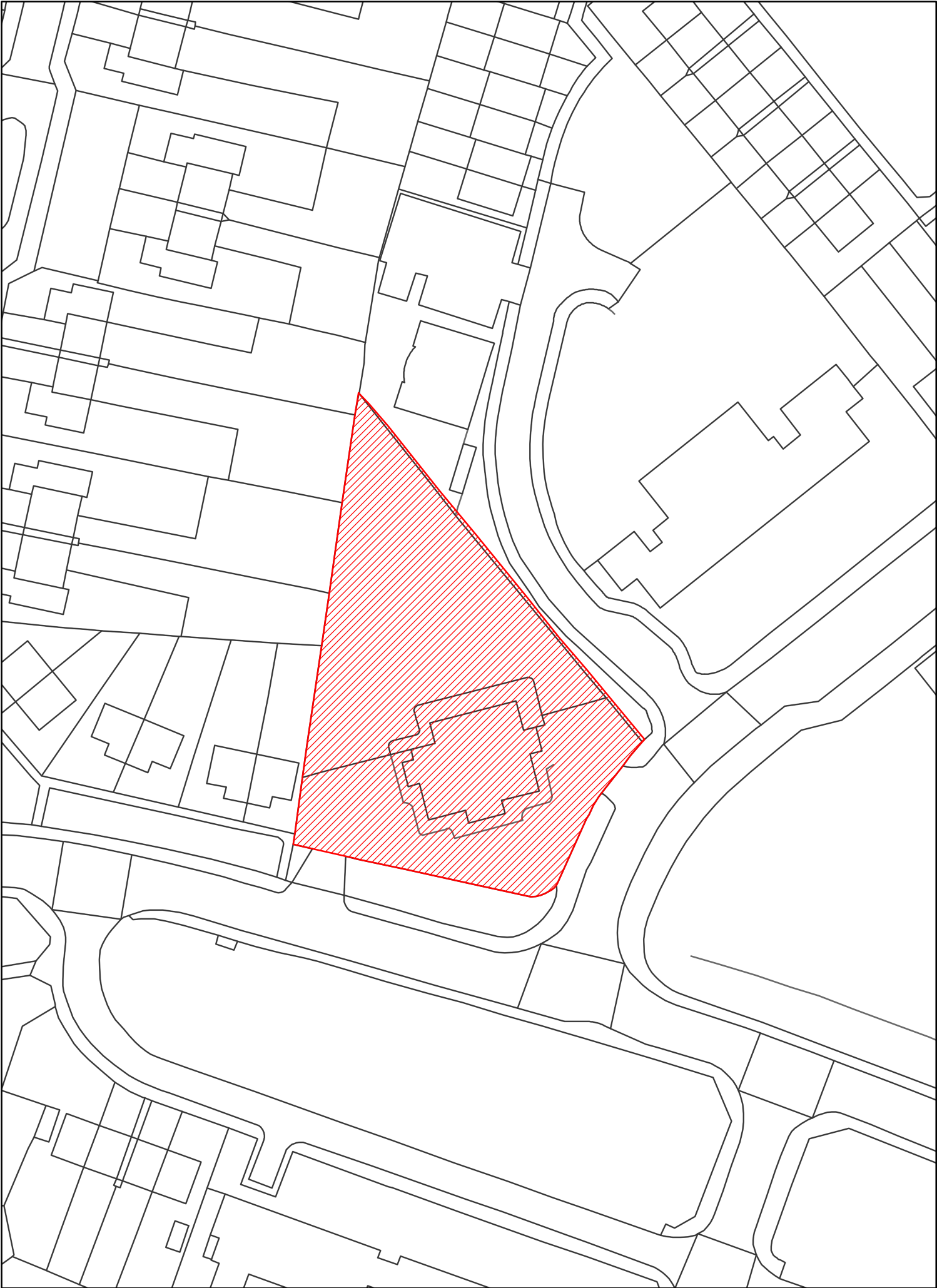
Site details	
SHLAA Reference	M02
Source of site	RBBC – Desktop Review
Site name	Merstham Baptist Church, Weldon Way, Merstham
Existing use	Church and grounds
Housing potential	
Density	Assumed: 40dph
Capacity	3 units
Total site area (ha)	0.27 (0.07 outside of FZ3)
Suitability	
<i>Policy Considerations:</i> The site is within the urban area and therefore in a location contemplated for housing development through Policy CS4 of the Core Strategy. Development could also contribute to the regeneration in the Merstham area. Accessibility to many local services and facilities is good and the site has good access to public transport services <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards smaller family homes. <i>Physical Limitations:</i> The site is almost wholly within Flood Zone 2 and the vast majority falls within Flood Zone 3 – there is therefore substantial flooding risk which severely limits development potential. <i>Potential Impacts:</i> There are no specific impacts associated with development of the site.	
The site is suitable for housing development.	
Availability	
The site is owned by the Baptist Association. The church remains operational and there are no plans to relocate at this time.	
The site is not available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20 to 30 units per annum could be achieved; hence a scheme could be completed within 12 months of commencement. <i>Economic Viability:</i> Specific viability work was not undertaken due to the lack of availability. Generic assessment of the redevelopment of commercial sites for residential use in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with particularly strong demand for small family homes.	
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 would not be available for residential development.	
The site is therefore not currently developable.	
Overcoming constraints: Landowner intentions; flood risk	

Land at Albury Road, Merstham (M03)



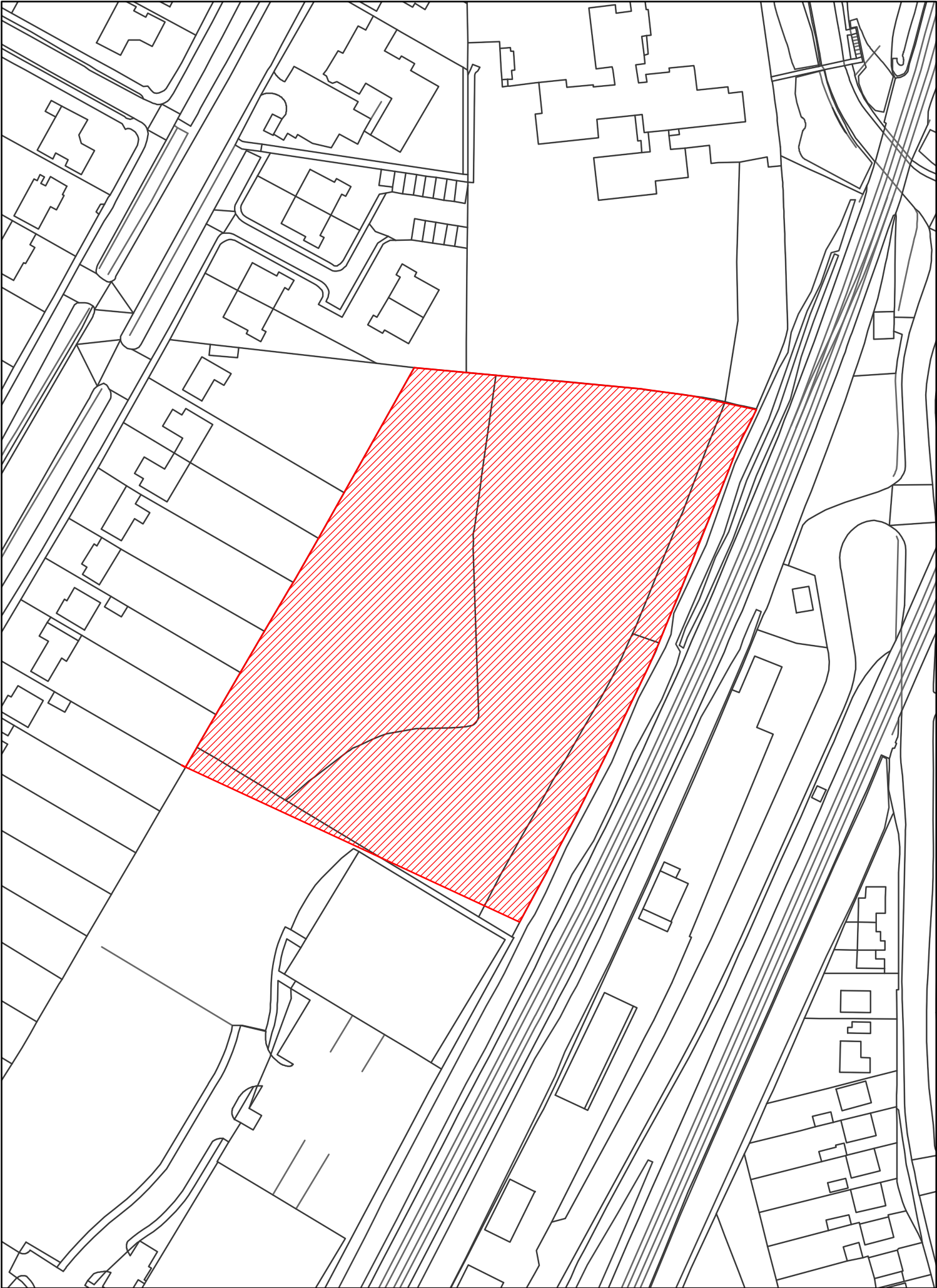
Site details	
SHLAA Reference	M03
Source of site	RBBC Property
Site name	Land at Albury Road, Merstham
Existing use	Public recreation ground
Housing potential	
Density	Assumed: 25dph
Capacity	12 units
Total site area (ha)	3.7 (gross)/0.5 (outside of FZ3)
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a broad 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 a reasonable level of access to public transport services The Council's Open Space Assessment recommends the retention of existing playing pitches and outdoor sports facilities. <i>Market Considerations:</i> The site would most likely be suited to delivering a mix of small and large family houses. <i>Physical Limitations:</i> The site is wholly within Flood Zone 2 and the vast majority falls within Flood Zone 3 – there is therefore substantial flooding risk which severely limits development potential unless significant mitigation/attenuation was put in place. <i>Potential Impacts:</i> Development would result in the loss of publicly accessible sport and recreation facilities. Development could potentially impact negatively upon the adjoining Site of Nature Conservation Importance and opportunities for wildlife connectivity. Proximity to the sewage treatment works could give rise to residential amenity concerns.	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.	
There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved. Hence a scheme could be completed within 12 months of commencement. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
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 is therefore not currently developable.	
Overcoming constraints: Strategic policy change; flood mitigation/attenuation; alternative open space provision	

Former Iron Horse Public House, Bletchingley Road, Merstham (M04)

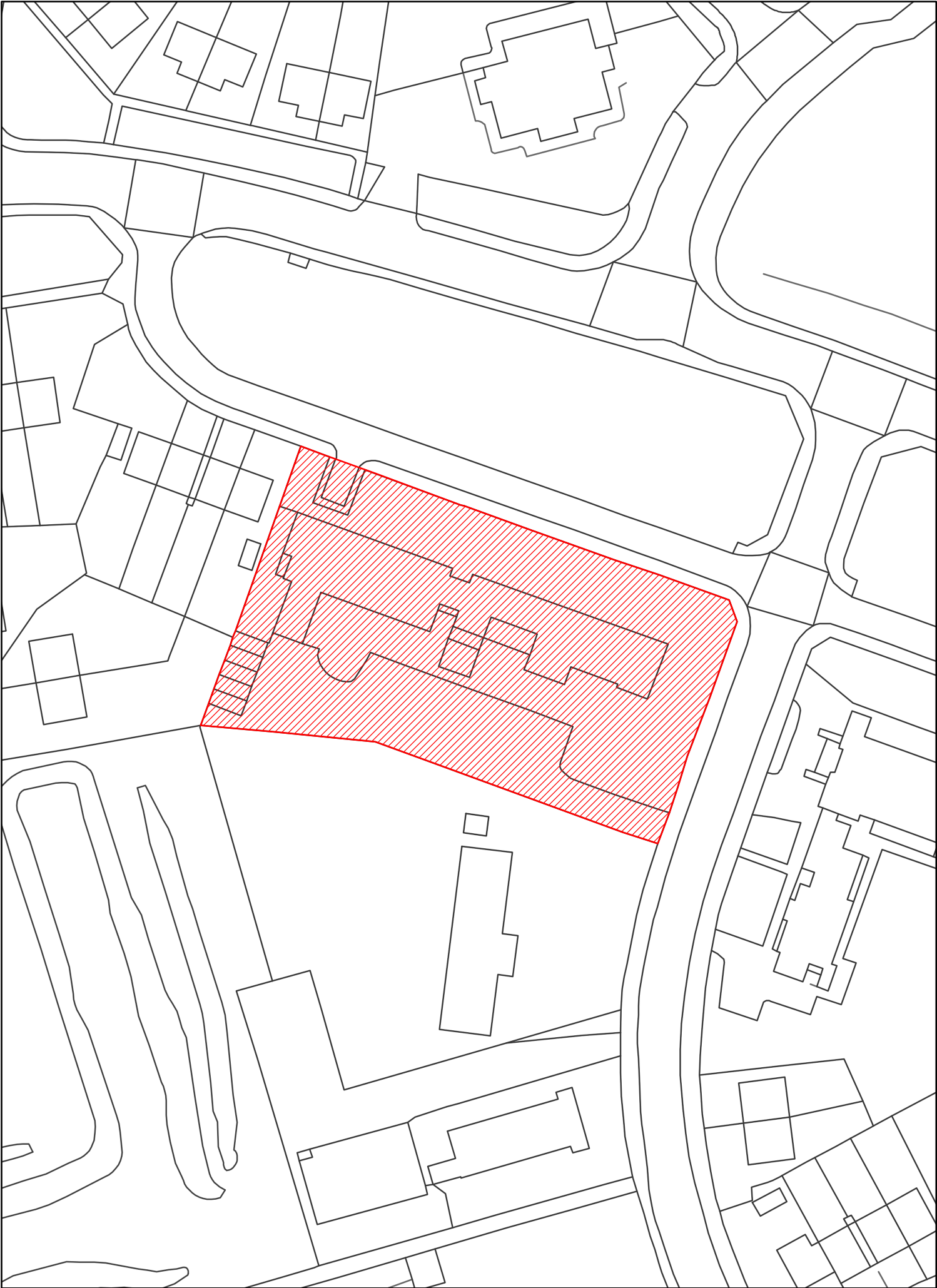


Site details	
SHLAA Reference	M04
Source of site	RBBC Property
Site name	Former Iron Horse Public House, Bletchingley Road, Merstham
Existing use	Cleared site
Housing potential	
Density	Proposed: 40 dph
Capacity	10 units
Total site area (ha)	0.25 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services. Planning consent has been granted for 10 residential units with commercial retail premises on the ground floor. <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 commercial units. <i>Physical Limitations:</i> There are no notable physical limitations associated with the site. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Merstham	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been actively promoted for housing/mixed-use development as part of the Merstham regeneration programme. Agreement is in place with Raven Housing Trust to deliver the residential developments at first floor level.	
The site is immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> A procurement process to find a development contractor to build out the site is currently underway. A site of this size/characteristics would likely attract interest from established contractors who would likely have the capacity to deliver. It is proposed to commence development in early 2015 and a scheme of this nature could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> The units will be delivered as affordable housing units, cross funded by subsidy and s106 contributions. Agreement is in place between the Council and Registered Provider for this funding. Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 127% uplift over and above the assumed existing use value (cleared commercial premises) which is considered to be sufficient to motivate the landowner to release the site. Pre-letting of the proposed commercial units on the site is positive.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be deliverable.	

Land north of Wells Place, Redhill (M05)

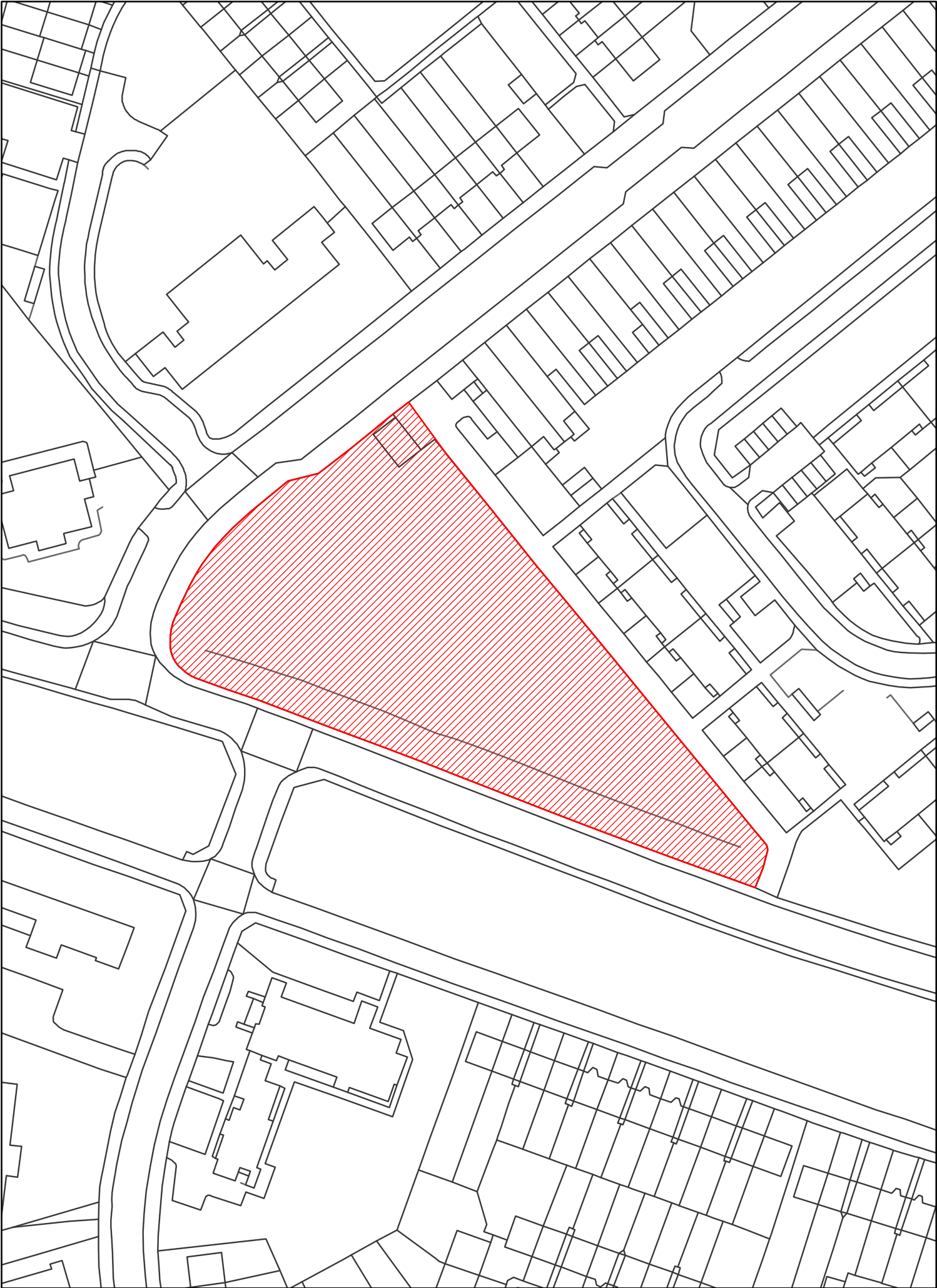


Site details	
SHLAA Reference	M05
Source of site	RBBC – Development Management
Site name	Land north of Wells Place, Redhill
Existing use	Semi-natural open space/woodland
Housing potential	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	0.89 ha
Suitability	
<i>Policy Considerations:</i> The site is designated Urban Open Land. 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 many local services and facilities is reasonable and the site has good access to public transport services Part of the site has consent to deliver new employment floorspace as an extension to the adjoining Wells Place Employment Area. <i>Market Considerations:</i> The site would most likely to be suited to delivering a mix of family houses. <i>Physical Limitations:</i> The western half of the site is covered by dense protected woodland, much of which is Ancient Woodland – this severely constrains development potential. Access to the site via the existing Wells Place estate road would be unsuitable for residential development. <i>Potential Impacts:</i> Proximity to industrial uses and the adjoining railway line could give rise to residential amenity concerns. The site is not considered to be suitable for housing development but is considered to be suitable for employment provision.	
Availability	
The site is owned by a private organisation, Winterbotham Darby, and has been actively promoted and pursued for employment development. The site is not available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment urban greenfield developments in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. 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 will not be made available for residential development by the landowner. The site is therefore not currently developable.	



Site details	
SHLAA Reference	M06
Source of site	RBBC Property
Site name	Moat House Surgery, Worsted Green, Merstham
Existing use	Community/Health facilities
Housing potential	
Density	Assumed: 40 dph
Capacity	10 units
Total site area (ha)	0.30 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services <i>Market Considerations:</i> The site would most likely be suited to delivering smaller family homes. <i>Physical Limitations:</i> There are no notable physical limitations associated with the site. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Merstham The site is considered to be suitable for housing development.	
Availability	
The site is owned by the Practice operator/clinical commissioning group. Availability of the site would be contingent upon appropriate relocation of the existing surgery for which there is no known prospect. The site is not available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved. Hence, a scheme could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's lack of availability. Generic assessment of the redevelopment of commercial sites to residential in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development. However, at this point, there is no intention to release the site for housing due to the current operational use and it is therefore not available. The site is therefore not currently developable. Overcoming constraints: Landowner intentions/alternative provision	

Land at Bletchingley Road (“The Triangle Site”), Merstham (M07)

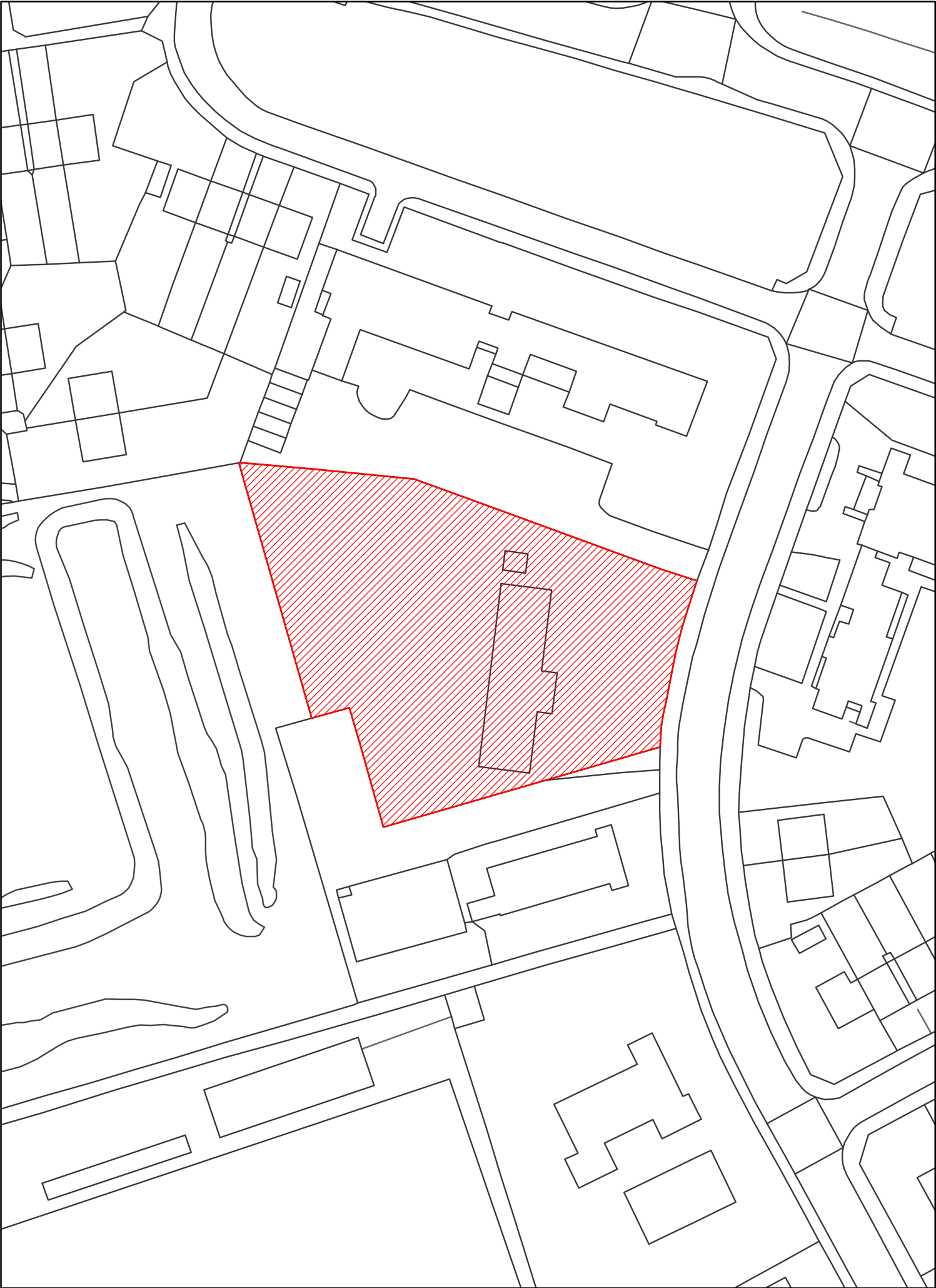


Site details	
SHLAA Reference	M07
Source of site	RBBC Property
Site name	Land at Bletchingley Road ("The Triangle Site"), Merstham
Existing use	Informal open space
Housing potential	
Density	Assumed: 40 dph
Capacity	12 units
Total site area (ha)	0.34 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services The site is proposed to deliver new retail and community facilities to support the regeneration of Merstham and enable other sites to come forward for development. <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards smaller family homes. <i>Physical Limitations:</i> There are no notable physical limitations associated with the site. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Merstham Development would result in the loss of an area of informal amenity space. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust and is being brought forward to provide mixed commercial units and a community hub as part of the regeneration of Merstham. Agreement is in place to transfer ownership of the site to the Borough and County Council's to deliver the community hub. The site is not available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> A procurement process to find a development contractor to build out the site to provide a community hub is currently underway. Residential development is therefore not a realistic prospect. <i>Market and Economic Viability Considerations:</i> Residential development is therefore not a realistic prospect. Development of the site for residential use would not be achievable.	
Summary	
The site is considered to be suitable for housing development. However, the site is proposed to provide a community hub and progress in being made in bringing this forward. There is no intention to release the site for housing and it is therefore not considered to be available. The site is therefore not currently developable. Overcoming constraints: Not applicable	

Land north of Rockshaw Road, Merstham (M11)

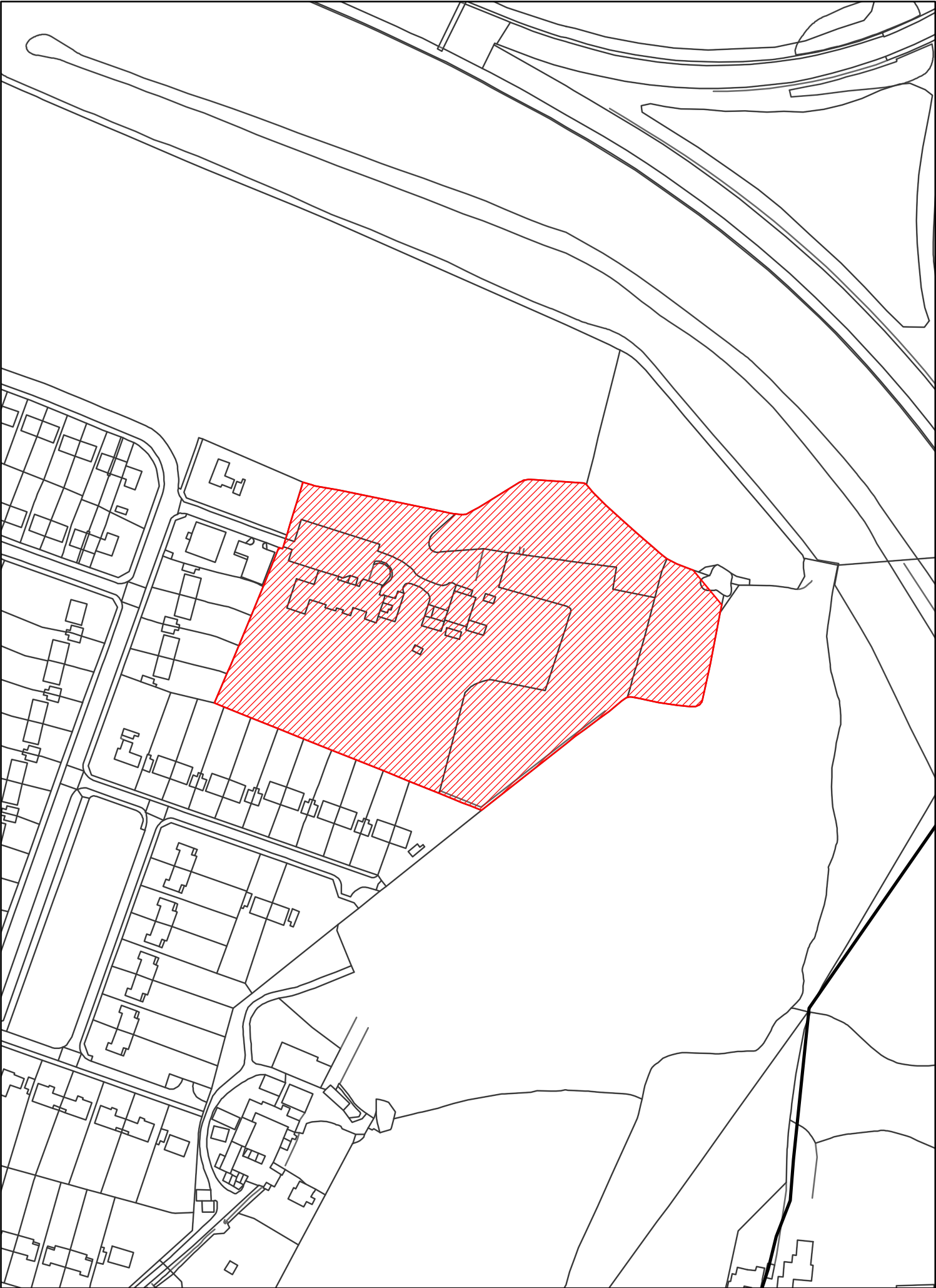


Site details	
SHLAA Reference	M11
Source of site	Call for Sites
Site name	Land north of Rockshaw Road, Merstham
Existing use	Semi-natural open space/woodland
Housing potential	
Density	Assumed: 15dph
Capacity	90 units
Total site area (ha)	13 (gross)/6 (developable)
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt The site is located with the Area of Great Landscape Value and half is within the Area of Outstanding Natural Beauty. The site also adjoins a Conservation Area. The site is not within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is limited and the site has relatively poor access to public transport services <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures; most likely geared towards family homes, thus potentially meeting a range of market requirements. The site is also proposed to deliver specialist accommodation for older persons. <i>Physical Limitations:</i> Localised areas of land in the north of the site are identified as being subject to surface water flooding risk. Land within the site rises from north to south which may limit development potential There are several areas of relatively dense woodland within the site. There are some localised areas in the site which are identified as being affected by surface water flooding risk. <i>Potential Impacts:</i> Development could potentially impact upon the integrity and setting of the numerous listed buildings adjoining the site and the overall Conservation Area. Development could potentially have an adverse visual impact upon the landscape given the topographical changes in the area. There is an area of archaeological potential within the site which may be affected by development. Proximity to the motorway could give rise to residential amenity concerns.	
The site is not suitable for housing development.	
Availability	
The site is owned a private individual. The site is being with agreement on their behalf by Retirement Villages Ltd, a specialist retirement housing provider. There are not understood to be any legal or other restrictions on landownership which would prevent development.	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is interest in developing the site from a specialist retirement housing developer, Retirement Villages Ltd. A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum, hence a scheme could be completed within 3 to 4 years of commencement. <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. It is considered that there would be sufficient demand for the type of product and scheme being envisaged in this location.	
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, conservation area impact, landscape impact	

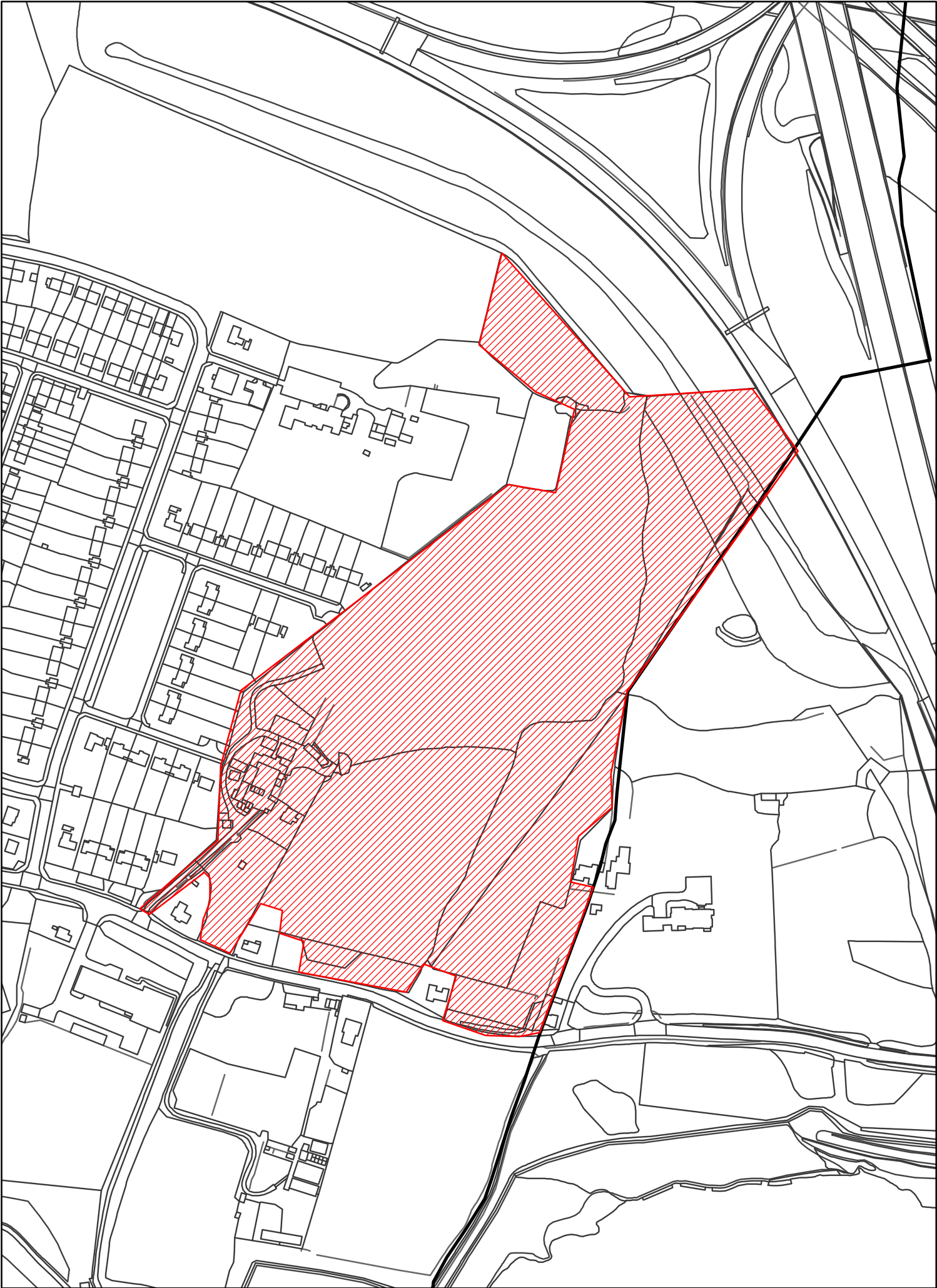


Site details	
SHLAA Reference	M12
Source of site	Call for Sites
Site name	Merstham Library, Weldon Way, Merstham
Existing use	Community facilities
Housing potential	
Density	Assumed: 25 dph
Capacity	6 units
Total site area (ha)	0.26ha (0.19ha outside Flood Zone 3)
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services <i>Market Considerations:</i> The site would be most suited to delivering small family houses, most likely as part of a mixed use development including replacement community/faith facilities. <i>Physical Limitations:</i> The south-western corner of the site falls within Flood Zone 2 and partially within Flood Zone 3. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Merstham. Development could potentially impact upon the adjoining area of archaeological potential. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Surrey County Council but it is understood that negotiations are underway with the Diocese of Southwark regarding agreement to transfer ownership. Availability of the site is dependent upon relocation of the existing library to the proposed new community hub – this is planned to occur in 2015/16. There is a reasonable prospect that the site would be available for housing during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The Diocese of Southwark would carry out any future development of community/faith facilities and associated residential development. A scheme of this nature would be delivered in a single phase and could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver negative uplift over and above the assumed existing use value (community facility). This attaches a nominal value to the replacement community facilities. However, the specific circumstances of the scheme and parties involved – primarily that development will be cross-subsidised through redevelopment of the existing Church of Epiphany site, means that it is achievable in financial terms. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

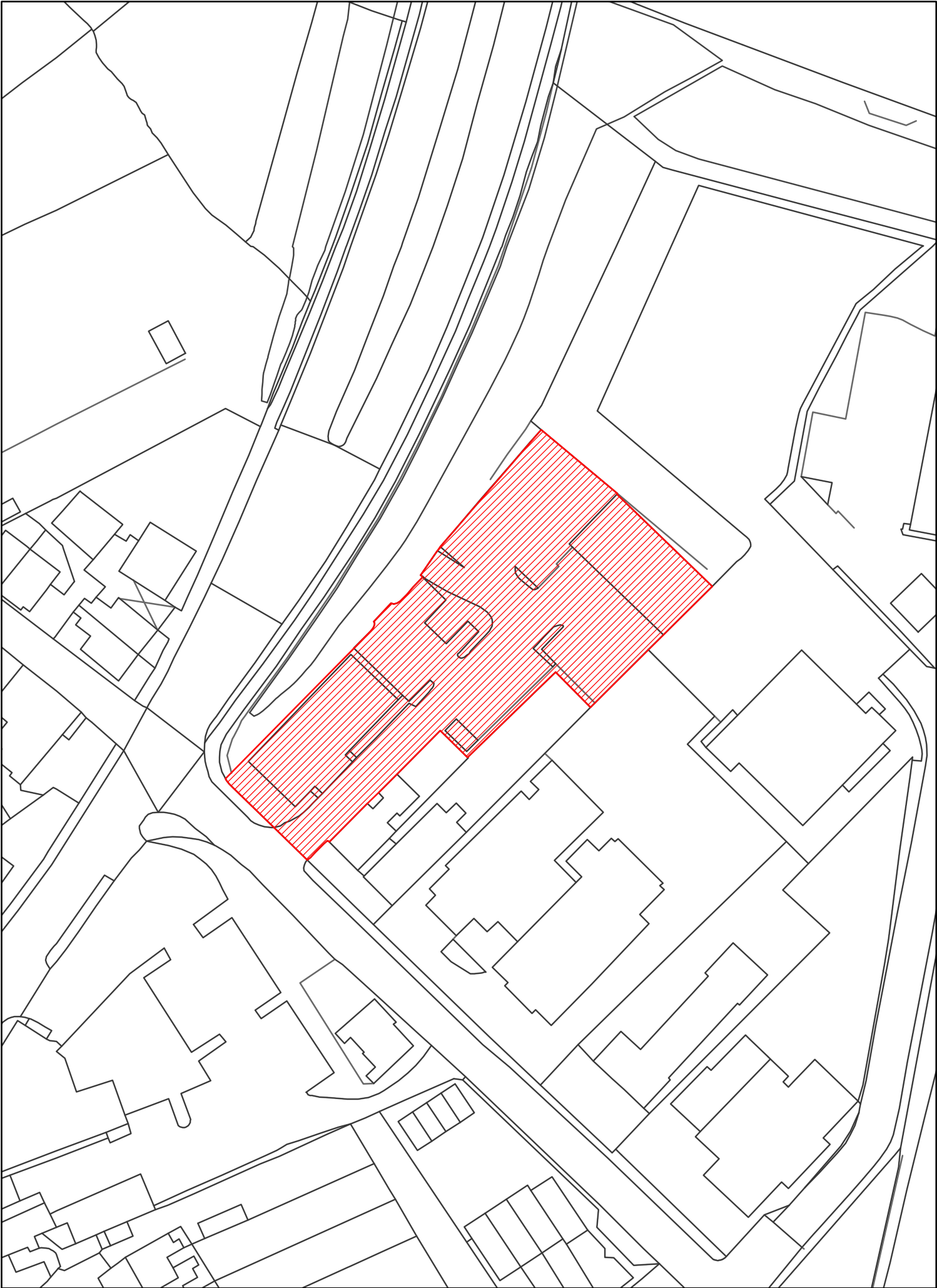
The Oakley Centre, Radstock Way, Merstham (M13)



Site details	
SHLAA Reference	M13
Source of site	Call for Sites
Site name	Former Oakley Centre, Radstock Way, Merstham
Existing use	Vacant building in large grounds with semi-natural open space
Housing potential	
Density	Assumed: 15dph (gross)
Capacity	20 units
Total site area (ha)	1.97 (gross)/ 1 (developable)
Suitability	
<i>Policy Considerations:</i> The site is partially designated as Urban Open Land (building and grounds) and partially within the Green Belt (semi-natural open space/woodland). Development of the Green Belt parts of the site would be subject to the outcome of the Green Belt Review or very special circumstances being demonstrated. The site lies within the urban area, within the Merstham regeneration area and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (including flats through conversion of the listed building with family houses in the grounds), thus meeting a range of market requirements <i>Physical Limitations:</i> The site is identified as being potentially contaminated. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Merstham, both physically and through financially supporting other projects within the regeneration area. Development could potentially impact upon the integrity and setting of the listed building currently on the site. Development could result in the loss of open space. Proximity to the motorway could give rise to residential amenity concerns. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Surrey County Council and has been actively promoted for housing development. Discussions have been held with the Council with respect to development of the site. The site is currently vacant and there are no other ownership constraints to development. There is a reasonable prospect that the site would be available for housing during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be a specific developer interest in the site at this stage. It is likely that a site of this size/characteristics would attract interest from local, regional and national housebuilders who would have the capacity to deliver given its relatively small size. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units could be achieved; hence development could be completed within 12 to 18 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 3% uplift over and above the assumed existing use value (community facility with large grounds). Costs associated with conversion and refurbishment of the listed building have been factored into this. This is likely to be marginal in viability terms and some reduction in affordable housing may be required to ensure the scheme is achievable and is able to contribute to the wider regeneration of Merstham. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with particularly strong demand for family homes. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

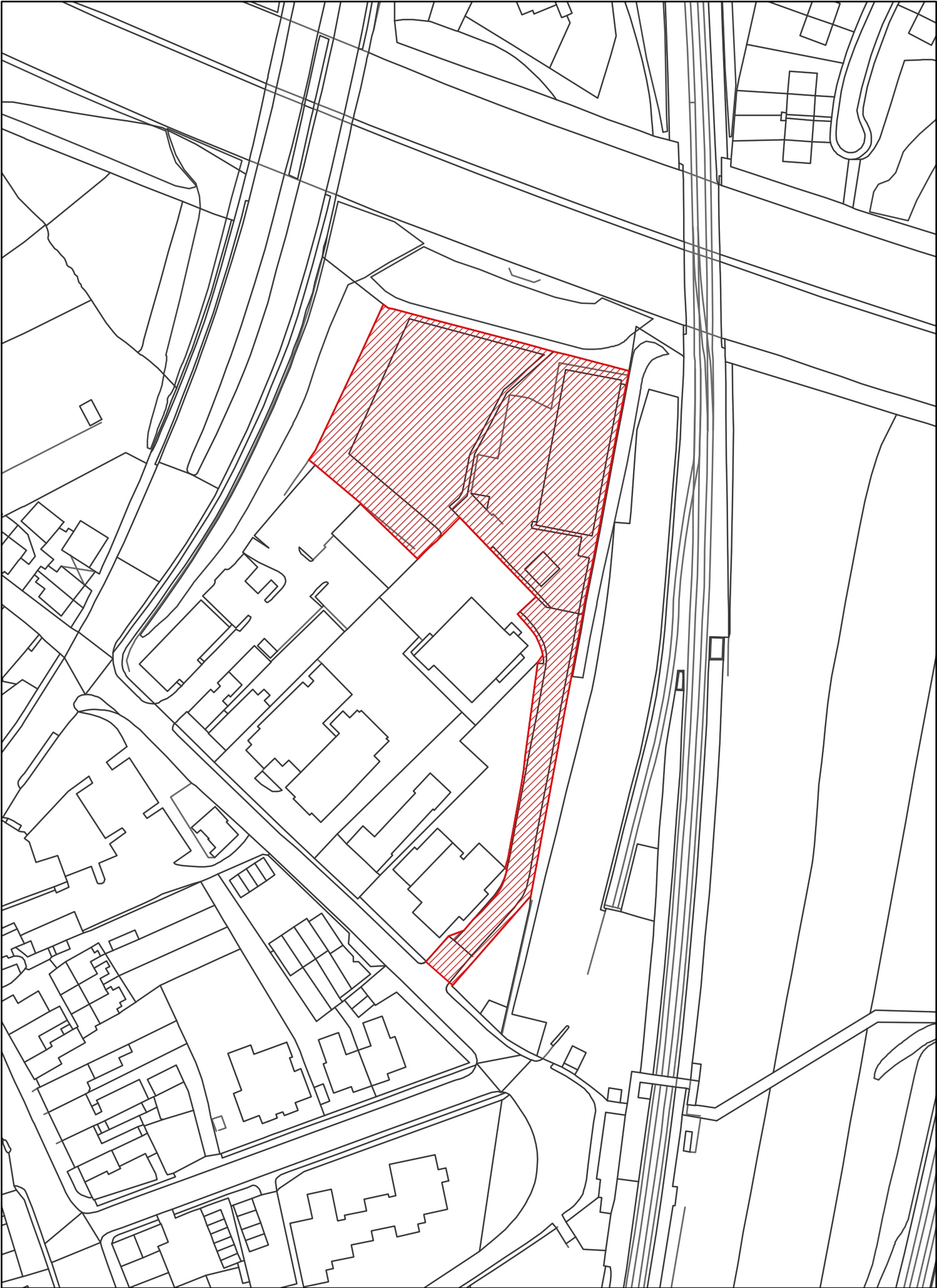


Site details	
SHLAA Reference	M14
Source of site	Call for Sites
Site name	Oakley Farm, Bletchingley Road, Merstham
Existing use	Agricultural fields/grazing
Housing potential	
Density	Assumed: 20 dph
Capacity	140 units
Total site area (ha)	8.3 (gross)/ 7 (developable)
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt and a small part in the north of the site is within the Area of Outstanding Natural Beauty. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> Land levels across the site rise quite markedly from south to north. <i>Potential Impacts:</i> Development could potentially impact upon the integrity and setting of the listed buildings within and adjoining the site. Due to the topography of the site, development could potentially have a visual impact within the landscape, particularly when viewed from the south Proximity to the motorway may give rise to residential amenity conflicts. The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by private individuals and has been actively promoted to the Council for housing development. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> It is understood that a national housebuilder – Taylor Wimpey – have an interest/options on the site. As an established developer, it is considered that they would have the capacity to deliver. A scheme of this nature would be delivered in a small number of discrete phases by a single developer. Delivery rates of 30 to 40 units per annum could be achieved, hence development could be completed within 4 to 5 years from commencement. <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 would most likely be capable of supporting the type and scale of development envisaged; particularly as demand for family homes is strong. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; sustainability assessment of urban extension options	



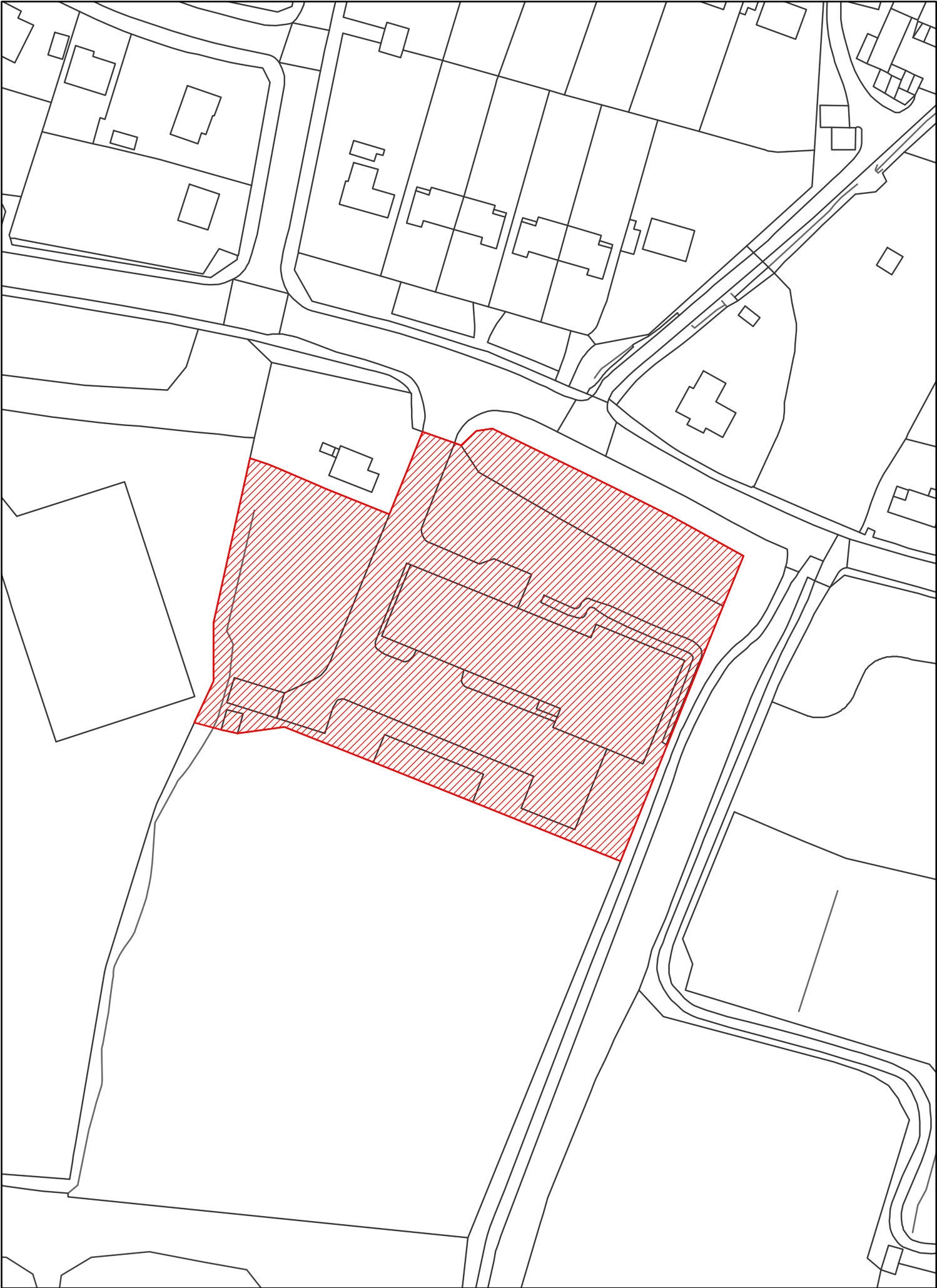
Site details	
SHLAA Reference	M15
Source of site	Call for Sites
Site name	Bellway House, Station Road North, Merstham
Existing use	Office block
Housing potential	
Density	Assumed: 60 dph
Capacity	12 units
Total site area (ha)	0.20ha
Suitability	
<i>Policy Considerations:</i> The site is not located within a designated Employment Area. Loss of employment uses on the site would run contrary to policy – however, there may be potential for residential conversion under permitted development rights. The site lies within the urban area, close to Merstham Village 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 also has excellent access to public transport services <i>Market Considerations:</i> The site would most likely deliver higher density residential units (predominantly flats). <i>Physical Limitations:</i> There are no significant physical limitations associated with the site. <i>Potential Impacts:</i> Proximity to the motorway could give rise to residential amenity concerns.	
The site is considered to be suitable for housing development, potentially as part of a mixed use scheme	
Availability	
The site is owned by a property investment company, CBRE Investors, and has been actively promoted to the Council for housing development. There is understood to be an occupational lease on the site until 2018 – this lease would need to expire or be acquired to enable redevelopment.	
There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement. Development could also be progressed as conversion of existing office accommodation (i.e. not new build) <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 23% uplift over and above the assumed existing use value (commercial offices) which is considered to be sufficient to motivate the landowner to release the site. This assumes demolition and new build rather than conversion. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

Telephone Exchange & Depot Site, Station Road North, Merstham (M16)

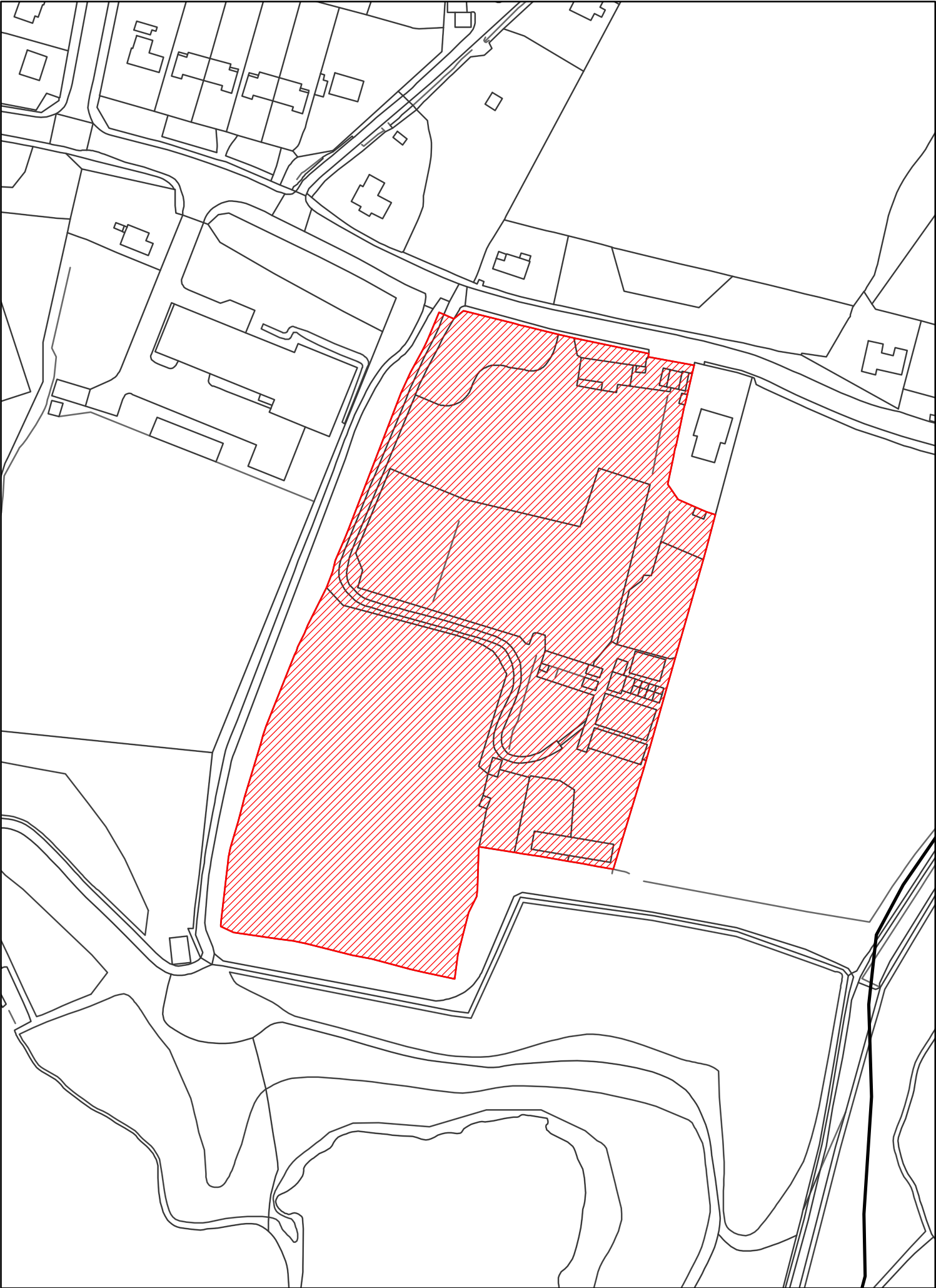


Site details	
SHLAA Reference	M16
Source of site	Call for Sites
Site name	Telephone Exchange & Transport Depot, Station Road North, Merstham
Existing use	Bus depot
Housing potential	
Density	Assumed: 60 dph
Capacity	30 units
Total site area (ha)	0.52ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, close to Merstham rail station 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 also has excellent access to public transport services <i>Market Considerations:</i> The site would most likely deliver higher density residential units (predominantly flats). <i>Physical Limitations:</i> A large part of the site falls within Flood Zone 2 and 3 – on-site attenuation and mitigation works would be required to enable the entirety of the site to be developed. The site is identified as being potentially contaminated due to previous uses. Access to the site via a private access road is somewhat constrained and may require improvement. <i>Potential Impacts:</i> Proximity to the motorway and railway line could give rise to residential amenity concerns. There is an area of archaeological interest within the site which may be adversely affected by development. The site is considered to be suitable for housing development.	
Availability	
The site is owned by a property management company, Telereal Trillium, and has been actively promoted to the Council for housing development. The site is currently operated as a bus depot and an alternative location for this use may be necessary to enable development. There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 25% uplift over and above the assumed existing use value (warehouse/storage land) which is considered to be sufficient to motivate the landowner to release the site. This includes allowances for costs associated with flood risk, noise attenuation and access. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. Proximity to the station would enhance saleability of completed units. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

Darby House, Bletchingley Road, Merstham (M17)

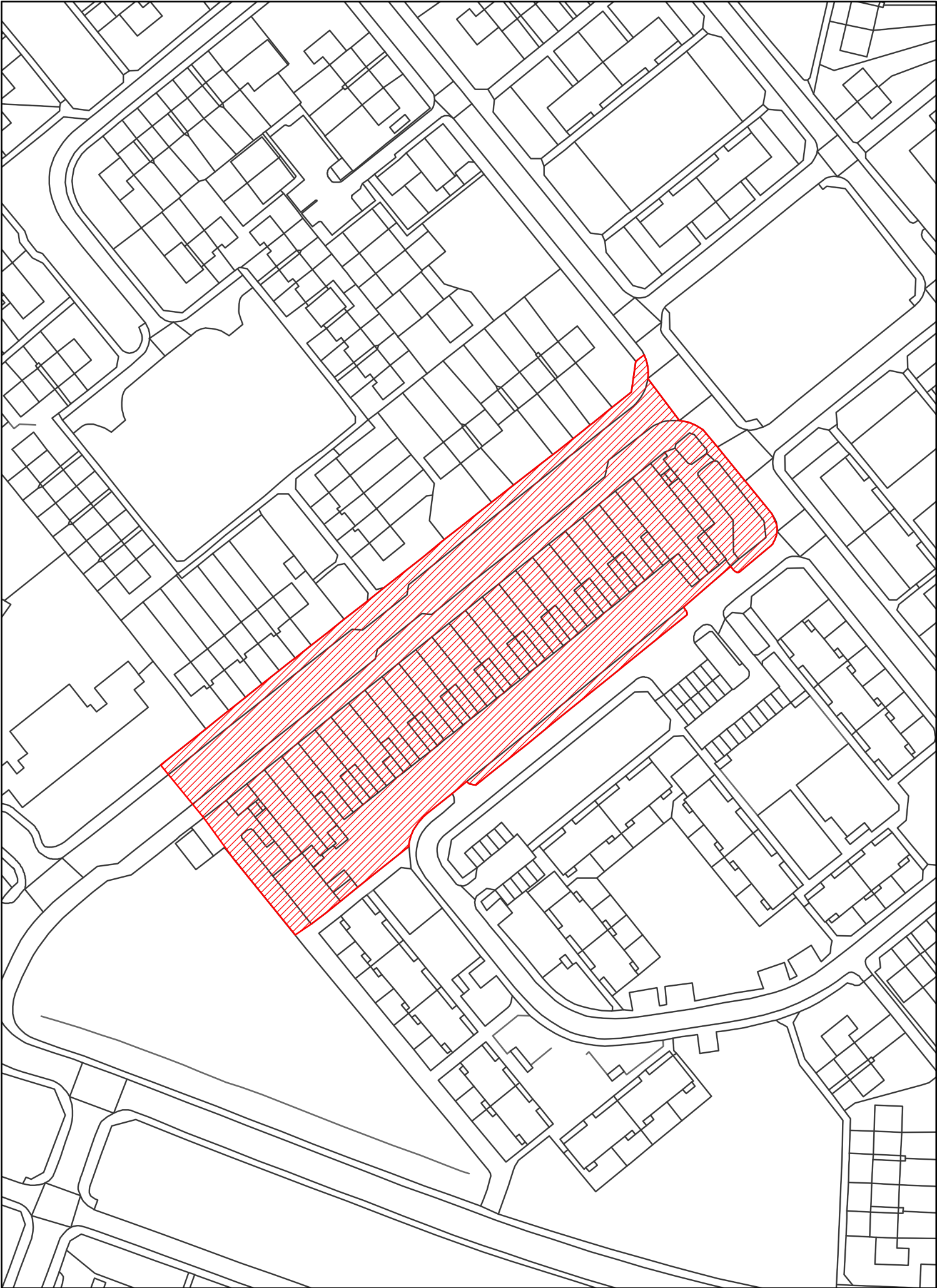


Site details	
SHLAA Reference	M17
Source of site	Call for Sites
Site name	Darby House, Bletchingley Road, Merstham
Existing use	Office block
Housing potential	
Density	Proposed: 30 dph
Capacity	20 units
Total site area (ha)	0.7
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt but is previously developed. Outline planning consent has been granted for redevelopment to provide 20 homes in accordance with paragraph 89 of the NPPF. The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <i>Market Considerations:</i> The site is capable of delivering a mix of housing in terms of both types and tenures, geared towards family homes. The existing planning consent allows for this. <i>Physical Limitations:</i> There are no specific physical limitations associated with the site <i>Potential Impacts:</i> The site is adjacent to a Site of Nature Conservation Importance and development could potentially impact upon this asset Development of the site could support regeneration in Merstham The site is considered to be suitable for housing development.	
Availability	
The site is owned by Croudace Homes. It has been confirmed as being immediately available for development. The landowner is currently seeking reserved matters approval for the scheme. There are no remaining leases for the office block: vacant since April 2014. The site is immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a regional housebuilder who is considered to have the capacity to deliver in line with the existing consent. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12 to 18 months from commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 29% uplift over and above the assumed existing use value (offices/warehouse) which is considered to be sufficient to motivate the landowner to release the site. It also assumes 25% affordable housing in line with the consent. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore considered to be deliverable.	



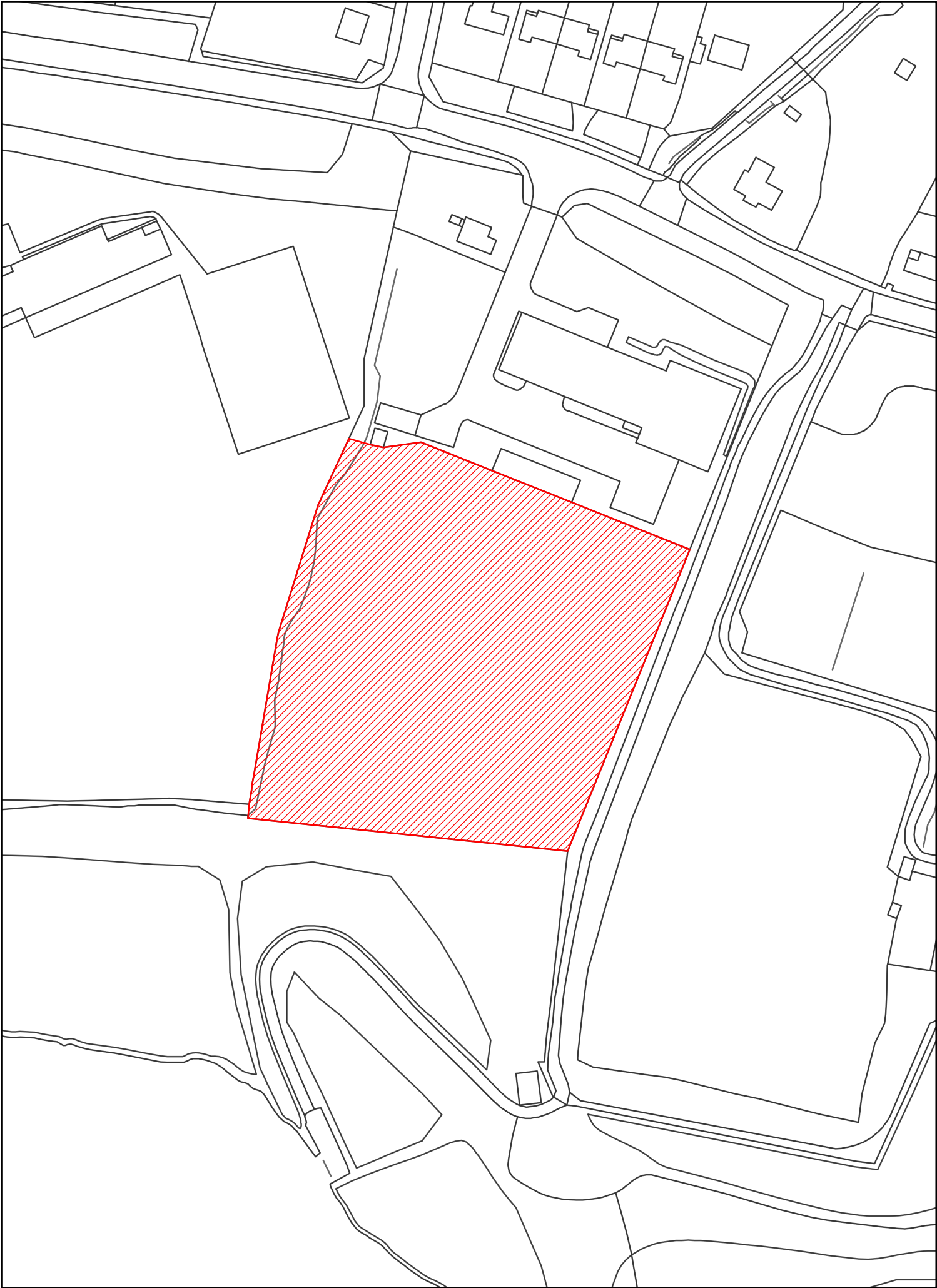
Site details	
SHLAA Reference	M18
Source of site	Call for Sites
Site name	164 Bletchingley Road, Merstham
Existing use	Residential dwelling in large grounds/former agricultural uses
Housing potential	
Density	Assumed: 25 dph
Capacity	50 units
Total site area (ha)	2.1 ha
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> There are no specific physical limitations associated with the site <i>Potential Impacts:</i> The site is adjacent to a Site of Nature Conservation Importance and development could potentially impact upon this asset Development could potentially impact upon the setting and integrity of the listed building within the site Development of the site could contribute to regeneration in Merstham The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by a private individual and has been actively promoted the site to the Council for housing development by H2 Property. There is a reasonable prospect that the site would be made available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is no known developer interest at this stage It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12 to 18 months from commencement. <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 would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; assessment of urban extension options (Development Management Plan) The site is therefore considered to be deliverable.	

Land at Portland Drive, Merstham (M19)



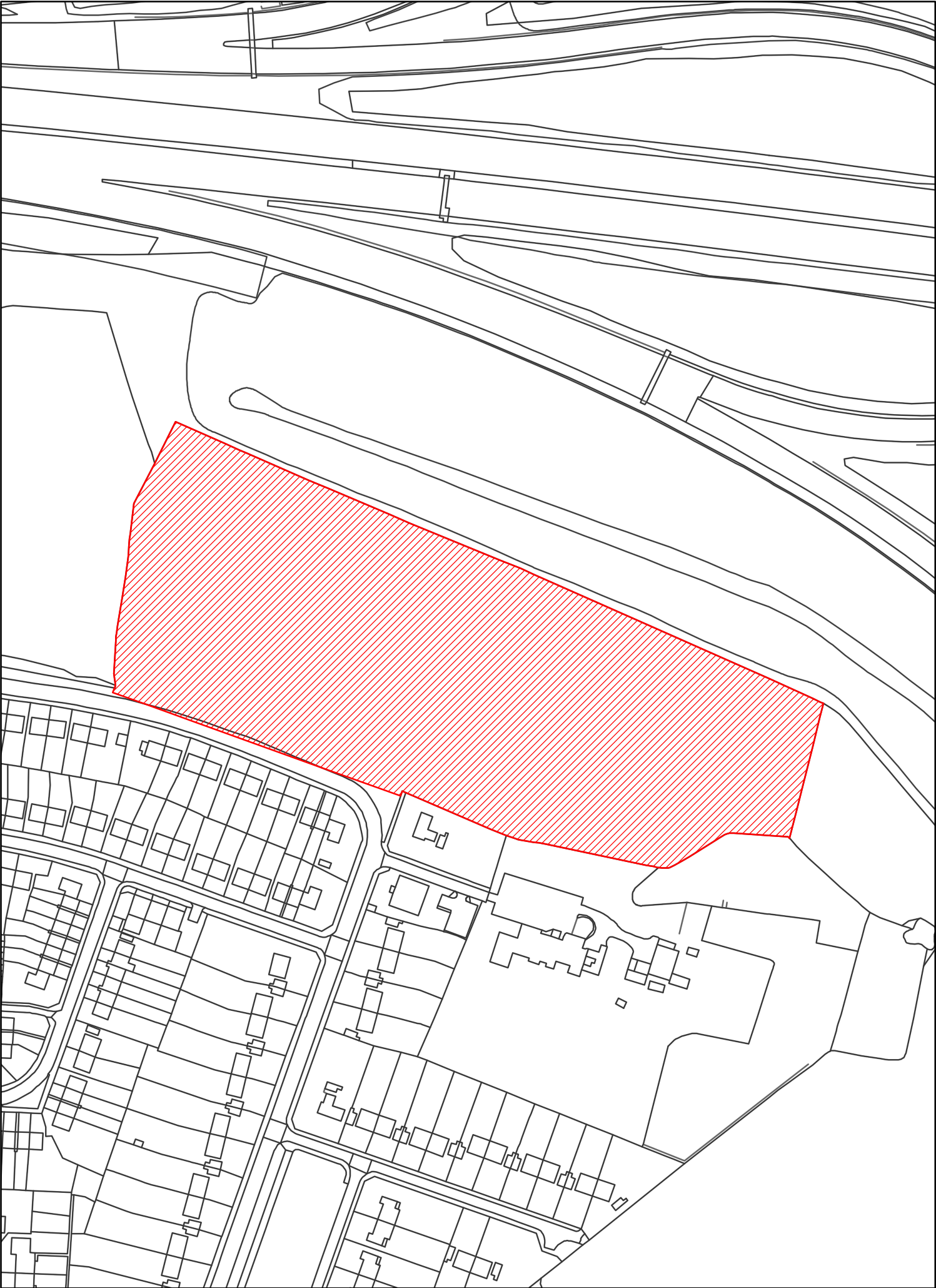
Site details	
SHLAA Reference	M19
Source of site	Extant Planning Consent
Site name	Land at Portland Drive, Merstham
Existing use	Mixture of residential and retail (to be demolished)
Housing potential	
Density	Proposed site density: 50 dph
Capacity	48 units (gross); 6 (net)
Total site area (ha)	0.95ha
Suitability	
<i>Policy Considerations:</i> The site lies within Merstham regeneration area and is currently designated as a Local Centre. The site is therefore within a priority location for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is excellent and the site also has good access to public transport services. The Merstham Planning Framework identifies the potential for redevelopment to provide mixed tenure housing as part of the wider regeneration of Merstham. <i>Market Considerations:</i> The site would be capable of delivering a mix of dwellings in terms types and sizes, including flats and small family homes. <i>Physical Limitations:</i> There are no specific physical limitations associated with the site. <i>Potential Impacts:</i> Development could contribute positively towards the regeneration of Merstham. Replacement shopping facilities would be necessary; however, these will be delivered on adjoining sites which already have planning consent.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust with a number of private leasehold interests in both the residential and commercial units. Agreement is in place to acquire the majority of these interests and negotiations are ongoing with the remaining interested parties. The Council has formally agreed to use CPO powers to complete acquisition should this be necessary; however, negotiations are progressing positively. Once fully acquired, the site will be disposed of to a developer to deliver market units. Timing of development would be tied to the completion of replacement retail units on the two adjoining sites which are expected to be ready for occupation within 18 months.	
There is a reasonable prospect that the site would be available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence it could be completed within 2 to 3 years of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 5% uplift over and above the assumed existing use value (commercial premises and residential). The scheme is progressed as part of a package of regeneration projects in Merstham and for this reason the outline consent requires nil affordable housing. Although marginal in viability terms, the site is considered to be financially achievable as part of the wider package of regeneration. Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of residential intensification schemes in the borough indicates that development of the site would likely be economically viable.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

Land south of Darby House, Bletchingley Road, Merstham (M20)



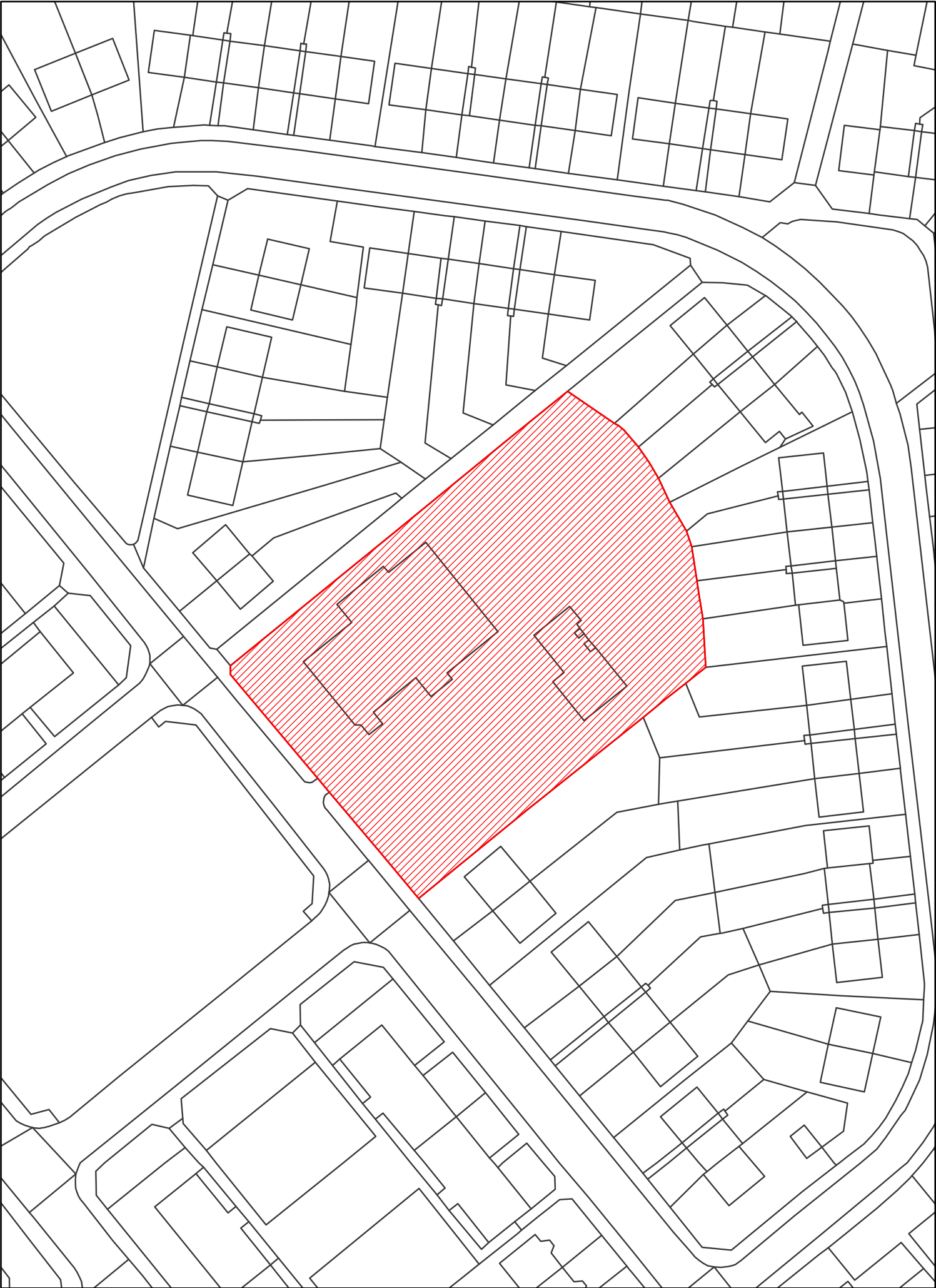
Site details	
SHLAA Reference	M20
Source of site	Call for Sites
Site name	Land south of Darby House, Bletchingley Road, Merstham
Existing use	Open grounds
Housing potential	
Density	Assumed: 25 dph
Capacity	25 units
Total site area (ha)	0.9 ha
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> Access to the site would need to be created through the proposed development on land to the north of this site. <i>Potential Impacts:</i> The site is adjacent to a Site of Nature Conservation Importance and development could potentially impact upon this asset Development of the site could support regeneration in Merstham The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by The School Government Publishing Co and has been actively promoted the site to the Council for housing development by H2 Property. It has been confirmed as being immediately available for development. The site is immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is no known developer interest at this stage It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12 to 18 months from commencement. <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 would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; assessment of urban extension options (Development Management Plan)	

Land north of Radstock Way, Merstham (M21)



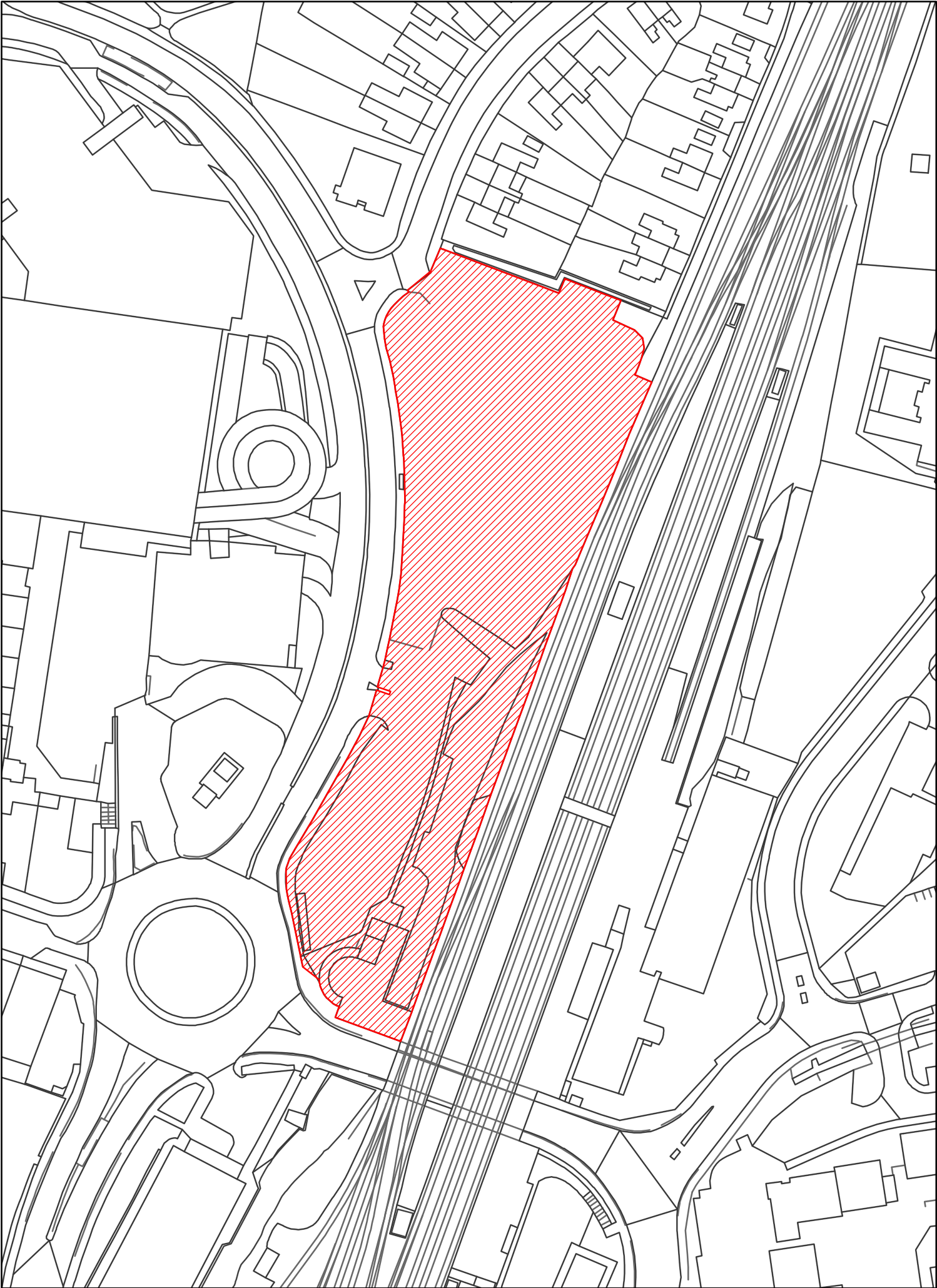
Site details	
SHLAA Reference	M21
Source of site	RBBC Property
Site name	Land north of Radstock Way, Merstham
Existing use	Public open space/ woodland
Housing potential	
Density	Assumed: 20dph
Capacity	60 units
Total site area (ha)	3.2
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt and is within an area designated for use as Public Open Space. The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many of the local services and facilities is good and the site also has good access to public transport services. <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. <i>Physical Limitations:</i> Dense woodland, some of which is designated as Ancient Woodland, surrounds the site on all sides with the exception of the frontage onto Radstock Way. To the north of the site, land slopes steeply upwards forming the bund to the M25 motorway. <i>Potential Impacts:</i> Development could potentially impact upon the large area of Ancient Woodland to the west of the site through recreational pressure. Proximity to the motorway may give rise to residential amenity conflicts. Development could result in the loss of open space: alternative provision or improvements elsewhere may be required; however, the site is within an area identified as having a surplus of open space. Development could positively contribute to the regeneration of Merstham. The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been promoted for development. There are no identified legal constraints to development of the site. The site is reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract regional or national developers who would likely have the capacity to deliver. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the site could be delivered within 2 to 3 years of commencement. <i>Market and Economic Viability Considerations:</i> TO BE UNDERTAKEN... The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; replacement or alternative improved public open space; sustainability assessment of urban extension options	

Church of Epiphany, Mansfield Drive, Merstham (M22)



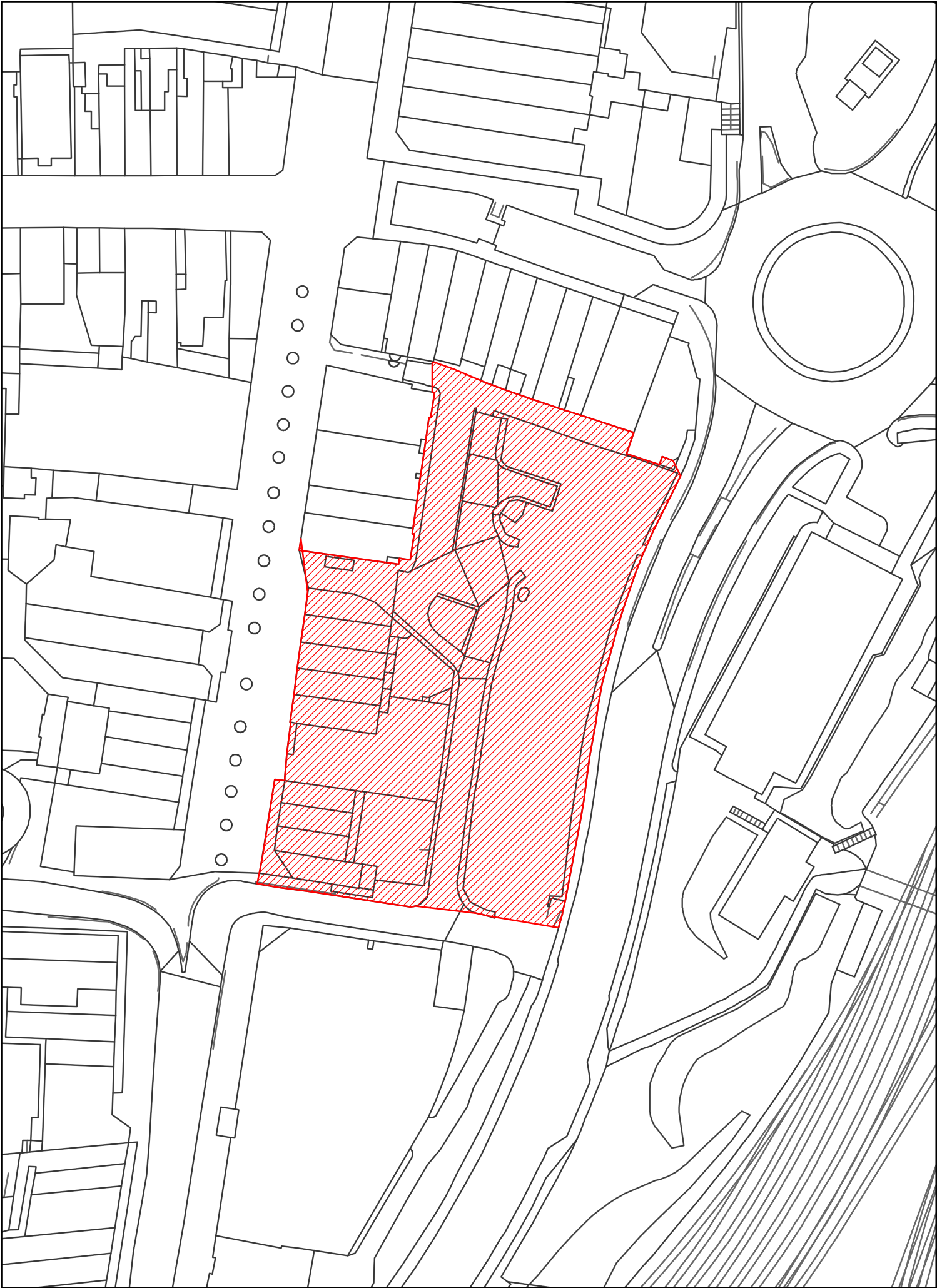
Site details	
SHLAA Reference	M22
Source of site	Development Management
Site name	Church of Epiphany, Merstham
Existing use	Church and grounds
Housing potential	
Density	Assumed: 30dph
Capacity	10 units
Total site area (ha)	0.32ha
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the urban area, within the Merstham Regeneration area. The site is therefore within a priority location for housing development thorough Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has good access to public transport services. Replacement community facilities would be required to satisfy policy requirements. <i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards small family homes. <i>Physical Limitations:</i> There are no specific limitations associated with the site. <i>Potential Impacts:</i> Proximity to neighbouring residential properties would need to be considered. The site is considered to be suitable for housing development.	
Availability	
The site is owned by the Diocese of Southwark. The community uses on the site have ceased due to the unsuitability of the building and the landowner has approached the Council regarding intention to bring the site forward for residential development. Timing of delivery would be contingent upon the delivery of alternative faith facilities. An alternative site (Merstham Library) has been identified and work to progress this is underway. The site is immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristic would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the site could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 39% uplift over and above the assumed existing use value (community facility and residential) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be deliverable.	

Land at Redhill Station, Princess Way, Redhill (RE01)



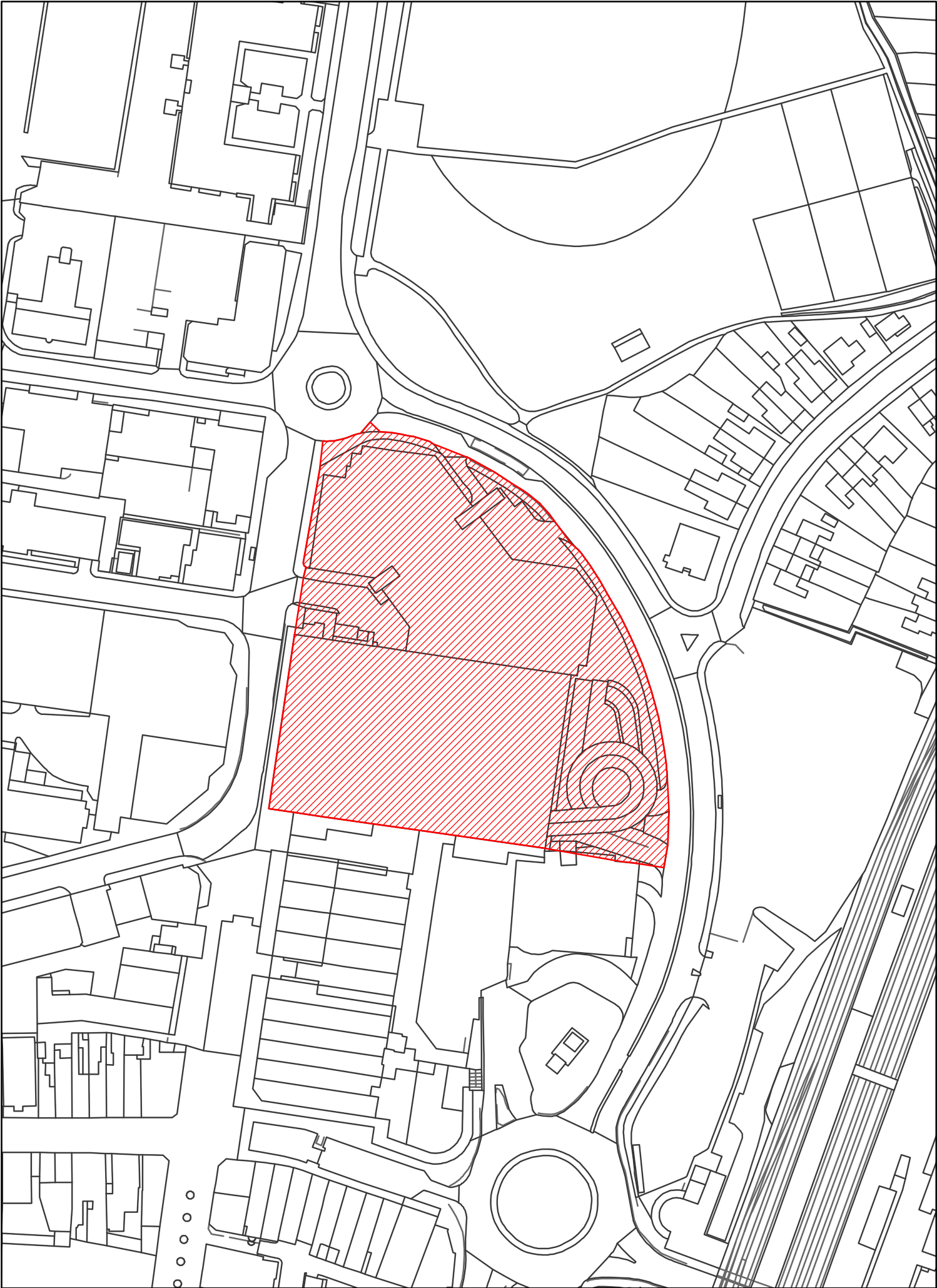
Site details	
SHLAA Reference	RE01
Source of site	Call for Sites
Site name	Land at Redhill Station, Princess Way, Redhill
Existing use	Surface car parking and ancillary station facilities
Housing potential	
Density	Assumed: 170 dph
Capacity	150 units
Total site area (ha)	0.90ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services The site benefits from planning consent for a mixed-use development of 150 residential units, foodstore and small retail units with new station facilities. <i>Market Considerations:</i> The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail units and station facilities. <i>Physical Limitations:</i> An area in the south of the site is affected by Flood Zones 3a and partially 3b – mitigation and attenuation are required to enable development of the full site. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Network Rail and has been actively promoted for mixed use development. Planning consent has been granted. The planning consent provides for replacement commuter car parking to release the lower site for development. The site is considered to be immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The development will be implemented by Solum Regeneration, a joint venture between Network Rail and Kier Properties. The JV has delivered similar schemes in London and the South East and is therefore considered to have capacity to deliver. It is currently proposed to deliver the upper site (replacement car parking) first. This is anticipated to take 12 months, following which development would commence on the lower site and take approximately 24 months. Solum have indicated that they intend to commence development in Spring 2015. <i>Market and Economic Viability Considerations:</i> Viability justification was submitted alongside the planning consent demonstrating that a reduction in affordable housing was required to ensure viability. The scheme therefore provides nil affordable housing and a clawback mechanism negotiated.. Viability appraisal confirms that, assuming all relevant costs, an acceptable return to the developer and nil affordable housing as agreed, the scheme would deliver a 24% uplift over and above the assumed existing use value (surface car park) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with dealing with flood risk and providing a new station building and facilities are included in this assessment. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and benefits from planning consent. The site is immediately available for housing development and a joint venture arrangement is in place to deliver the scheme. Evidence indicates that such a scheme would be achievable, including financially viable as per the agreed section 106 obligations, and that, even taking account of proposed phasing, it would be completed within five years. The site is therefore considered to be deliverable.	

Land at Marketfield Way/High Street, Redhill (RE02)

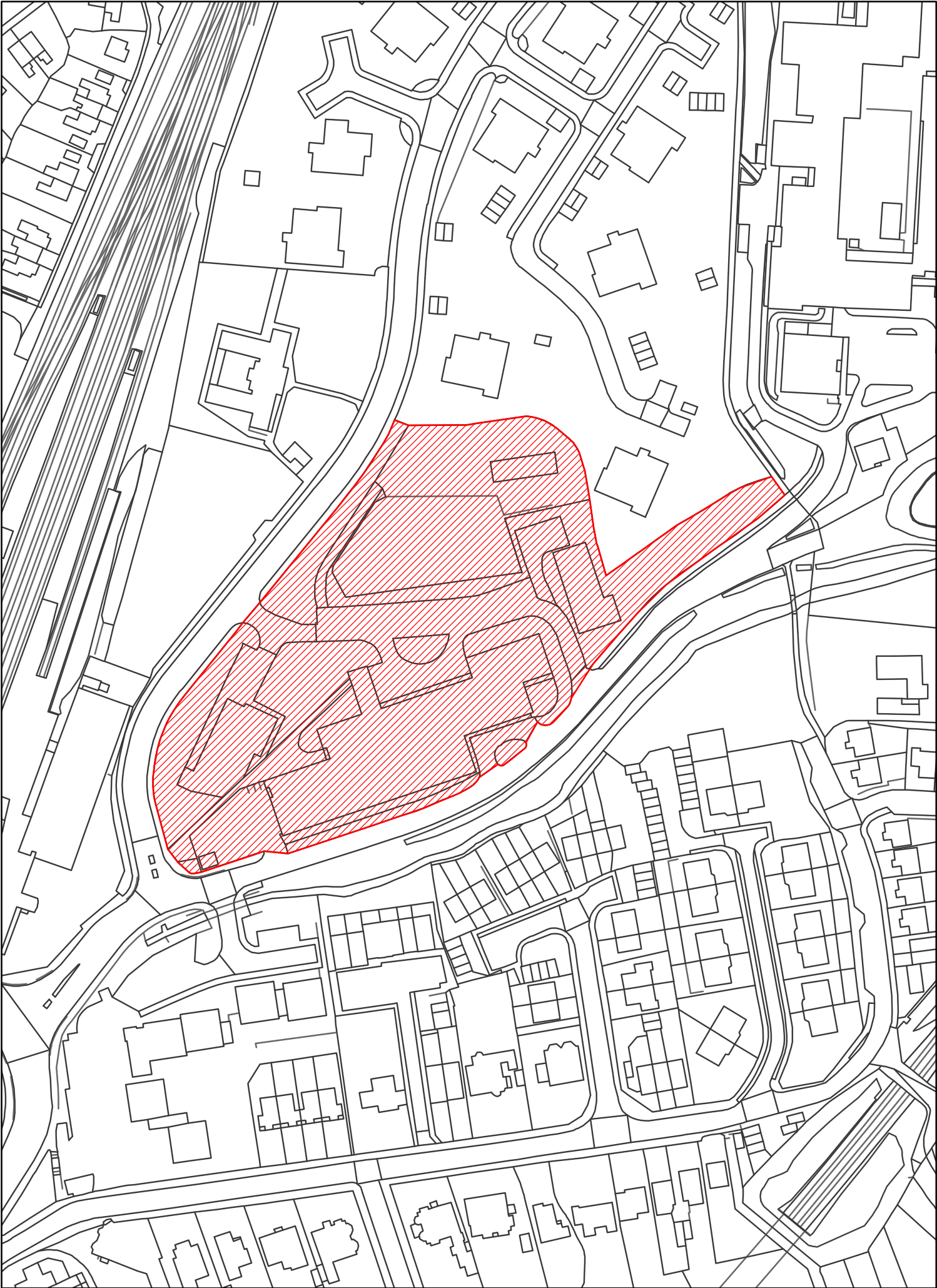


Site details	
SHLAA Reference	RE02
Source of site	RBBC Property
Site name	Land at Marketfield Way/High Street, Redhill
Existing use	Retail and surface car parking
Housing potential	
Density	Assumed: 150 dph
Capacity	90 units
Total site area (ha)	0.65 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has good access to public transport services <i>Market Considerations:</i> The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and leisure facilities. <i>Physical Limitations:</i> The majority of the site is within Flood Zone 3a and partially within Flood Zone 3b – initial scoping carried out with the Environment Agency indicates that adequate mitigation and attenuation could be provided on site to enable development of the full site. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. Development could potentially impact upon the integrity and setting of the adjoining listed buildings and Conservation Area. The site is considered to be suitable for housing development.	
Availability	
The freehold of the site is owned by Reigate & Banstead Borough Council and has been actively promoted for mixed-use development. An experienced development partner has been selected to take forward the development. There are two long-leasehold interests in the site and a number of occupation leases which would need to be acquired to enable development. Negotiations are in progress to secure these interests; however, it is possible that a CPO may be required. There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The Council has resolved to appoint CoPlan, an established mixed-use developer, as development partner. They are considered to have the experience and capacity to deliver and build out a scheme of this nature. It is intended to progress a planning application during 2015 with a view to commencing development in 2016. A scheme of this nature would then take approximately 24 months to complete. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 24% uplift over and above the assumed existing use value (surface car park, mixed use office/retail) which is considered to be sufficient to enable assembly and motivate the various land interests to release the site. Significant additional cost allowance to deal with flooding is included within this. Initial market testing indicates strong demand for the commercial elements proposed in the scheme. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

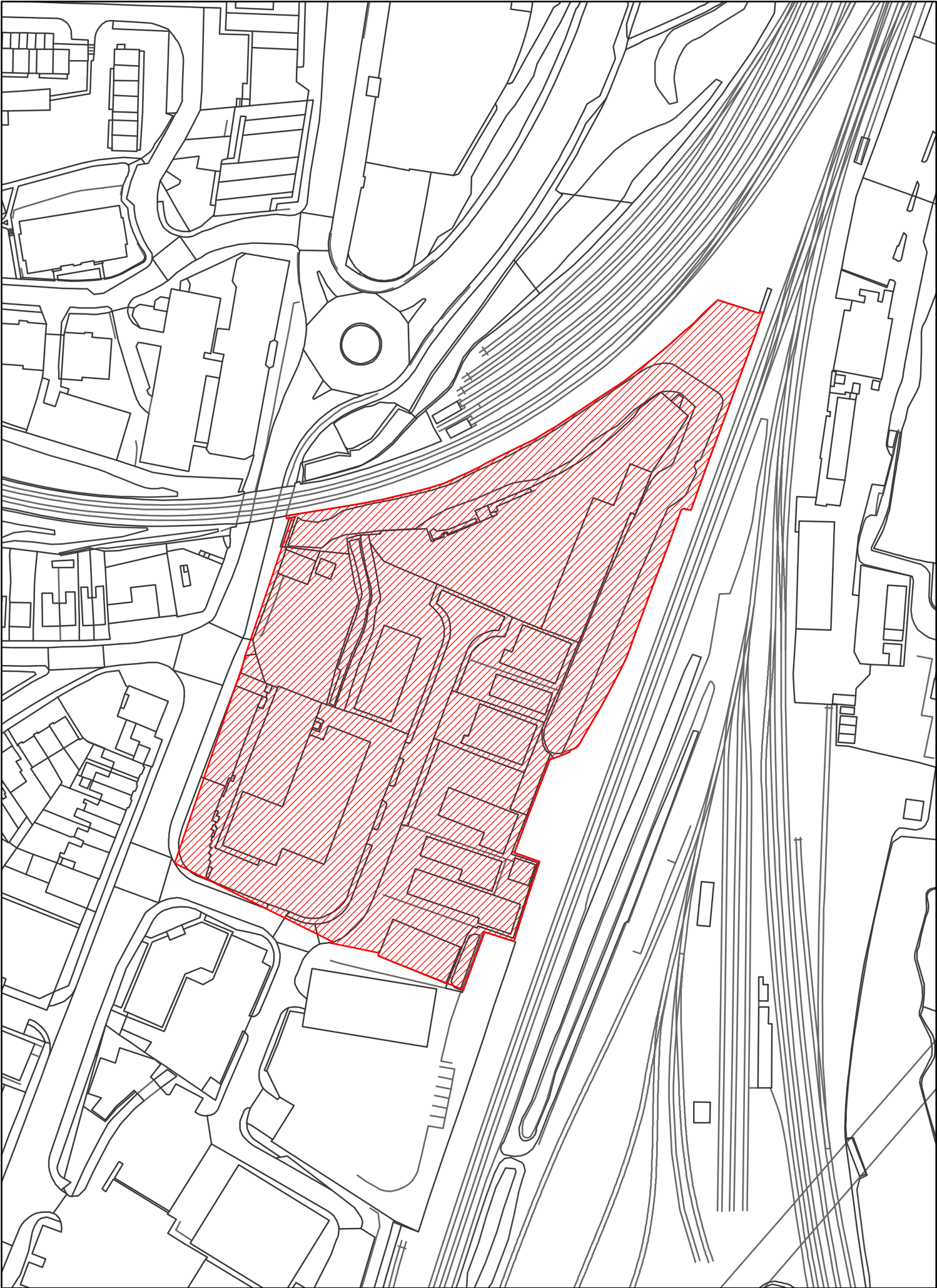
Warwick Quadrant North, London Road, Redhill (RE03)



Site details	
SHLAA Reference	RE03
Source of site	Call for Sites
Site name	Warwick Quadrant North, London Road, Redhill
Existing use	Foodstore, office accommodation and car parking
Housing potential	
Density	Assumed: 150 dph
Capacity	190 units
Total site area (ha)	1.27 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services Loss of employment uses associated within the redevelopment of the existing large office block would be contrary to policy. The site benefits from planning consent for a mixed use development including enlarged foodstore, leisure facilities and a hotel. <i>Market Considerations:</i> The site would be most suited to delivering higher density residential units (flats) as part of a mixed use scheme providing retail units at ground floor. <i>Physical Limitations:</i> The northern boundary of the site is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council with a long-leasehold interest granted to Aviva Investors. The landowners and occupier (Sainsbury's) are pursuing a retail and leisure development and the site would not be available for residential development.	
The site is not considered to be available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The landowners are actively pursuing the mixed use retail/leisure development for which consent exists. Residential development is therefore not an achievable prospect. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the lack of availability.	
Development of the site for residential is not achievable.	
Summary	
The site is considered to be suitable for housing development. However, the site is being pursued by the landowner/occupier for retail development and would not be made available for residential. The site is therefore not currently developable. Overcoming constraints: Not applicable	

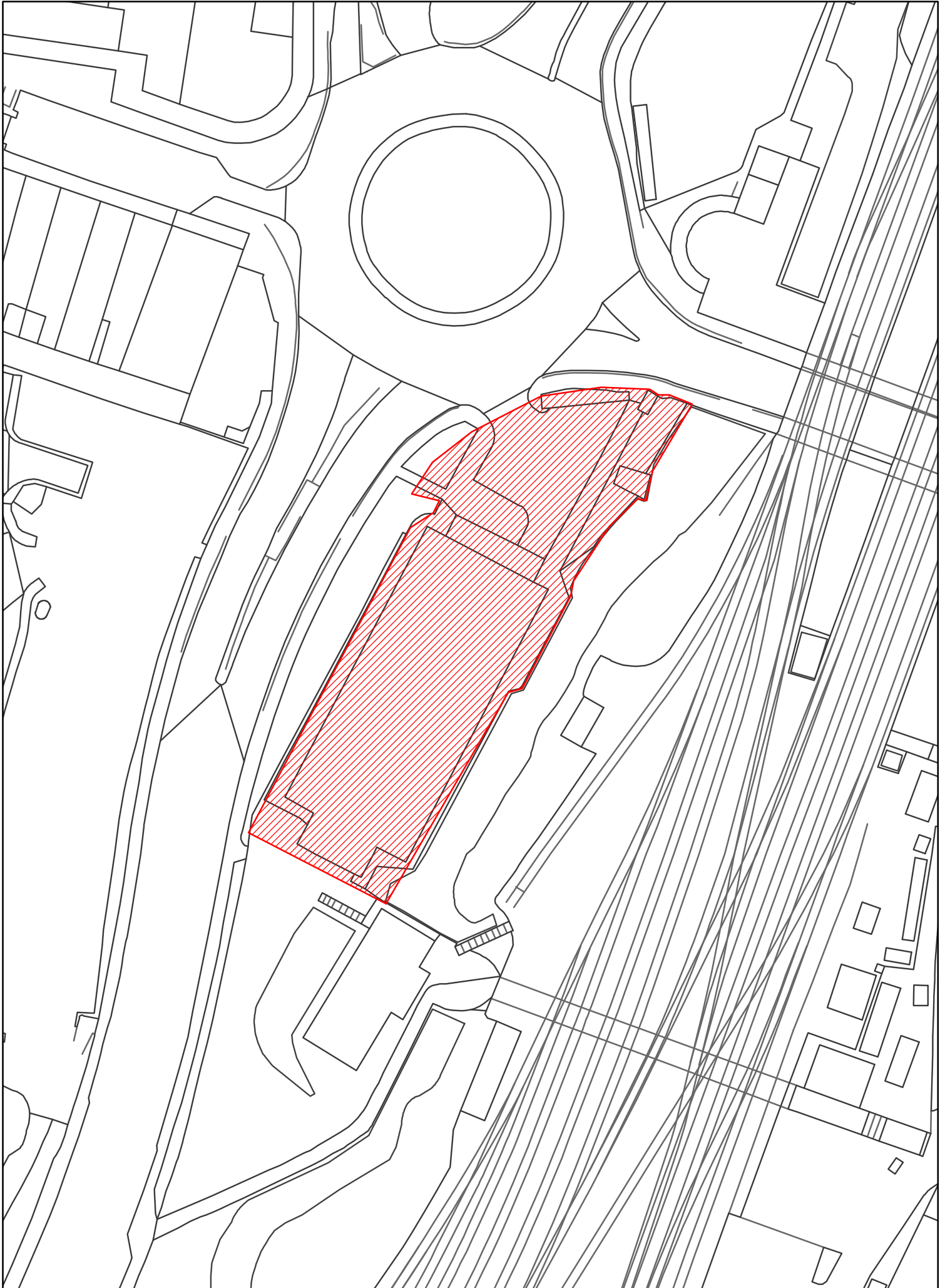


Site details	
SHLAA Reference	RE04
Source of site	Call for Sites
Site name	Colebrook Centre, Noke Drive, Redhill
Existing use	Community uses/Garden centre
Housing potential	
Density	Assumed: 80 dph
Capacity	80 units
Total site area (ha)	1.30 (gross)/ 1.0 (developable)
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy The site is directly adjacent to the Primary Shopping Area of Redhill. Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards smaller family homes and higher density flats. Replacement community uses may also be incorporated into any development. <i>Physical Limitations:</i> The southern part of the site is affected by Flood Zone 2 and in part by Flood Zones 3a and 3b which reduces development potential. There may be a residual need to retain the existing garden centre which could further limit capacity. There are a number of protected trees in and around the site which would need to be retained. <i>Potential Impacts:</i> Development could contribute to the regeneration of Redhill town centre. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Surrey County Council and has been actively promoted to the Council for housing development. A service review and masterplanning process is currently underway with a view to developing proposals by early 2015. A development partner would then need to be procured to carry out the development. There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders or established developers who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved. A scheme of the scale envisaged could therefore be completed within 2 to 3 years of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 22% uplift over and above the assumed existing use value (community facility) which is considered to be sufficient to motivate the landowner to release the site. A nominal commercial value is attached to replacement community facilities and cost allowance is made for dealing with residual flood risk on site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is particularly strong demand for family dwellings which would be absorbed rapidly by the market. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

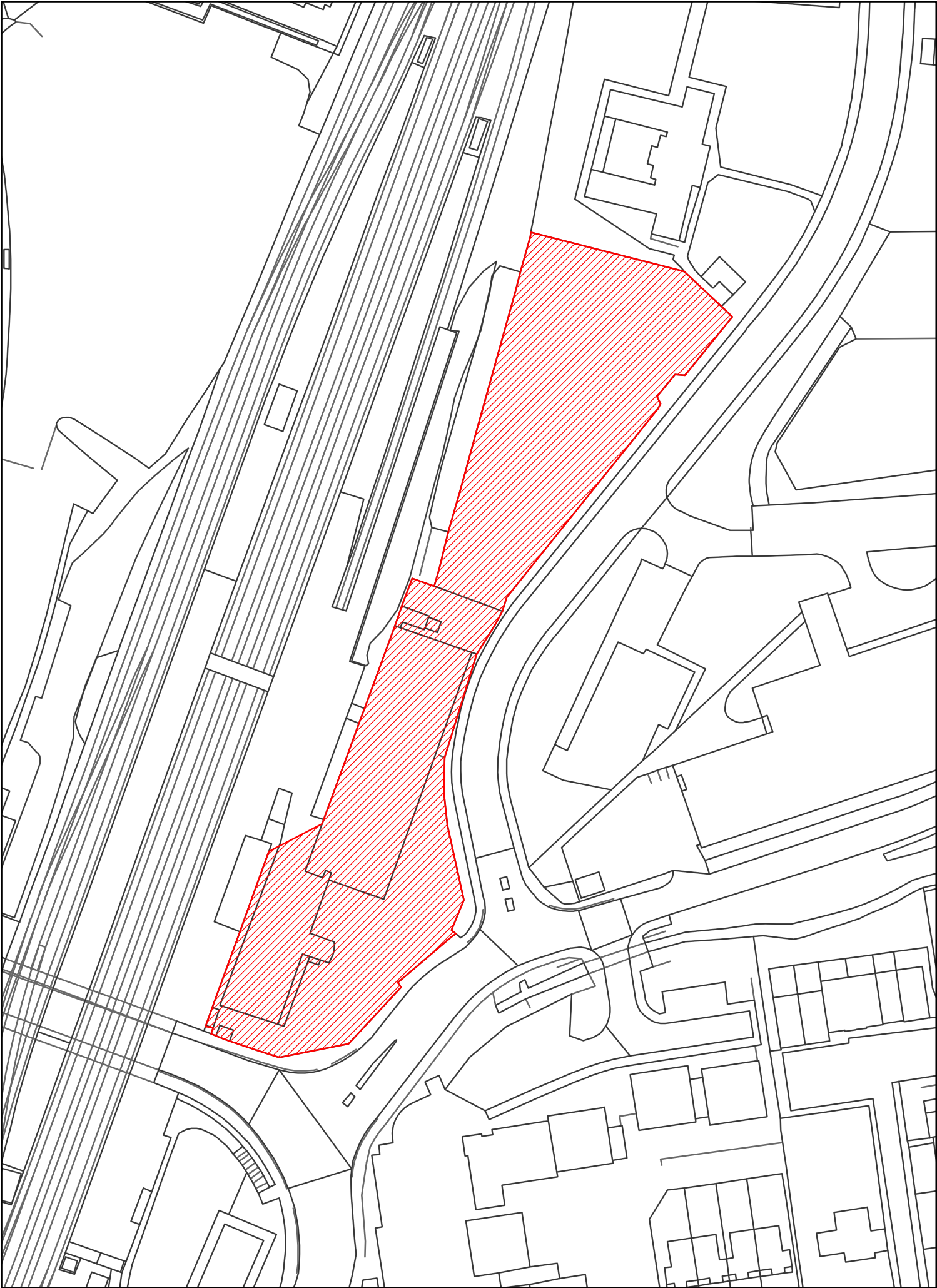


Site details	
SHLAA Reference	RE05
Source of site	RBBC Desktop Review
Site name	Reading Arch Road Industrial Estate, Redhill
Existing use	Industrial/workshops; car sales
Housing potential	
Density	Assumed: 60 dph
Capacity	100 units
Total site area (ha)	1.90 (gross)/ 1.75 (outside of FZ3)
Suitability	
<i>Policy Considerations:</i> The site is a designated employment area. Redevelopment would currently be contrary to policy. The site lies within the urban area, adjacent Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> Given the location and characteristics of the site, it would be most suitable for delivering high density flats, most likely as part of a mixed use redevelopment. <i>Physical Limitations:</i> Part of the site is affected by Flood Zone 2 and in part by Flood Zones 3a and 3b which reduces development potential. The Redhill Brook is also partially culverted under the site. Given the current use of the site, the land is potentially contaminated. Access directly from the A23 would need to be carefully designed. <i>Potential Impacts:</i> Development could contribute to the regeneration and future growth of Redhill town centre. Proximity to the railway line may give rise to residential amenity conflicts.	
The site is not suitable for housing development.	
Availability	
The freehold of the site is predominantly owned by Reigate & Banstead Borough Council and two other small private freehold interests. There are also a number of occupational leases which would need to be acquired or expire to enable vacant possession: this could require a CPO. There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is no specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer. A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved. Hence a scheme could be delivered within 2 to 3 years. <i>Market and Economic Viability Considerations:</i> Specific viability appraisal has not been carried out due to the suitability of the site. Generic testing of the redevelopment of industrial sites for residential in the borough indicates that there is a reasonable prospect a scheme would be viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not suitable for housing development due to conflict with the current employment designation. The site is therefore considered to be not currently developable. Overcoming constraints: Review of employment land; assessment of opportunities for town centre growth	

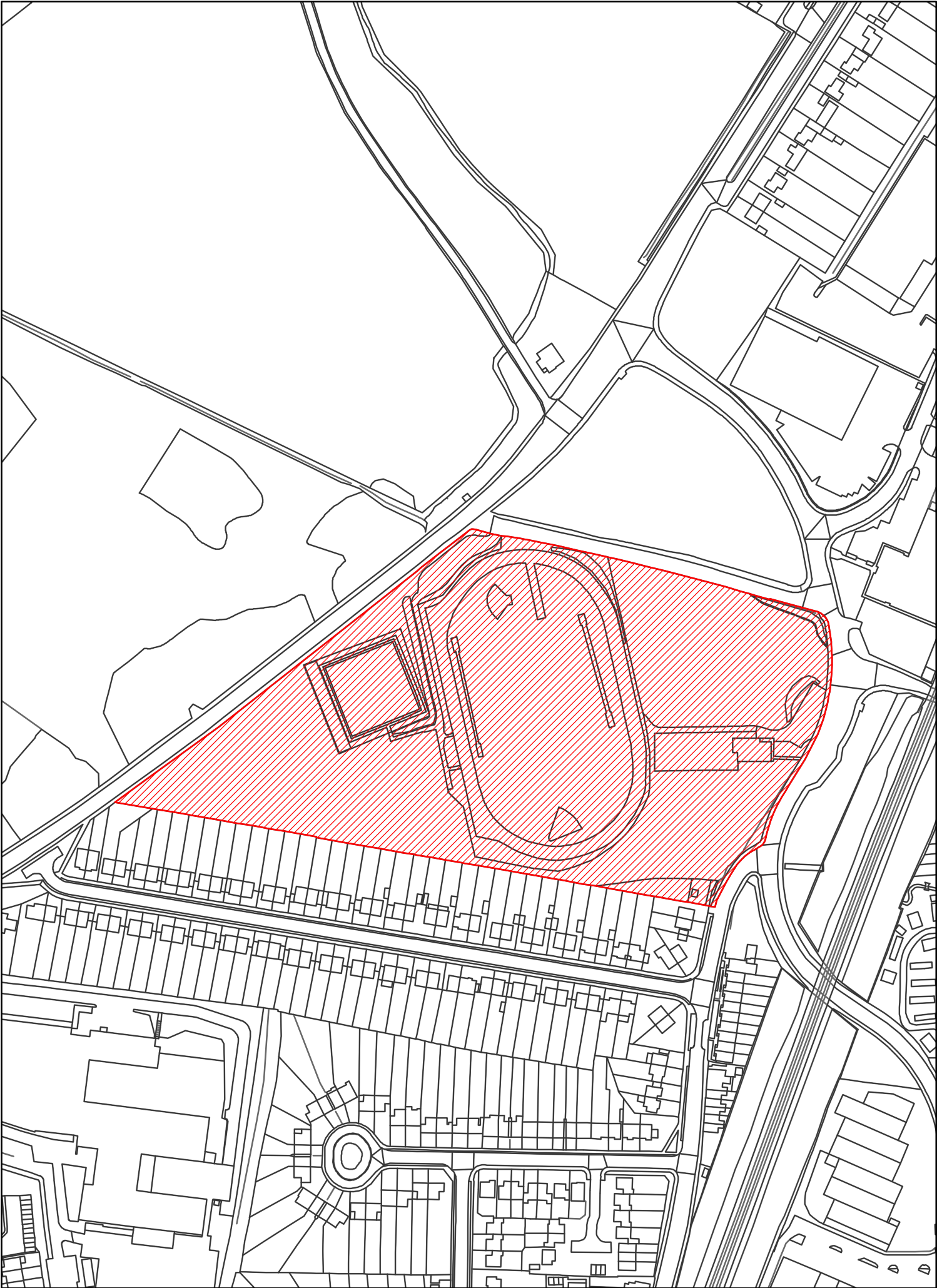
Former Liquid & Envy Nightclub, Marketfield Way, Redhill (RE06)



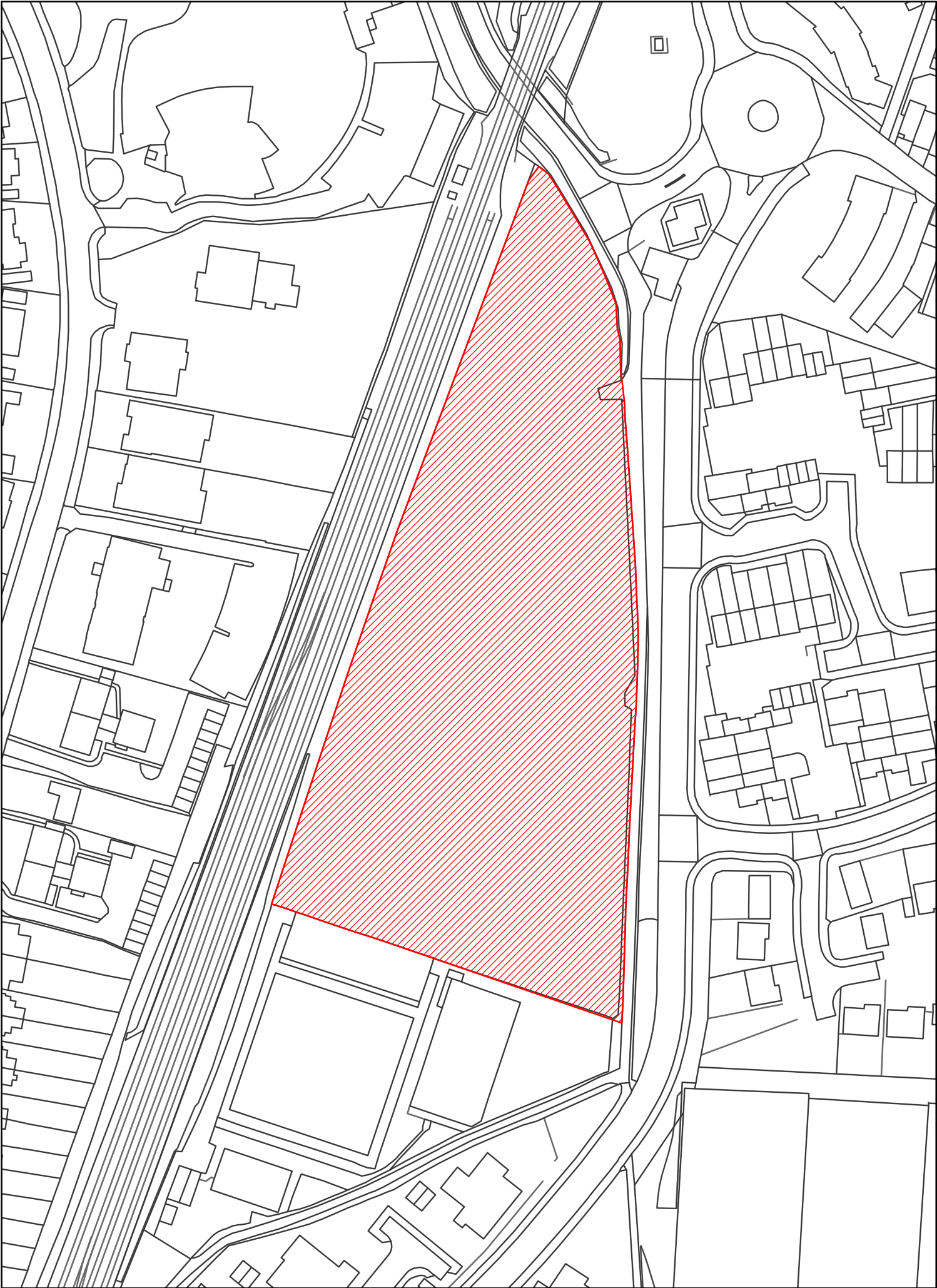
Site details	
SHLAA Reference	RE06
Source of site	Call for Sites
Site name	Former Liquid & Envy Nightclub ("Station Corner"), Marketfield Way, Redhill
Existing use	Vacant nightclub
Housing potential	
Density	Assumed: 200 dph
Capacity	76 units
Total site area (ha)	0.29 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services The site benefits from planning consent for a mixed-use development of 76 residential units with ground floor retail units <i>Market Considerations:</i> The site is proposed to deliver higher density residential units (flats) as part of a mixed use scheme providing retail unit at ground floor. <i>Physical Limitations:</i> The northern tip of the site is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a. Development of the site will need to retain the locally listed art deco façade which somewhat limits capacity and configuration. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Mar City, a mixed use developer. Demolition has commenced and discussions indicate an intention to commence development in early 2015. The site is considered to be immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The development will be implemented by Mar City, a mixed use developer with experience of similar schemes nationally. They are therefore considered to have capacity to deliver. A scheme of this nature will be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved; hence the scheme could be completed within 18 to 24 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability justification was submitted alongside the planning consent demonstrating that a reduction in affordable housing was required to ensure viability. The scheme therefore provides nil affordable housing and a clawback mechanism negotiated to capture any uplift in sales values. Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 21% uplift over and above the assumed existing use value (leisure facility) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with the retention of the locally listed façade and flood/culvert improvement measures have been factored into this. Upon completion, it is proposed that 30 units will be transferred to Raglan Homes (a registered provider) outside of the planning system. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is immediately available for housing development and evidence indicates that such a scheme would be achievable and financially viable. The site is therefore considered to be deliverable.	



Site details	
SHLAA Reference	RE07
Source of site	Call for Sites
Site name	Royal Mail Sorting Office, St Annes Drive, Redhill
Existing use	Postal sorting office
Housing potential	
Density	Assumed: 150 dph
Capacity	80
Total site area (ha)	0.59ha (0.56ha outside of Flood Zone 3)
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, adjacent to Redhill town centre and the railway station and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> The site is proposed to deliver higher density residential units (flats), potentially as part of a mixed use scheme. <i>Physical Limitations:</i> The southern tip of the site is affected by Flood Zone 2 and to a very limited extent Flood Zone 3a. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. Proximity to the railway line could give rise to residential amenity concerns, as could the location of the site within the Redhill AQMA. The site is considered to be suitable for housing development. The site also has potential for employment (office) development, potentially as part of a mixed use scheme.	
Availability	
The site is owned by Royal Mail and is actively in use as a sorting office. The landowner has indicated that availability of the site is subject to alternative arrangements for existing operations however this is not imminent. There is considered to be a reasonable prospect that the site would be available for development later in the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders all of whom would likely have the capacity to deliver. A site of this scale would likely be development in two phases, each of approximately 40-50 units. A delivery rate of 40-50 units per annum could be achieved. Development could take 2 years following commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 10% uplift over and above the assumed existing use value (postal warehouse/offices). This is likely to be marginal in viability terms and a reduction in affordable housing may be required to ensure viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site will be available for housing development during the plan period and evidence indicates that there is a reasonable prospect that such a scheme would be achievable and could be made financially viable. The site is therefore considered to be developable. Overcoming constraints: Operational needs; flood risk	

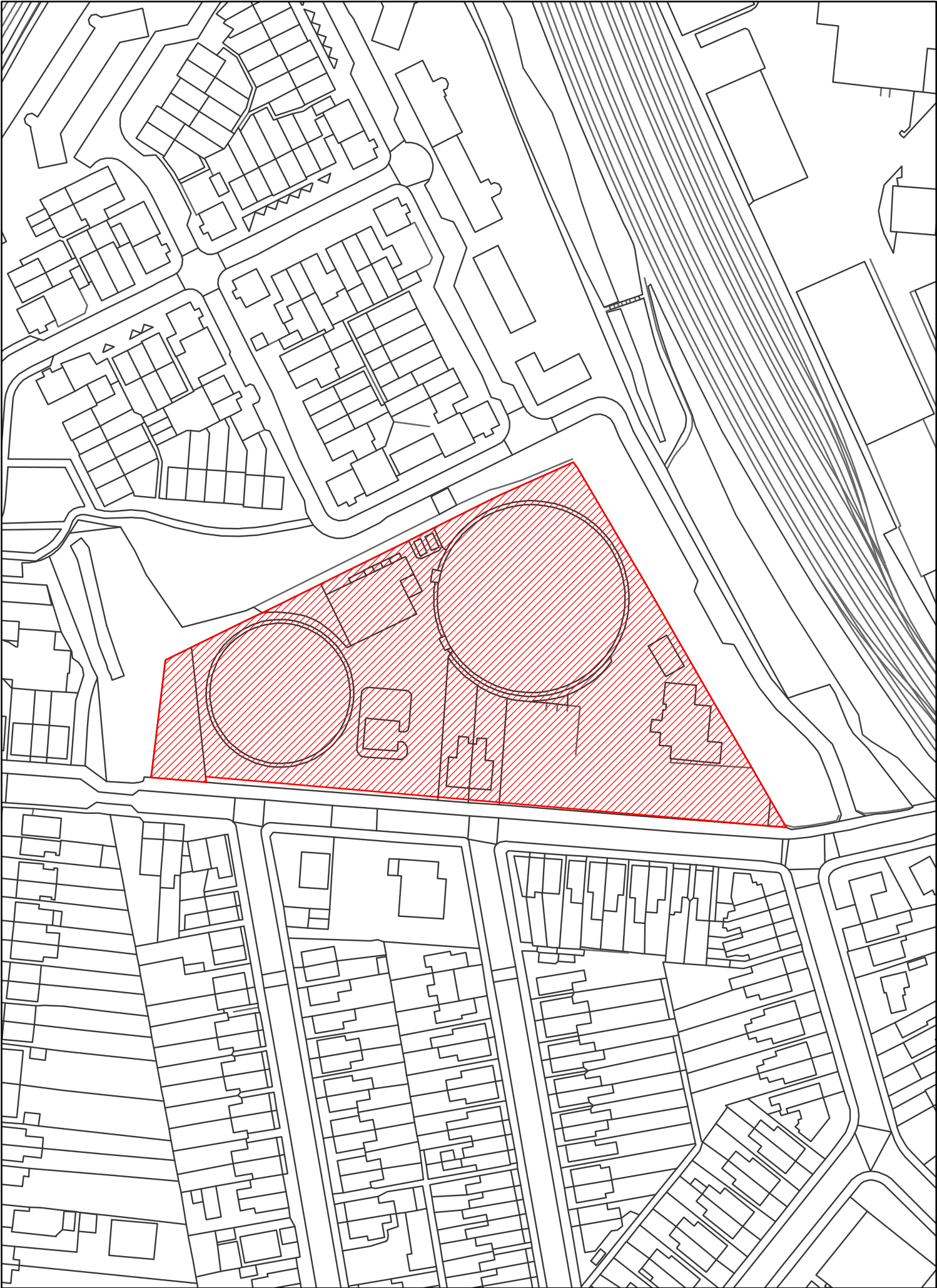


Site details	
SHLAA Reference	RE08
Source of site	RBBC Property
Site name	Battlebridge Recreation Ground, Merstham
Existing use	Public open space/recreation ground
Housing potential	
Density	Assumed: 25dph
Capacity	100 units
Total site area (ha)	4.3 (gross)/ 3.8 (developable)
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt. The site is within the urban area and therefore in a location contemplated for housing development in the Core Strategy Accessibility to many local services and facilities is reasonable and the site has a reasonable level of access to public transport services The Council's Open Space Assessment recommends the retention of existing playing pitches and outdoor sports facilities. <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> A significant proportion of the site is identified as being at risk from surface water flooding. There is an area of dense woodland in the north-eastern corner of the site which may limit development potential. <i>Potential Impacts:</i> Development would result in the loss of publicly accessible sport and recreation facilities. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council; however, there are understood to be legal covenants on the land which prevent availability and there is no known prospect of resolution. The site is not available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would likely be delivered in a small number of phases by a single developer. Delivery rates of 30 to 40 units per annum could be achieved, hence development could be completed within 3 to 4 years of commencement. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. 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 due to legal issues, availability of the site is uncertain. It is therefore not currently developable. Overcoming constraints: Strategic policy change; alternative open space provision; resolution of legal issues	



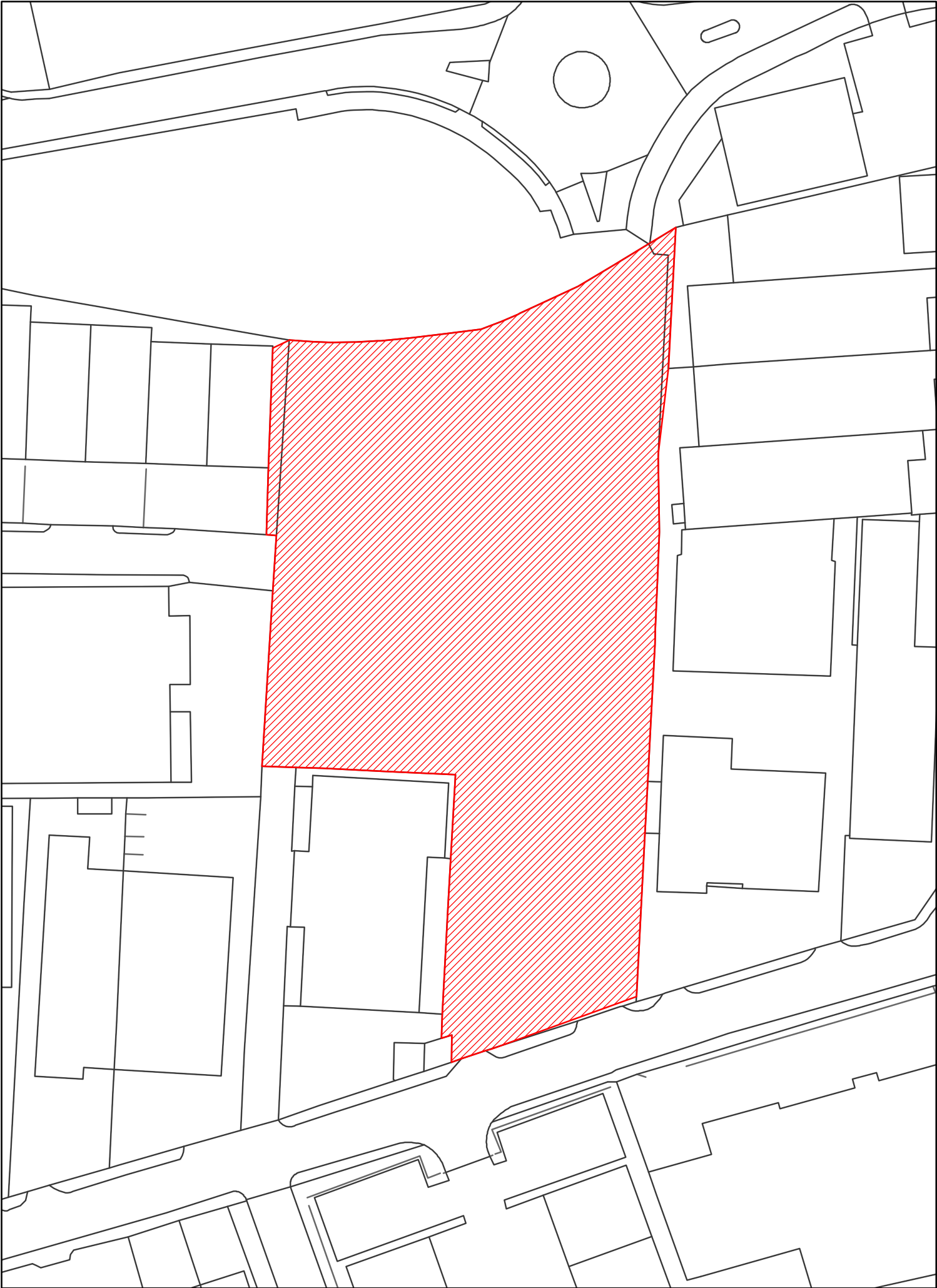
Site details	
SHLAA Reference	RE09
Source of site	RBBC Property
Site name	Land south of Wiggie Lane, Redhill
Existing use	Allotments
Housing potential	
Density	Assumed: 30dph
Capacity	40 units
Total site area (ha)	1.27 ha
Suitability	
<i>Policy Considerations:</i> The site is designated as Urban Open Land The Council's Open Space Assessment identified a quantitative shortfall in allotment space across the borough: further analysis of allotment need/demand would be required to inform suitability. The site is within the urban area, reasonably close to Redhill town centre and therefore in a location contemplated for housing development in the Core Strategy Accessibility to many local services and facilities is good and the site has a good level of access to public transport services <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> There is no notable physical limitation associated with the site. <i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns. Development would result in the loss of publicly accessible opportunities for food growing. The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found or evidence that the plots were surplus to requirements. As this cannot be confirmed at this stage, the site cannot be considered available. The site is considered to be not available for development at this point.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this; hence the scheme could be completed within 18 months to 2 years of commencement. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development a review of the current restrictive designation. However, availability is subject to allotment needs and potentially the need to find alternative provision, as it is currently uncertain when and whether this could be overcome, the site cannot be considered available at this time. The site is therefore not currently developable. Overcoming constraints: Allotment needs/alternative provision; review of Urban Open Land	

Gasholder site, Hooley Lane, Redhill (RE10)

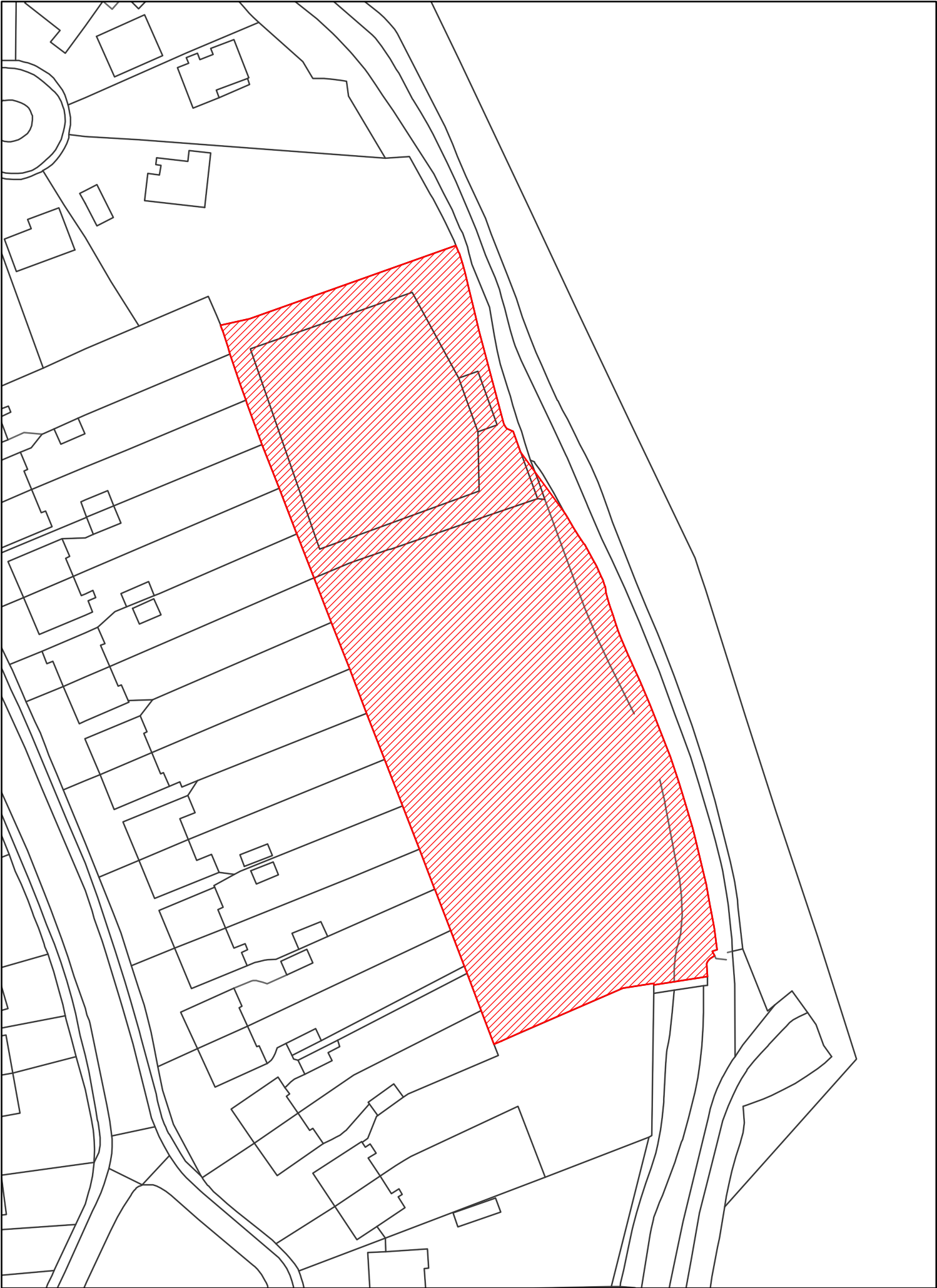


Site details	
SHLAA Reference	RE10
Source of site	RBBC – Development Management
Site name	Gasholder site, Hooley Lane, Redhill
Existing use	Utilities and small scale light industrial uses
Housing potential	
Density	Assumed: 30dph
Capacity	25 units
Total site area (ha)	0.93
Suitability	
<i>Policy Considerations:</i> The site forms part of a designated Employment Area and is reserved for industrial and distribution uses – loss of employment uses on the site would run contrary to policy The site is within the urban area, reasonably close to Redhill and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site also has good access to public transport services <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> Given the existing use on site, there may be contamination issues and the need for remediation <i>Potential Impacts:</i> Proximity to other existing employment uses could give rise to residential amenity conflicts The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Southern Gas Networks. The utilities function (gasholders) remains operational and there is no planned de-commissioning or disposal at this stage. The site is not considered to be available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this size/characteristics would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum could be achieved, hence the scheme could be built out within 12 to 18 months of commencement. <i>Economic Viability:</i> Due to the unsuitability of the site, specific testing has not been carried out. Generic assessment of the redevelopment of commercial sites for housing in the borough indicates that development of the site would likely be economically viable; however, any costs associated with remediation or contamination could impact upon achievability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not deliverable or developable. Overcoming constraints: Availability; contamination	

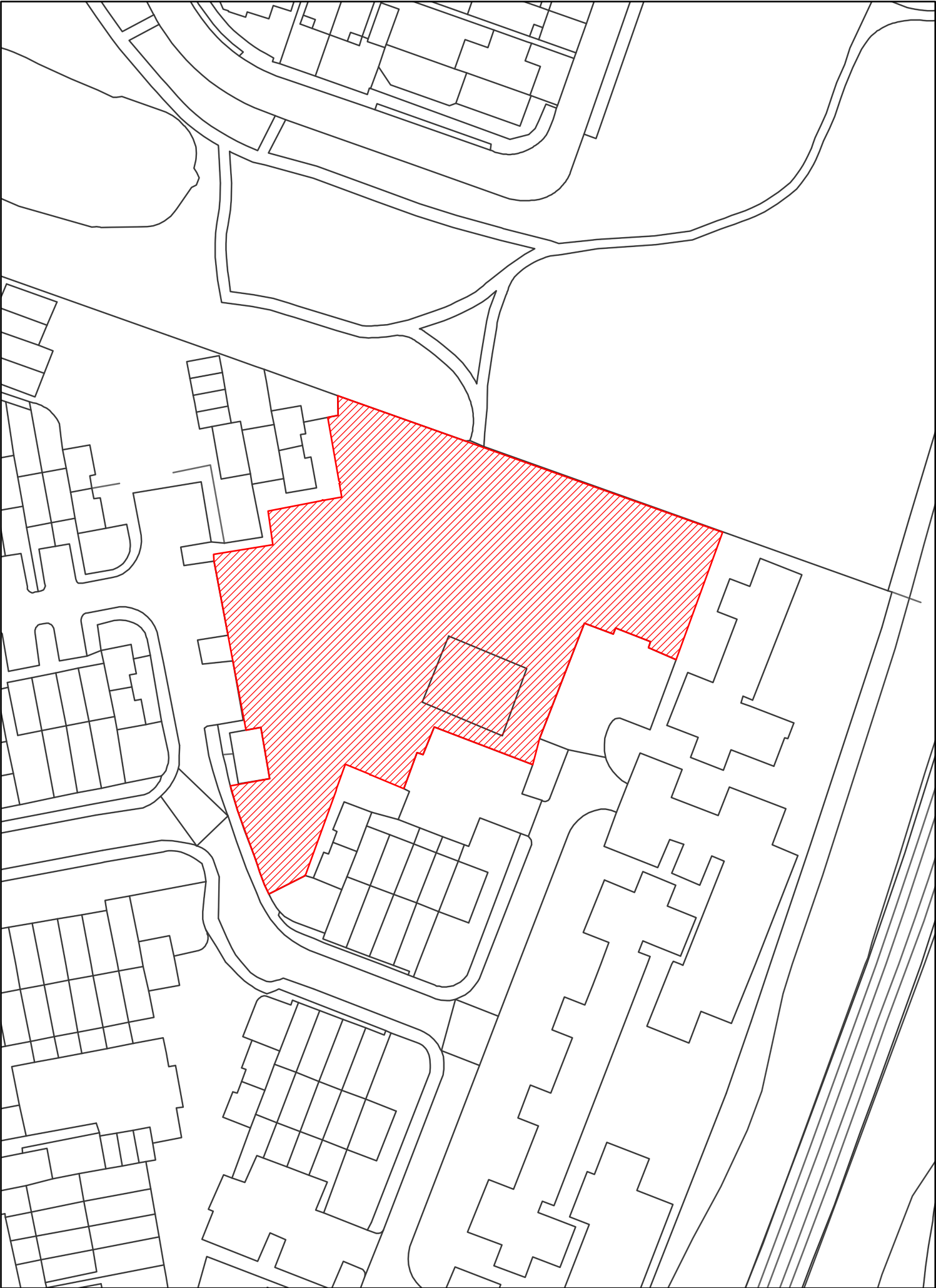
Land between Trowers Way and Holmethorpe Avenue, Redhill (RE11)



Site details	
SHLAA Reference	RE11
Source of site	RBBC – Development Management
Site name	Land between Trowers Way and Holmethorpe Avenue, Redhill
Existing use	Cleared land
Housing potential	
Density	Assumed: 40dph
Capacity	20 units
Total site area (ha)	0.57 ha
Suitability	
<i>Policy Considerations:</i> The site forms part of a designated Employment Area – loss of employment uses on the site would strictly run contrary to policy 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 many local services and facilities is good and the site has good access to public transport services Planning permission has been granted to construct a small estate of modern industrial units on the site. <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards higher density units, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> The site is identified as being potentially contaminated. Access to the site directly off of the main industrial estate roads is unlikely to be suitable for residential development. <i>Potential Impacts:</i> Proximity to remaining industrial uses could give rise to significant residential amenity concerns. The site is not considered to be suitable for housing development but is suitable for employment provision.	
Availability	
The site is owned by a commercial developer, Praetorian Properties, who are pursuing employment development on the site. The units are currently marketed and a number of pre-lets have been achieved. The site is not available for residential development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A site of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved, hence development could be completed within 12 to 18 months of commencement. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites for residential use in the borough indicates that development of the site would likely be economically viable. Contamination issues could increase development costs and the location of the site would likely significantly affect the values which could be achieved. 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 would not be available for residential development. The site is therefore not currently developable. Overcoming constraints: Landowner intentions; residential amenity	

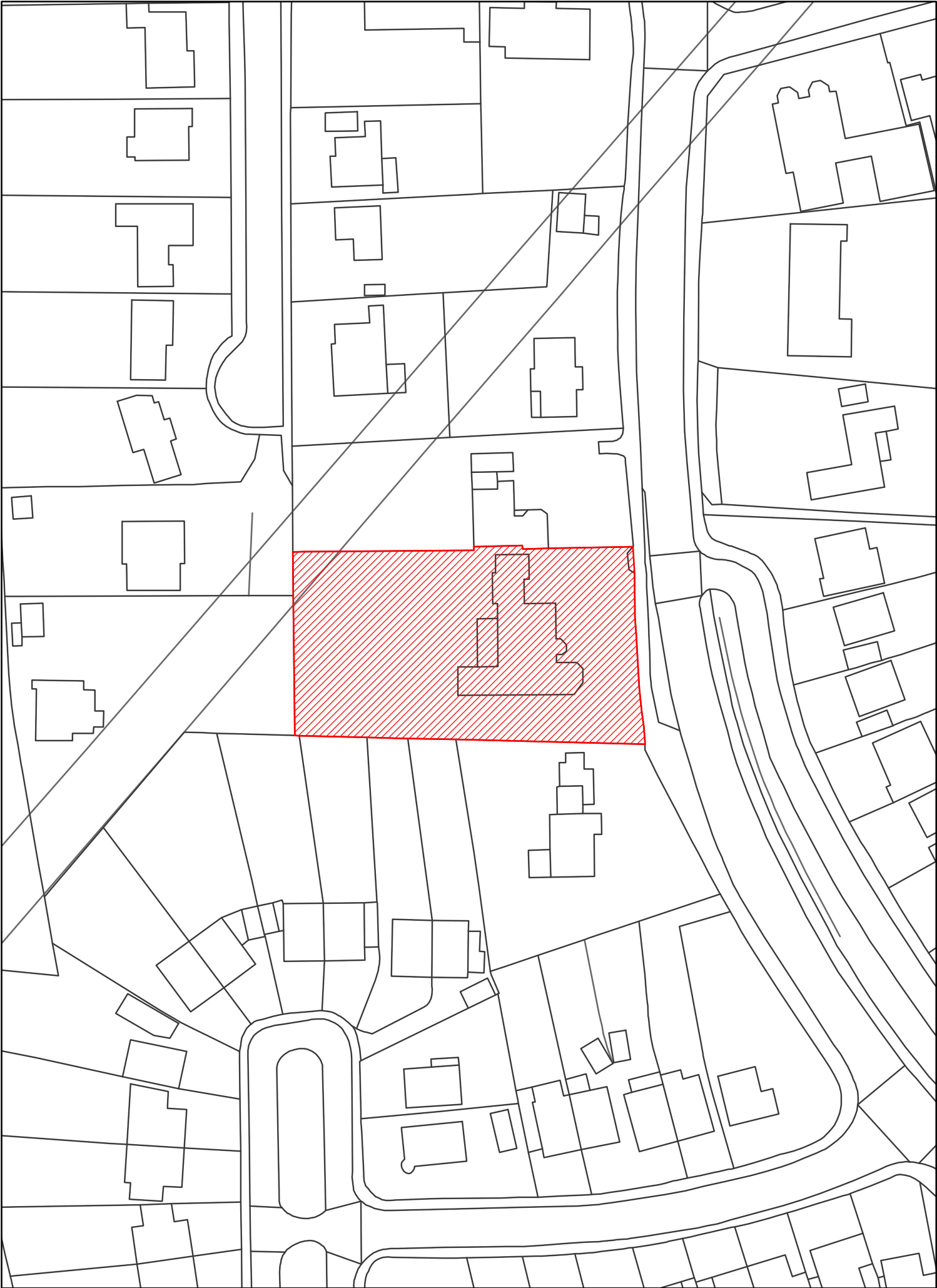


Site details	
SHLAA Reference	RE12
Source of site	RBBC – Development Management
Site name	Redstone Tennis Club, Redstone Park, Redhill
Existing use	Disused Sports Club
Housing potential	
Density	Assumed: 25dph
Capacity	12 units
Total site area (ha)	0.50 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, in reasonable proximity to Redhill 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 also has good access to public transport services <i>Market Considerations:</i> The site would most likely deliver larger family houses. <i>Physical Limitations:</i> Physical access to the site is severely constrained and only possible via a public right of way - appropriate vehicular access arrangements would need to be created to enable development. <i>Potential Impacts:</i> There are no notable potential impacts associated with development of the site. The site is considered to be suitable for housing development.	
Availability	
It has not been possible to confirm ownership of the site and therefore ascertain availability of the site for development.	
Availability of the site for development is uncertain.	
Achievability	
Delivery and Timing Considerations: There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. Market and Economic Viability Considerations: Specific viability work was not undertaken due to the site's uncertain availability. Generic assessment of urban greenfield schemes in the borough indicates that development of the site would likely be economically viable. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. Evidence indicates that housing development on the site would likely be achievable; however, it has not been possible to ascertain ownership or availability. The site is therefore not currently developable.	

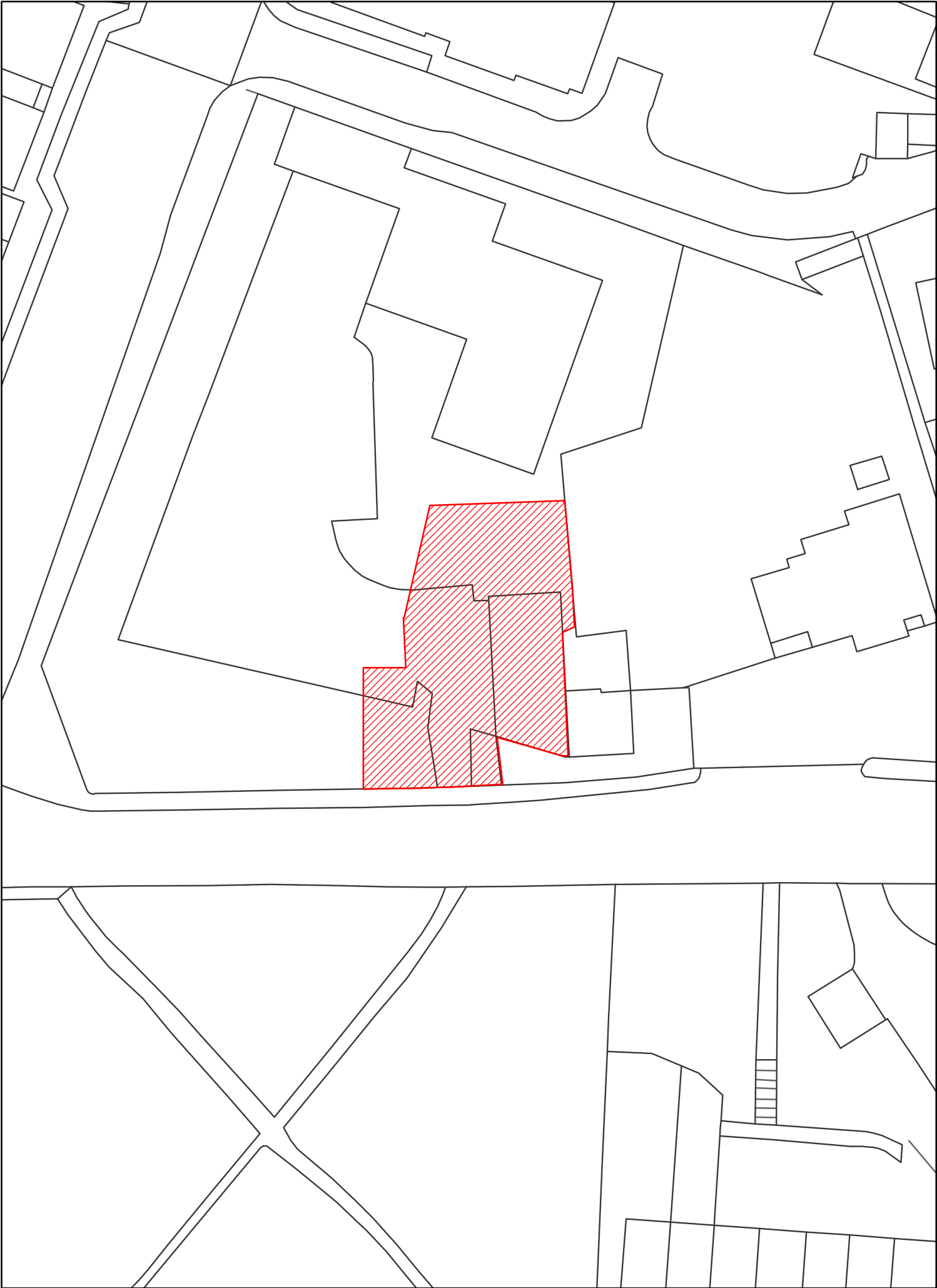


Site details	
SHLAA Reference	RE13
Source of site	RBBC – Development Management
Site name	Land at Wordsworth Mead, Redhill
Existing use	Informal public open space
Housing potential	
Density	Assumed: 30dph
Capacity	10 units
Total site area (ha)	0.31 ha
Suitability	
<i>Policy Considerations:</i> The site is designated Urban Open Land The site lies within the urban area, in reasonable proximity to Redhill 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 also has good access to public transport services The Open Space Assessment identifies the Redhill area as being deficient in amenity green space close to residents' homes. <i>Market Considerations:</i> The site would most likely be suited to delivering smaller family homes. <i>Physical Limitations:</i> There is a group of listed trees in the southern part of the site. The northern part of the site is identified as being affected by surface water flooding risk. <i>Potential Impacts:</i> Development would result in the loss of publicly accessible open space. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development. There is a reasonable prospect that the site would be made available for housing during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban greenfield schemes in the borough indicates that development of the site would likely be economically viable. 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: Review of Urban Open Land (Development Management Plan); alternative open space provision.	

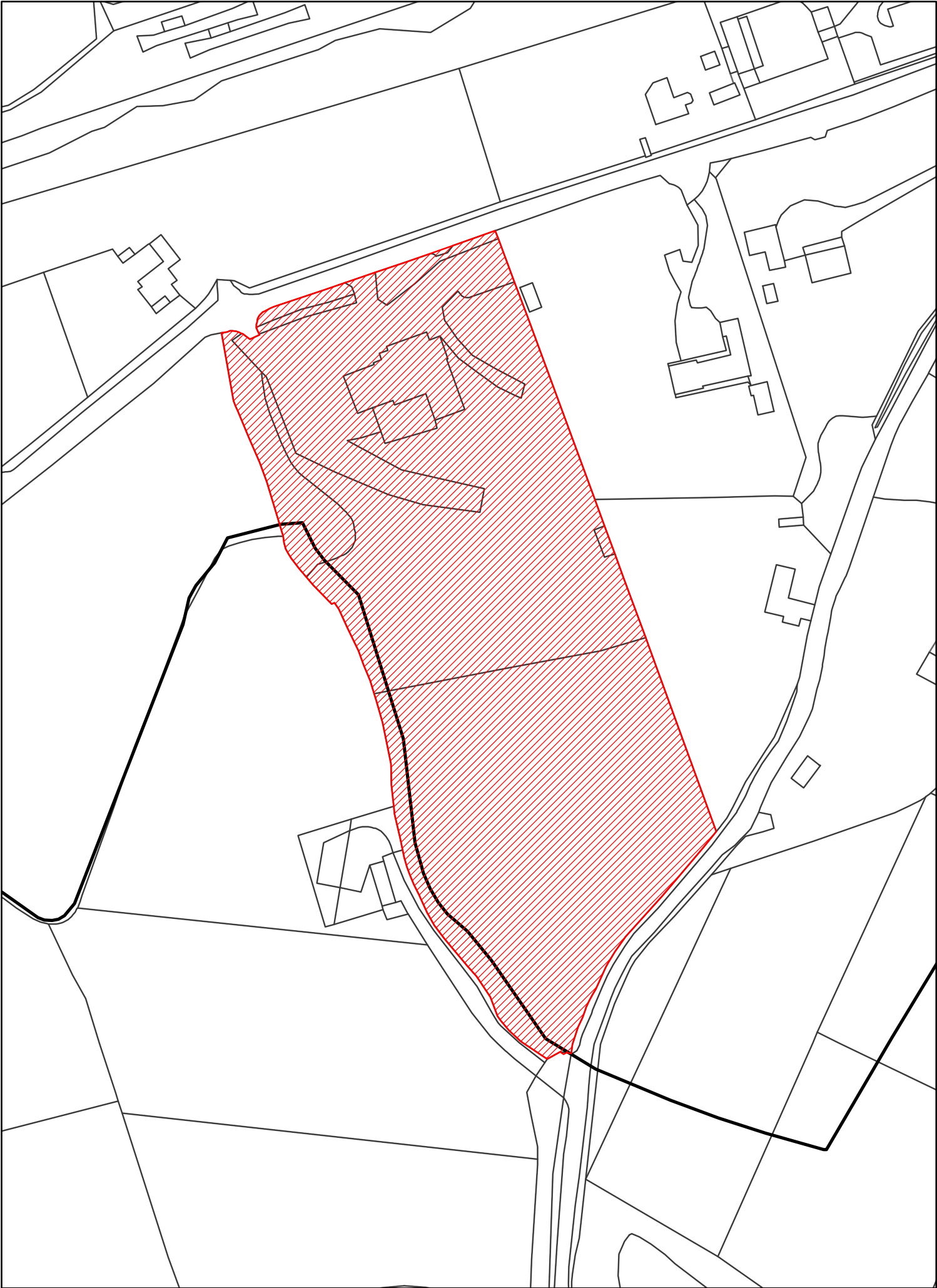
Redstone Hall, 10 Redstone Hill, Redhill (RE14)



Site details	
SHLAA Reference	RE14
Source of site	Extant Planning Consent
Site name	Redstone Hall, 10 Redstone Hill, Redhill
Existing use	Care home (now vacant/ disused)
Housing potential	
Density	Proposed: 55 dph
Capacity	11 units
Total site area (ha)	0.20ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, close to Redhill town centre. The site is therefore within a priority location for housing development through Policy CS4 of the Core Strategy The site is within Redstone Hill Conservation Area. Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services. The site has an outstanding planning consent to existing building to provide 11 flats. <i>Market Considerations:</i> The site is proposed to deliver higher density residential units (predominantly flats). <i>Physical Limitations:</i> There is significant variation in land levels on and adjacent to the site with land levels falling steeply away from the south east to the north west corner of the site. <i>Potential Impacts:</i> The development would result in the loss of a historic building within a Conservation Area; however, the replacement has been judged to be acceptable in light of the outstanding permission. The site is considered to be suitable for housing development.	
Availability	
The site is owned by HPH developments and has the benefit of an existing planning consent. No progress has been made in bringing the site forward since the planning consent was granted and the landowners have not provided any indication of their continued intention to develop the site. Availability of the site for residential development is therefore uncertain.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by HPH developments, a local developer. Although of small scale, there is no evidence of their capacity or experience in bringing similar sites forward. There is also a history of unimplemented consents on the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. A site of this scale would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved on a such as this; hence the site could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> TO BE UNDERTAKEN... The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. It has not been possible to confirm the landowners intentions to implement the existing consent. It is considered that development of this scale/nature would be achievable and financially viable. The site is concluded to be not currently developable.	

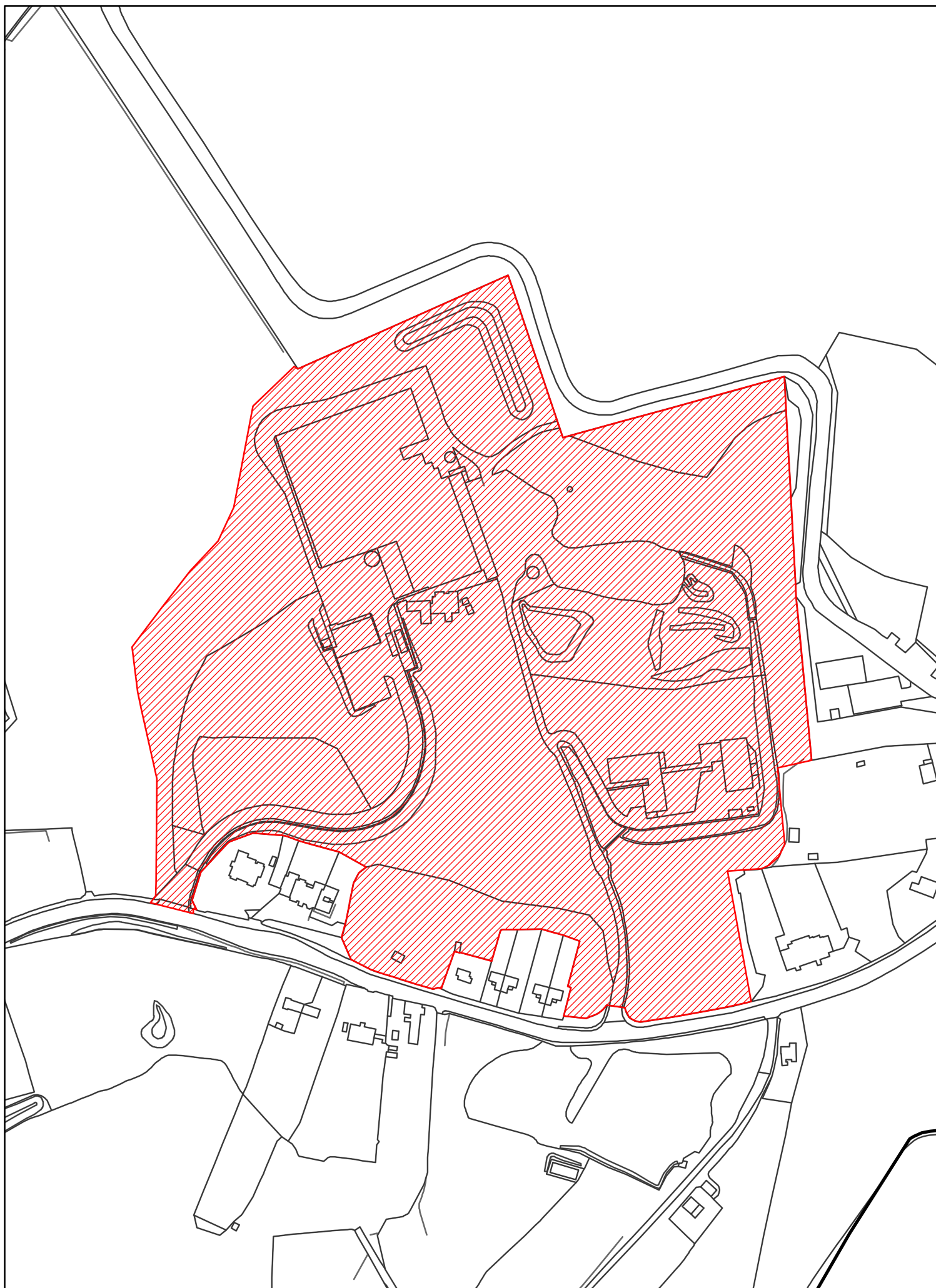


Site details	
SHLAA Reference	RE15
Source of site	Extant Planning Consent
Site name	Land at Sea Cadet Association, Hooley Lane, Redhill
Existing use	Community use/warehouse
Housing potential	
Density	Proposed: 170dph
Capacity	11 units
Total site area (ha)	0.06ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area close to Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good given proximity to Redhill town centre and the site also has good access to public transport services. <i>Market Considerations:</i> The site is proposed to deliver higher density residential units in the form of flats. <i>Physical Limitations:</i> There are no specific physical limitations associated with the site. <i>Potential Impacts:</i> There are no specific potential impacts associated with the site. The site is considered to be suitable for housing development.	
Availability	
The site is owned by private landowner and development is being actively pursued. A recent extant planning permission exists on the site and the landowner has indicated their intention to bring the site forward in accordance with the application during 2015. The site is considered to be immediately available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a local developer who intends to bring forward the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the site could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 90% uplift over and above the assumed existing use value (storage yard/warehouse) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. Costs of addressing contamination/remediation may impact upon financial viability. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is immediately available for housing development and evidence indicates that such a scheme would be achievable. The site is therefore considered to be deliverable.	

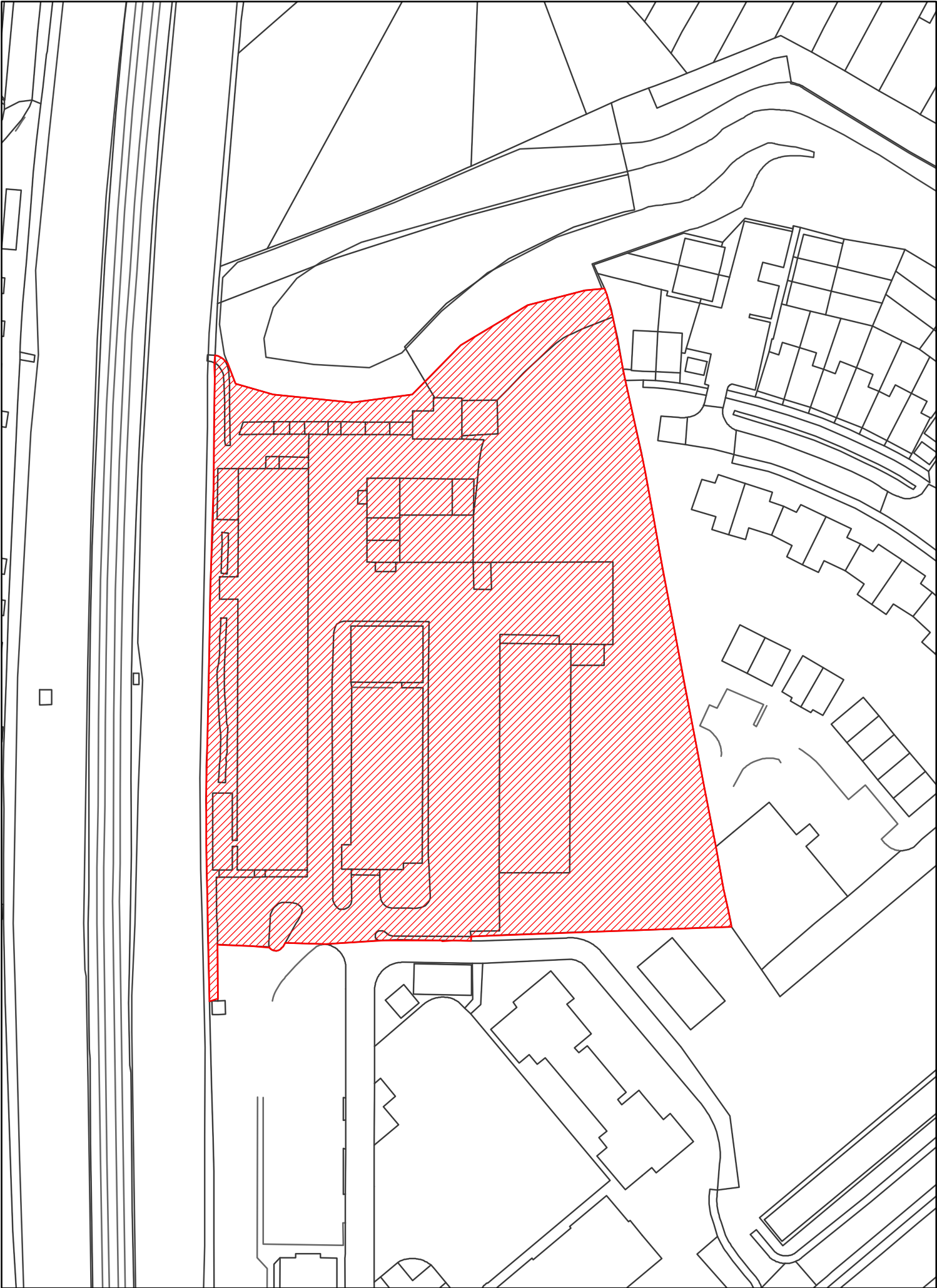


Site details	
SHLAA Reference	RE19
Source of site	Call for Sites
Site name	Nutfield Lodge, Nutfield Road, Redhill
Existing use	Community building in large grounds
Housing potential	
Density	Assumed: 20 dph
Capacity	40 units
Total site area (ha)	2.0
Suitability	
<i>Policy Considerations:</i> The site is wholly within the Green Belt. Existing buildings could be redeveloped in line with paragraph 89 of the NPPF but full redevelopment would be subject to the outcome of the Green Belt Review. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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. Replacement community provision may also be pursued. <i>Physical Limitations:</i> Land levels across the site fall away steeply from north to south across the site which may limit development potential. <i>Potential Impacts:</i> Development could result in the loss of community facilities. Development could potentially impact upon the large area of Ancient Woodland to the west of the site as well as protected trees to the east (and connectivity between the two). Due to the topography of the site, development could be potentially have a marked visual impact within the landscape. Given proximity to the borough boundary, it will be necessary to consider cross-boundary impacts as part of the DtC. The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by Reigate Redhill & District Masonic Hall and has been actively promoted to the Council for housing development. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is no known developer interest at this stage. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. This may need to be in conjunction with the current landowner to reprovide community facilities. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this. Development would therefore take approximately 12 to 18 months from commencement. <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 would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; assessment of urban extension options (Development Management Plan).	

Former Copyhold Works, Nutfield Road, Redhill (RE20)

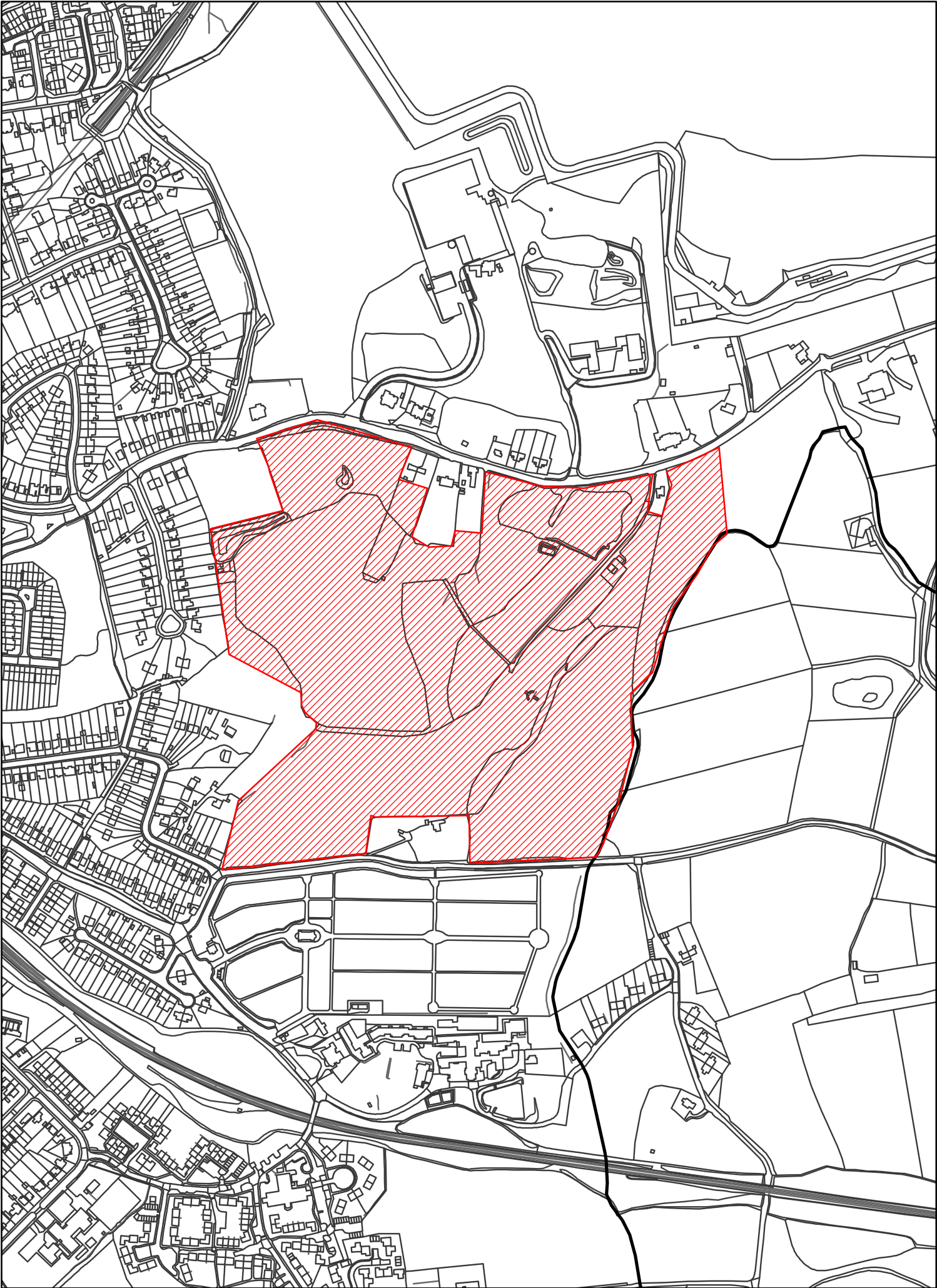


Site details	
SHLAA Reference	RE20
Source of site	Call for Sites
Site name	Former Copyhold works, Nutfield Road, Redhill
Existing use	Derelict industrial buildings and woodland
Housing potential	
Density	Assumed: 20 dph
Capacity	130 units
Total site area (ha)	9.8 (gross)/ 6.5 (developable)
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt. There may be some potential for infilling or development of existing brownfield parts in accordance with paragraph 89 of the NPPF; however suitability for full redevelopment would be subject to the Green Belt Review. The site is designated in the County Waste and Minerals Plans for waste treatment facilities and/or aggregates recycling. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> A substantial proportion of the site, particularly in the south, is covered by dense woodland. Land levels rise quite steeply across the northern part of the site, with flatter land in the centre before falling away to the south. There is also likely to be a need for re-grading of land as there are a number of pits remaining within the site. This topography may reduce development potential. The site is potentially contaminated owing to both adjoining landfill activity and previous heavy industrial uses on the site. It is likely to be necessary to restrict development in those areas in close proximity to the operational landfill, thus reducing development potential and capacity. <i>Potential Impacts:</i> Development could potentially impact upon the surrounding Site of Nature Conservation Importance. Development could have a visual impact within the landscape due to the topography of the site. Proximity to the railway line and operational landfill may give rise to residential amenity conflicts. Development could potentially secure the restoration and remediation of a long term derelict site.	
The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by a strategic land developer – Gallagher Estates – who have actively promoted the site for housing development.	
There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder. A scheme of this nature would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 to 40 units per developer per annum could be achieved, hence could be delivered within 4 to 5 years of commencement. <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. Costs of addressing contamination/remediation may impact upon viability. The residential market in this area would likely be strong enough to support a scheme of this nature (as evidenced by recent major developments such as Park 25 and Watercolour) providing appropriate phasing.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; waste development needs; sustainability assessment of urban extension options	



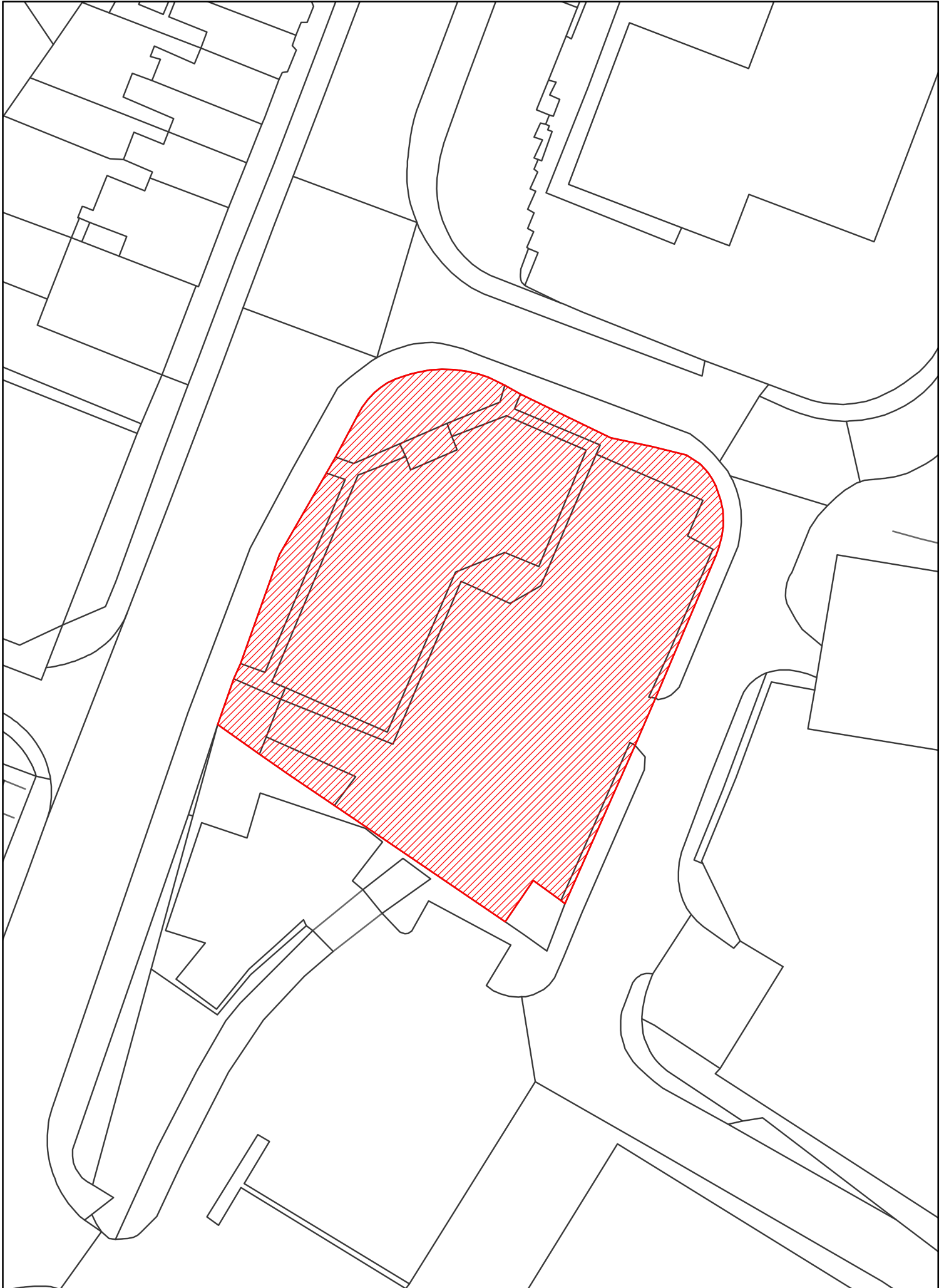
Site details	
SHLAA Reference	RE21
Source of site	Call for Sites
Site name	Quarryside Business Park, Redhill
Existing use	Mixed industrial units
Housing potential	
Density	Assumed: 50 dph
Capacity	60 units
Total site area (ha)	1.2
Suitability	
<i>Policy Considerations:</i> The site forms part of an Employment Area however it is identified for residential development in the Land at Holmethorpe Development Brief. The site lies adjacent to the Merstham regeneration area and within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> The site is identified as being potentially contaminated as a result of historic and current uses. Land banks up steeply in the north of the site and is covered by dense woodland. <i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns. The site is considered to be suitable for housing development.	
Availability	
The site is owned by a private individual and has been promoted to the Council for housing development. There are a number of active businesses on the site with occupational leases. These businesses would need to be relocated (and leasehold interests acquired) in order for the site to be available for development. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point; however, there has previously been interest from a regional developer. It is likely that a site of this size/characteristics would attract interest from established housebuilders who would have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer and delivery rates of 30 to 40 units per annum could be achieved. Development could therefore be completed within 2 years of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 23% uplift over and above the assumed existing use value (industrial/warehouse) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development. There is considered to be a reasonable prospect that the site would be available for housing development and that such a scheme would be achievable, including economically viable. The site is therefore considered to be developable.	

Land at Hillsbrow, Nutfield Road, Redhill (RE22)



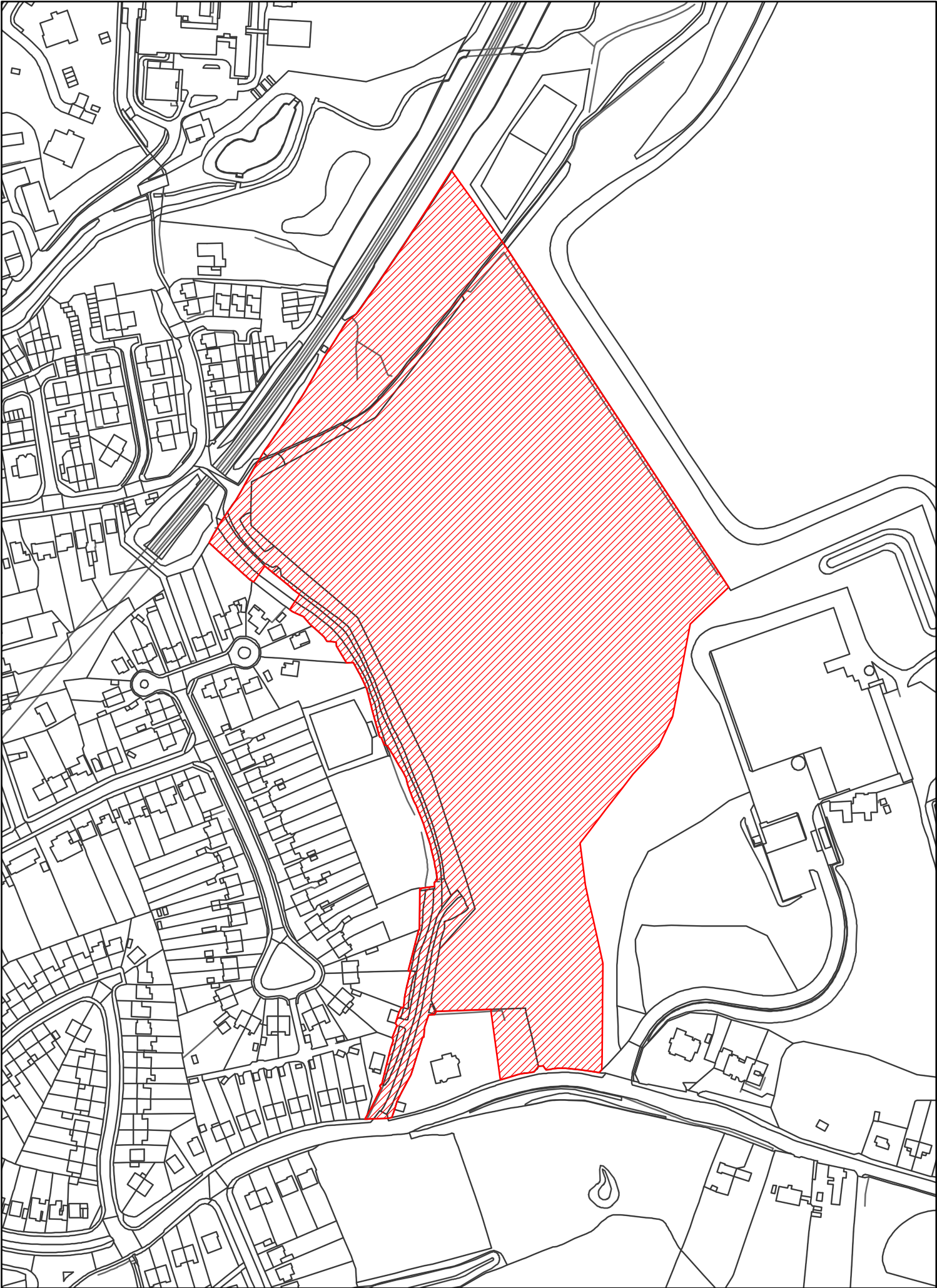
Site details	
SHLAA Reference	RE22
Source of site	Call for Sites
Site name	Land at Hillsbrow, Nutfield Road, Redhill
Existing use	Semi-natural open space/woodland
Housing potential	
Density	Assumed: 20 dph
Capacity	120 units
Total site area (ha)	16.9 (gross)/ 6 (developable)
Suitability	
<i>Policy Considerations:</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 Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> Land levels change quite markedly across the site, rising slightly from north to south, plateauing in the centre of the site and then falling away dramatically from north to south across the remainder of the site – topography of the site is likely to impinge severely upon development potential. Large parts of the site are very densely wooded, a proportion of which is Ancient Woodland – the extent of woodland on the site is likely to affect development capacity. The site is identified as being potentially contaminated owing to previous quarrying/landfilling activities. <i>Potential Impacts:</i> Due to the topography of the site, development could potentially have a marked visual impact within the landscape, particularly the southern “scarp” of the site when viewed from the south. Given the proximity to the borough boundary, cross-boundary impacts need to be considered through the DtC. Development could potentially impact upon the woodland on the site and could adversely affect nature conservation if connectivity of the Ancient Woodland is eroded. The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by a private individual. It is understood that a strategic land developer – Berkeley Strategic – has an option agreement on the site and they have been actively promoting the site for residential development. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is optioned to a national strategic land developer. As an established developer, it is considered that they would have the capacity to deliver a scheme of this scale. A scheme of this nature would be delivered in a small number of phases by a single developer. Delivery rates of 30 to 40 units per annum could be achieved, hence development could be completed within 3 to 4 years from commencement. <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 would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; sustainability assessment of urban extension options; landscape impact	

Victoria House, Brighton Road, Redhill (RE23)



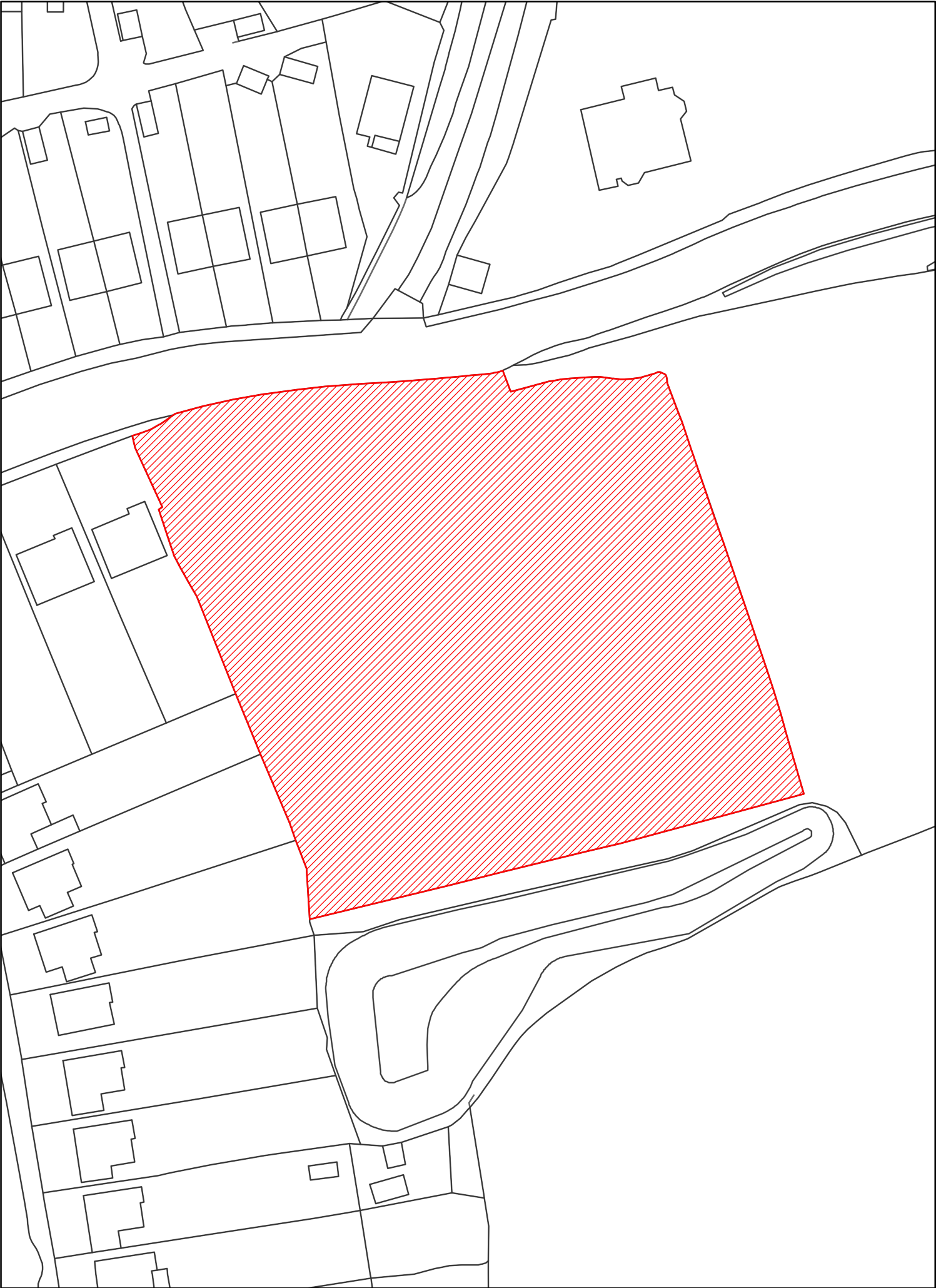
Site details	
SHLAA Reference	RE23
Source of site	Call for Sites
Site name	Victoria House, Brighton Road, Redhill
Existing use	Office block
Housing potential	
Density	Assumed: 80 dph
Capacity	15 units
Total site area (ha)	0.19ha
Suitability	
<i>Policy Considerations:</i> The site forms part of a Town Centre Business Area - loss of employment uses on the site would run contrary to policy – however, there may be potential for residential conversion under permitted development rights or as part of a mixed use redevelopment. The site lies within the urban area adjacent to Redhill town centre and is therefore within a priority location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> The site would most likely deliver higher density residential units (predominantly flats). <i>Physical Limitations:</i> The vast majority of the site is within Flood Zone 2 and the eastern half is within Flood Zone 3. <i>Potential Impacts:</i> Proximity to adjoining industrial uses could give rise to residential amenity conflicts. Development could potentially compromise the longer-term comprehensive redevelopment and town centre envisaged for this area. The site is considered to be suitable for housing development.	
Availability	
The site is owned by a property company, Property Investment Holdings Ltd, and has been actively promoted to the Council for residential and retail/leisure development. There are understood to be a number of short term leases on the site which expired in 2014. The site is considered to be available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. A mixed-use scheme may attract more specialist developers. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 6% uplift over and above the assumed existing use value (commercial offices). This is considered to be marginal in viability terms and a reduction in affordable housing may be required to ensure viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

Land north of Nutfield Road (“The Paddock”), Redhill (RE24)

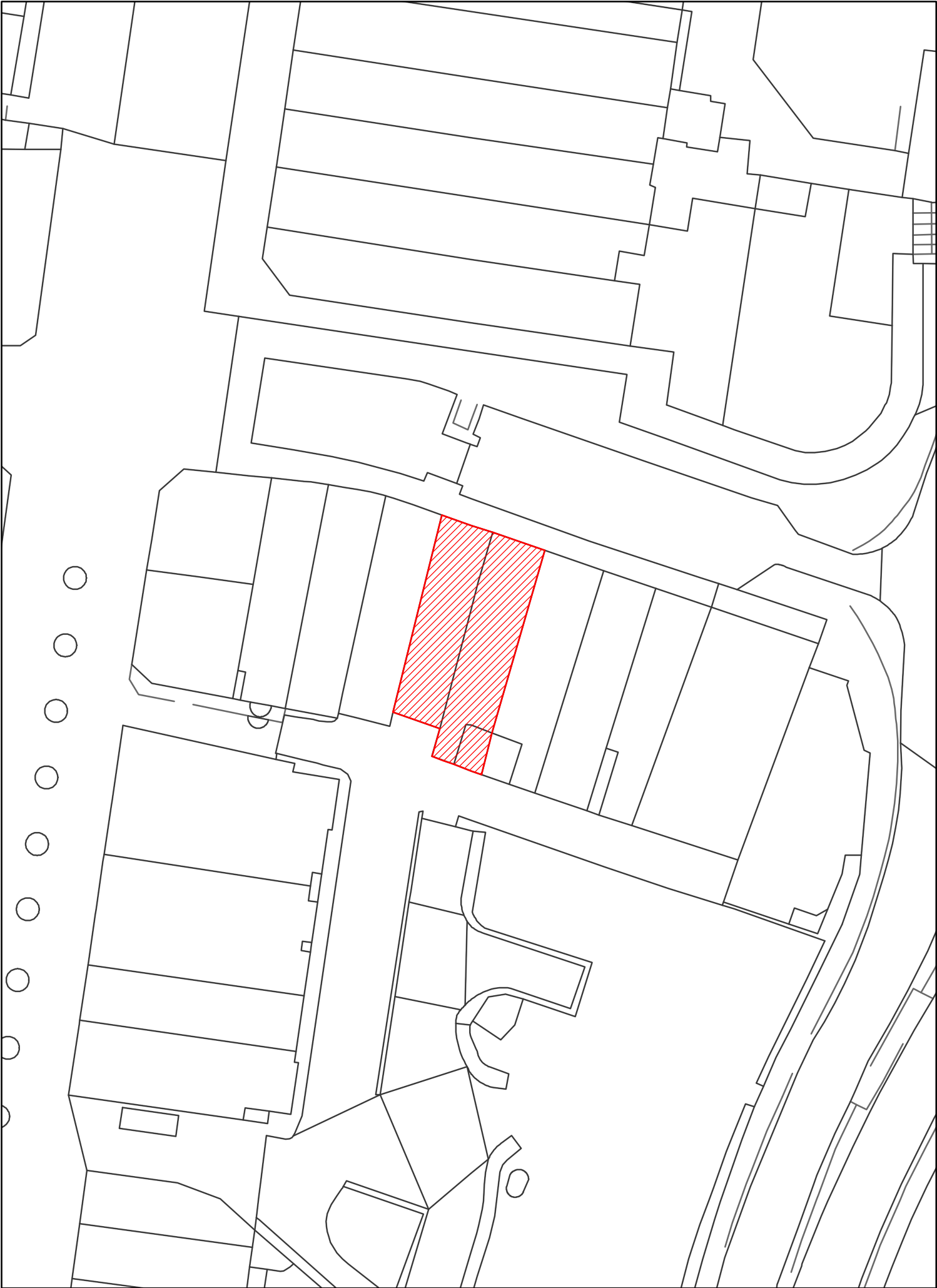


Site details	
SHLAA Reference	RE24
Source of site	Call for Sites
Site name	Land north of Nutfield Road ("The Paddock"), Redhill
Existing use	Agricultural/grazing
Housing potential	
Density	Assumed: 25 dph
Capacity	125 units
Total site area (ha)	7.6 (gross) / 5 (developable)
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt. The site is designated as part of a Site of Nature Conservation Importance. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> Land levels across the site rise quite steeply from north to south across the site which may limit development potential. The site is potentially contaminated owing to adjoining landfill activities. It is likely to be necessary to restrict development in those areas in close proximity to the operational landfill, thus reducing development potential and capacity. There are belts of substantial mature trees along the boundaries of the site. There is a watercourse running along the western boundary of the site. <i>Potential Impacts:</i> Development could potentially impact upon the value of the wider Site of Nature Conservation Importance. Due to the topography of the site, development could be potentially have a visual impact within the landscape. Proximity to the railway line and operational landfill may give rise to residential amenity conflicts. The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by a strategic land developer – Gallagher Estates – who have actively promoted the site for housing development. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder. A scheme of this nature would likely be delivered by a single developer in a small number of phases. Delivery rates of 30 to 40 units per developer per annum could be achieved, hence the site could be delivered within 4 to 5 years of commencement. <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. Costs of addressing contamination/remediation may impact upon viability. The residential market in this area would likely be strong enough to support a scheme of this nature (as evidenced by recent major developments such as Park 25 and Watercolour) providing appropriate phasing. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and the outcome of the Green Belt Review. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable until further evidence is completed. Overcoming constraints: Green Belt Review; sustainability assessment of urban extension options	

Land south of Nutfield Road, Redhill (RE25)

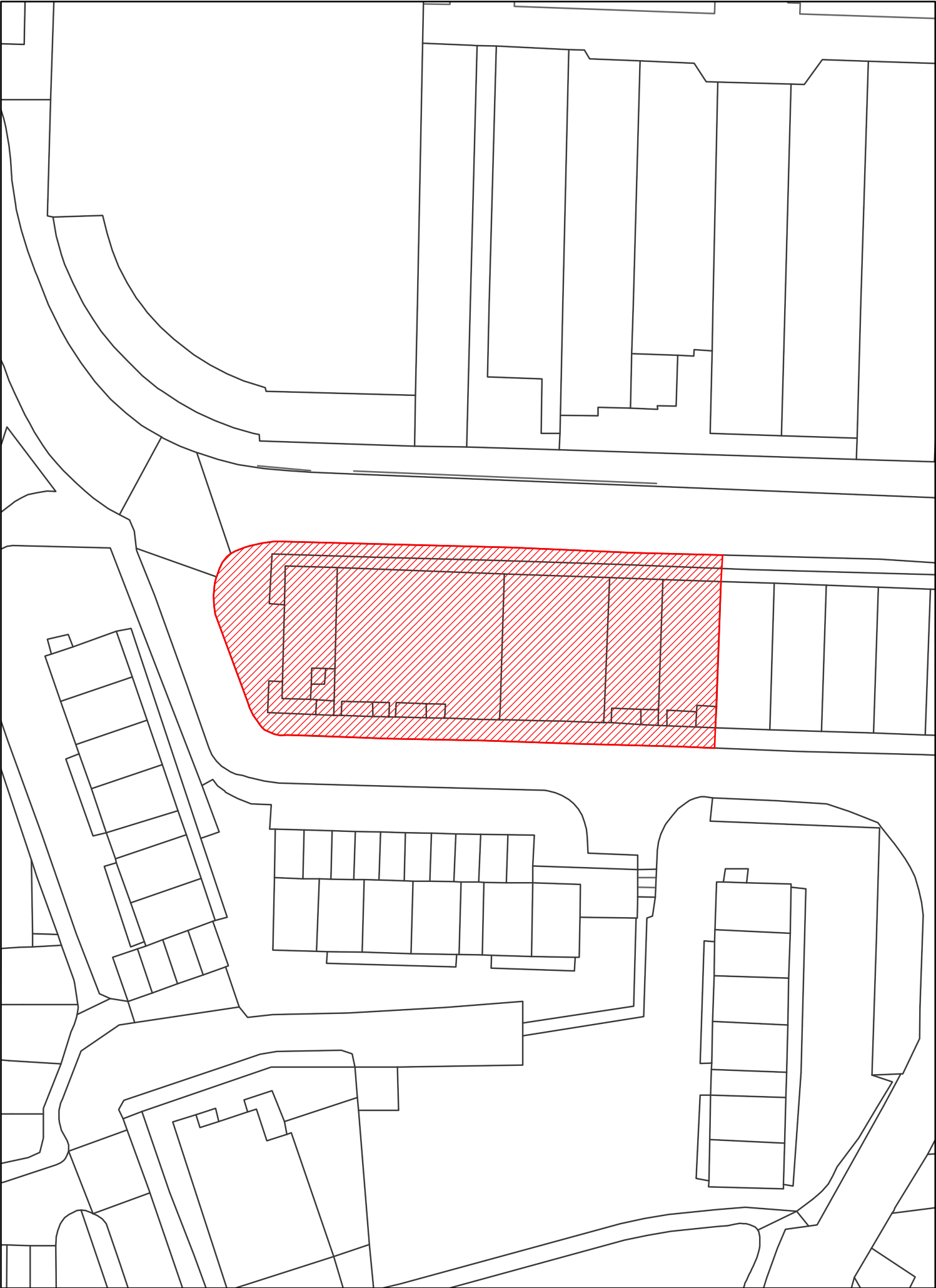


Site details	
SHLAA Reference	RE25
Source of site	Call for Sites
Site name	Land south of Nutfield Road, Redhill
Existing use	Allotments
Housing potential	
Density	Assumed: 25 dph
Capacity	15 units
Total site area (ha)	0.63 ha
Suitability	
<i>Policy Considerations:</i> The site lies wholly within the Green Belt. Development of the site for housing would result in the loss of allotment space. The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has good access to public transport services <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 <i>Physical Limitations:</i> Land levels fall away quite markedly across the site from north to south. Access to the site from the A23 is highly constrained and would make development difficult to achieve. Dense woodland surrounds the site on all sides with the exception of the frontage onto Nutfield Road. <i>Potential Impacts:</i> Development would result in the loss of allotment space and opportunities for food growing The site is not considered to be suitable for housing.	
Availability	
The site is owned by a strategic land developer – Gallagher Estates – who have actively promoted the site for housing development. The site is leased by Reigate & Banstead Borough Council to provide allotments: as such any release of the site would be subject to agreement to surrender this lease and alternative provision being made for allotments. There is a reasonable prospect that the site would be made available for residential development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a strategic land developer – Gallagher Estates. It is likely that they would look to bring forward the site in conjunction with a housebuilder. A scheme of this nature would likely be delivered by a single developer in a single phase, most likely as part of a wider development of landholdings in the locality. Delivery rates of 30 to 40 units per developer per annum could be achieved, hence the site could be delivered within 4 to 5 years of commencement. <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 this area would likely be strong enough to support a scheme of this nature. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing owing to topographical and access issues. The site is considered to be available for the use envisaged and development would be economically viable. The site is therefore not currently developable. Overcoming constraints: Green Belt Review; sustainability assessment of urban extension options; allotment needs/alternative provision; access	



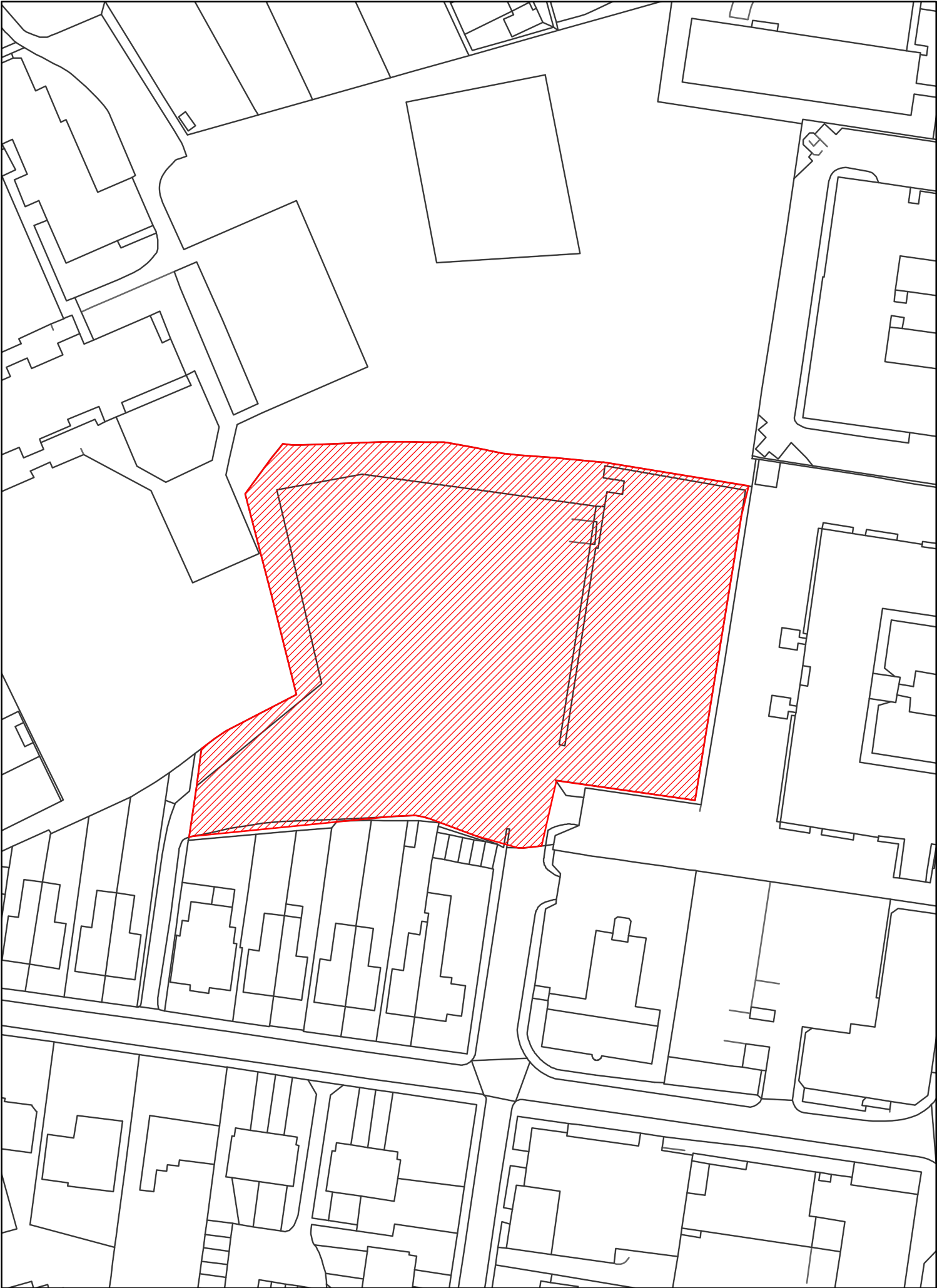
Site details	
SHLAA Reference	RE26
Source of site	Extant Planning Consent
Site name	26-28 Station Road, Redhill
Existing use	Mixed use (ground floor retail/upper floor offices)
Housing potential	
Density	Proposed: 500dph
Capacity	14 units
Total site area (ha)	0.26ha
Suitability	
<i>Policy Considerations:</i> The site lies within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services Whilst loss of employment is strictly contrary to policy, permitted development rights mean that the principle is established in this instance. Planning consent exists for a scheme of 14 residential units. <i>Market Considerations:</i> The site is proposed to deliver higher density residential units in the form of flats through conversion and extension of the existing offices. <i>Physical Limitations:</i> The rear of the site falls partially within Flood Zones 2 and 3. A site-specific FRA was submitted to accompany the application and measures to address risk have been secured through condition. Vehicular access to the site is limited and no on-site provision can be made for parking due to the constrained nature. <i>Potential Impacts:</i> There are no specific potential impacts associated with the development.	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by London & Continental Securities Ltd and benefits from a recent planning consent.	
The site is available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a development organisation which is considered to have capacity to deliver the site. A site of this scale would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved such a site as this; hence the development could be completed within 12 to 18 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 34% uplift over and above the assumed existing use value (commercial offices) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is immediately available for housing development and evidence indicates that such a scheme would be achievable and financially viable. The site is therefore considered to be deliverable.	

Land at Cromwell Road/Sincotts Road, Redhill (RW01)



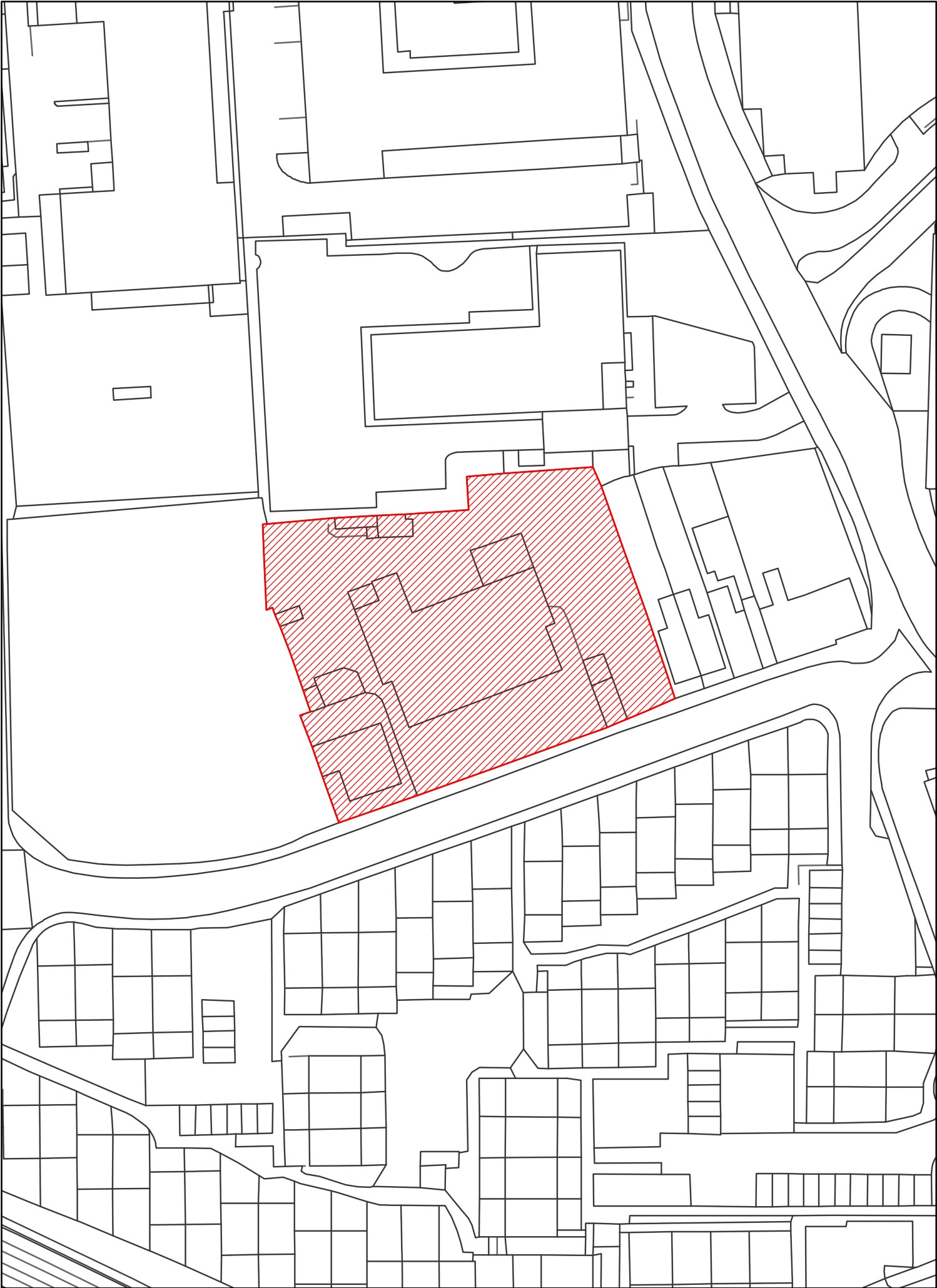
Site details	
SHLAA Reference	RW01
Source of site	RBBC Property
Site name	Land at Cromwell Road/Sincotts Road, Redhill
Existing use	Mixed retail with vacant residential above; residential flats
Housing potential	
Density	Assumed: 200 dph
Capacity	20 units
Total site area (ha)	0.11 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy The site is directly adjacent to the Primary Shopping Area of Redhill. Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> The site would most likely be suited to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and other commercial facilities. <i>Physical Limitations:</i> Part of the site is identified as being affected by surface water flooding risk. The site is relatively limited in depth which may affect the type and nature of development which can be achieved. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre.	
The site is considered to be suitable for housing development.	
Availability	
The freehold of the site is owned by Reigate & Banstead Borough Council. Availability of the site would be contingent upon acquisition or expiration of existing occupational leases on the ground floor retail units, most of which are currently vacant.	
There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is no specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer. A scheme of this nature could be completed within 18 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 25% uplift over and above the assumed existing use value (retail/dilapidated residential) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable.	
The site is therefore considered to be developable.	

Land at Gloucester Road, Redhill (RW02)



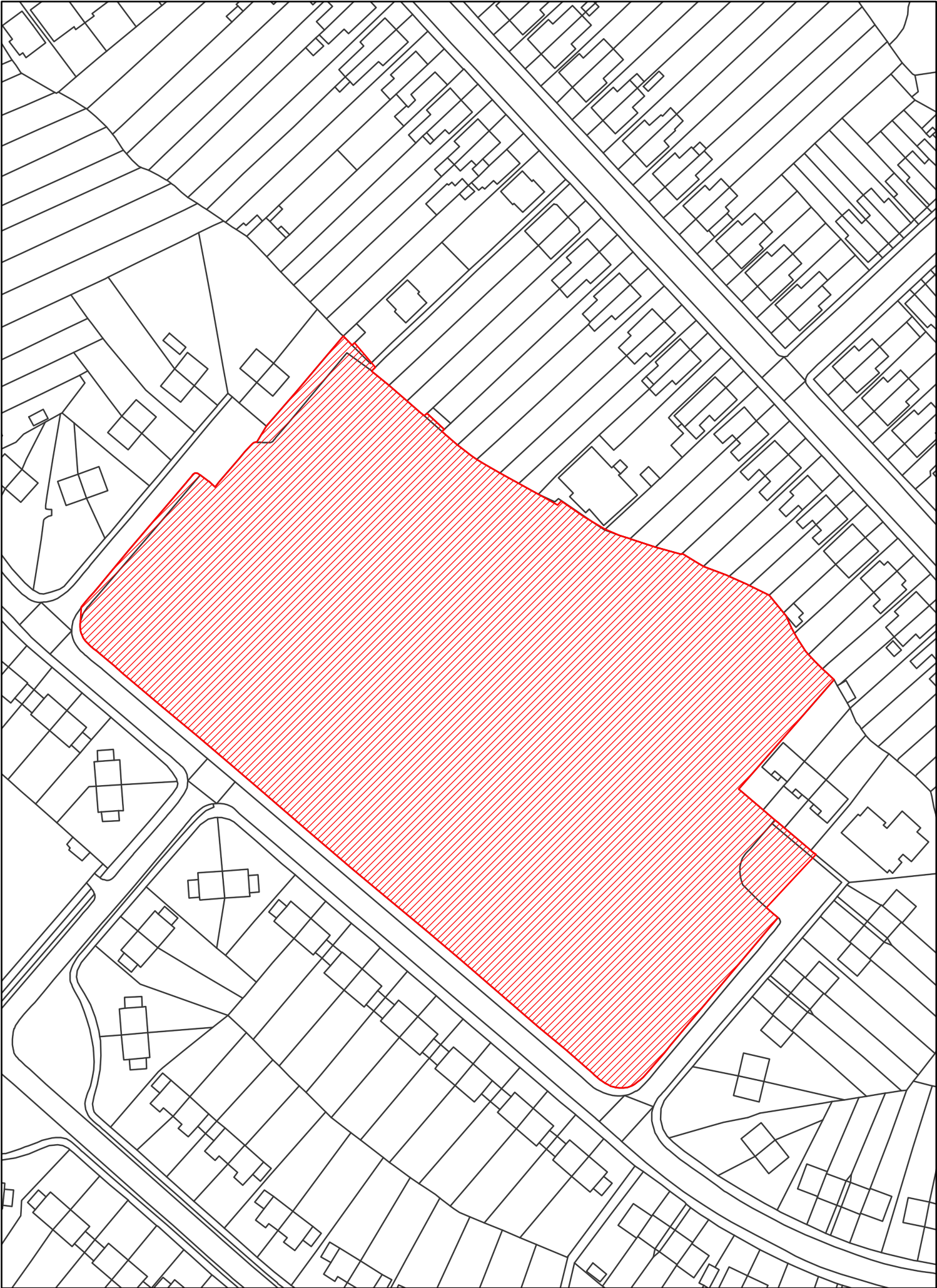
Site details	
SHLAA Reference	RW02
Source of site	RBBC Property
Site name	Car Park, Gloucester Road, Redhill
Existing use	Public surface car park
Housing potential	
Density	Assumed: 120 dph
Capacity	65 units
Total site area (ha)	0.76 (gross)/ 0.54 (outside Flood Zone 3)
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, adjacent Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> Given the location and characteristics of the site, it would be most suitable for delivering high density flats, potentially as part of a mixed use redevelopment. <i>Physical Limitations:</i> The northern part of the site falls within Flood Zones 3a and 3b which reduces development potential. <i>Potential Impacts:</i> Development could contribute to the regeneration of Redhill town centre. Redevelopment of the site could have an impact on the availability of parking for town centre users however capacity is expected to increase as a result of other proposals in the town centre Given the location of the site, residential amenity and overlooking issues would need to be carefully considered. The site is considered to be suitable for housing development. The site may also be suitable for employment (office) development.	
Availability	
The freehold of the site is owned by Reigate & Banstead Borough Council. The site has been promoted for housing development. There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer. A scheme of this nature would be delivered in a single phase and delivery rates of 30 to 40 units per annum could be achieved. Hence a scheme could be completed within 2 years of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 65% uplift over and above the assumed existing use value (commercial workshop) which is considered to be sufficient to motivate the landowner to release the site. An allowance for costs associated with flood mitigation or attenuation is factored into this appraisal. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

Former Longmead Adult Education Centre, Redhill (RW03)



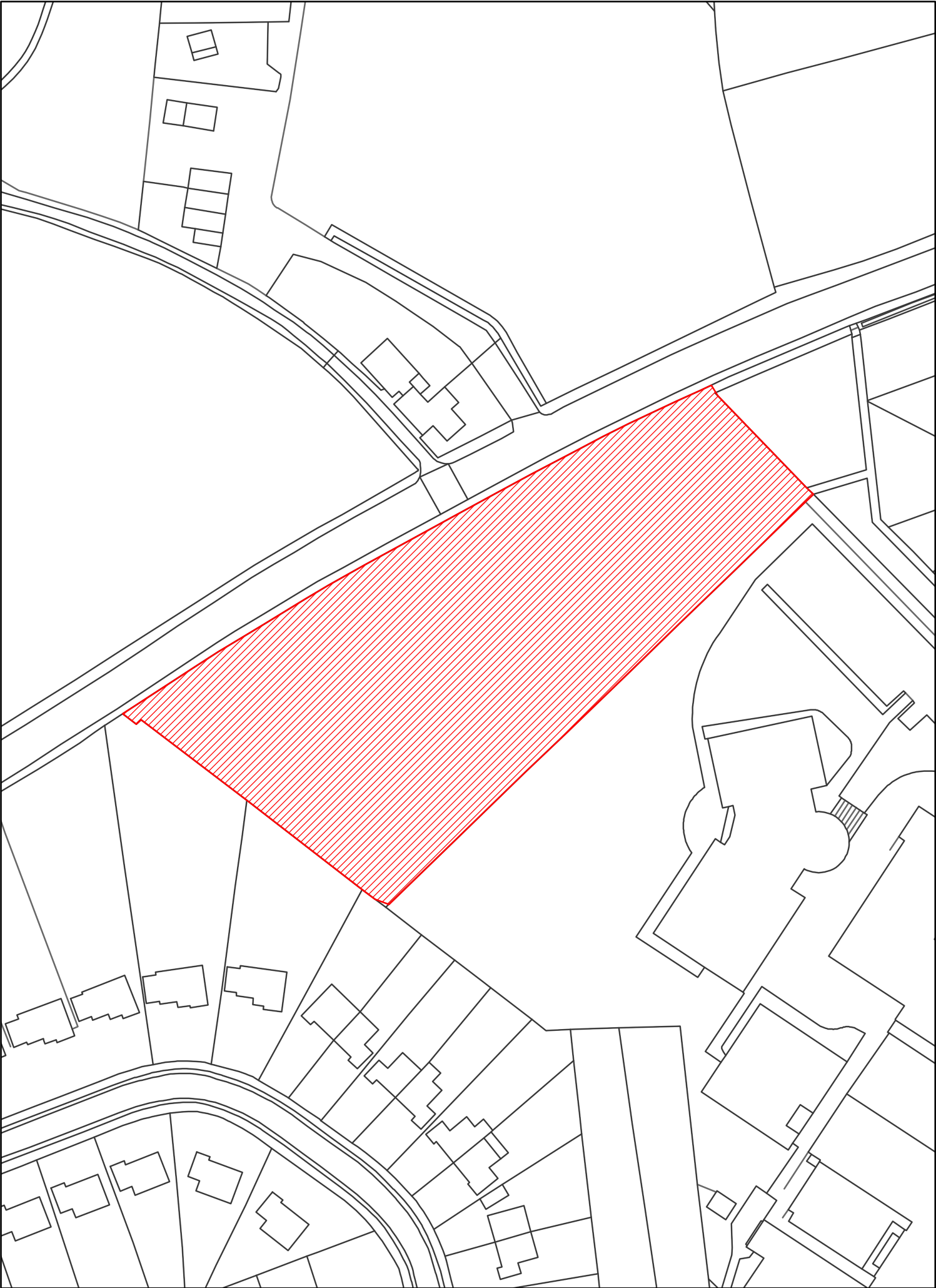
Site details	
SHLAA Reference	RW03
Source of site	Call for Sites
Site name	Former Longmead Adult Education Centre, Holland Close, Redhill
Existing use	Vacant former adult services centre
Housing potential	
Density	Assumed: 120 dph
Capacity	20 units
Total site area (ha)	0.22 (gross)/ 0.16 (outside Flood Zone 3)
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, adjacent Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services The existing building is locally listed and retention may be encouraged <i>Market Considerations:</i> Given the location and characteristics of the site, it would be most suitable for delivering high density flats, potentially as part of a mixed use redevelopment. <i>Physical Limitations:</i> The northern part of the site falls within Flood Zones 3a and 3b which reduces development potential. <i>Potential Impacts:</i> Development could contribute to the regeneration of Redhill town centre. The site is considered to be suitable for housing development.	
Availability	
The freehold of the site is owned by Surrey County Council. There are no existing users or services operating from the site and it has been promoted for housing development. There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders all of whom would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 20-30 units per annum. Hence, a scheme could be delivered within 12 to 18 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 44% uplift over and above the assumed existing use value (community facility) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	

Land at Colesmead Road, Redhill (RW04)



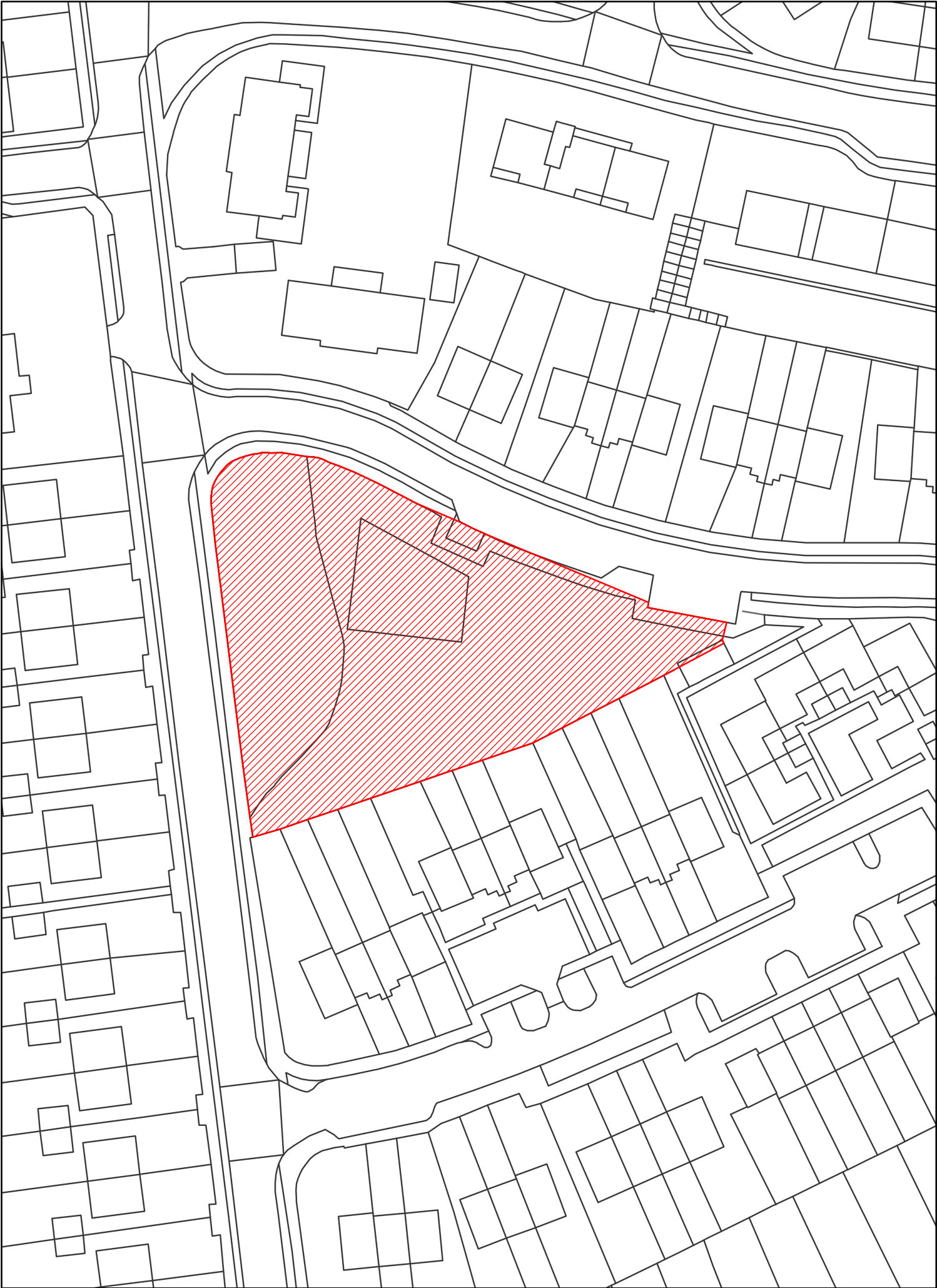
Site details	
SHLAA Reference	RW04
Source of site	RBBC Property
Site name	Land at Colesmead Road, Redhill
Existing use	Recreation ground with equipped play
Housing potential	
Density	Assumed: 30ph
Capacity	60 units
Total site area (ha)	2.0
Suitability	
<i>Policy Considerations:</i> The site is designated as Urban Open Land The site is within the urban area and therefore in a location contemplated for housing development in the Core Strategy Accessibility to many local services and facilities is good and the site has a good level of access to public transport services The Council's Open Space Assessment recommends the retention of existing playing pitches and informal amenity green space as well as children's plays facilities. <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> A wide band of land running south-east/north-west through the site is identified as being at risk from surface water flooding. <i>Potential Impacts:</i> Development would result in the loss of publicly accessible open space and recreation facilities. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development. There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme such as this would be delivered in a single phase and could achieve delivery rates of 30 to 40 units per annum, hence the scheme could be completed within 2 to 3 years from commencement. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. 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. It is therefore not currently developable. Overcoming constraints: Review of Urban Open Land; alternative open space provision	

Land south of Gatton Park Road, Redhill (RW05)



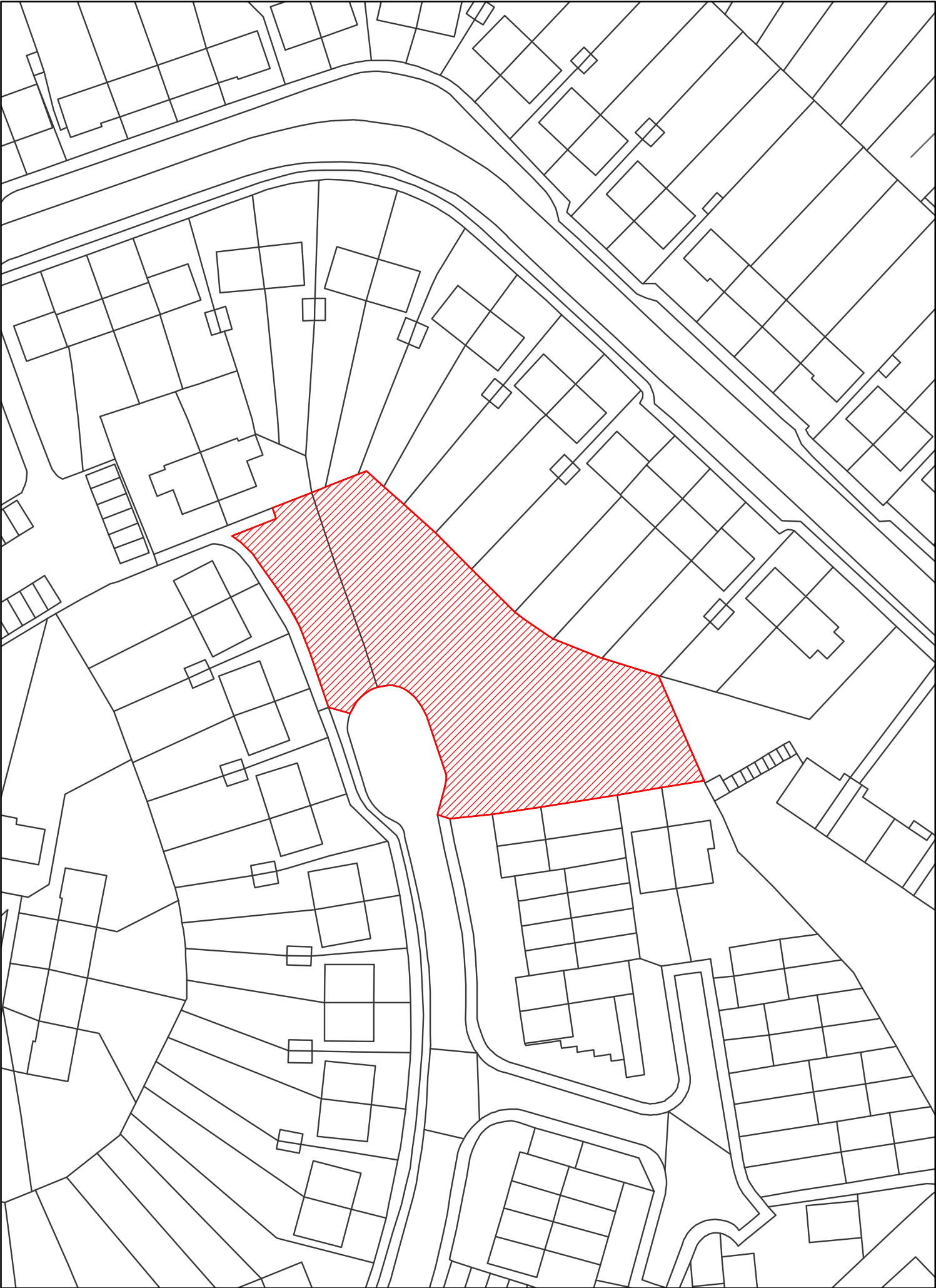
Site details	
SHLAA Reference	RW05
Source of site	RBBC Property
Site name	Land south of Gatton Park Road, Redhill
Existing use	Allotments
Housing potential	
Density	Assumed: 30dph
Capacity	20 units
Total site area (ha)	0.66 ha
Suitability	
<i>Policy Considerations:</i> The site is designated as Urban Open Land The Council's Open Space Assessment identified a quantitative shortfall in allotment space across the borough: further analysis of allotment need/demand would be required to inform suitability. The site is within the urban area and therefore in a location contemplated for housing development in the Core Strategy Accessibility to many local services and facilities is good and the site has a good level of access to public transport services <i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards family homes, thus potentially meeting a range of market requirements <i>Physical Limitations:</i> Access from Gatton Park Road would need to be carefully considered so as not to generate highway safety issues. <i>Potential Impacts:</i> Development would result in the loss of publicly accessible opportunities for food growing. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council. The site is in active use as allotments. Whilst there is a prospect that the site could be made available for development, this would be subject to alternative allotment provision being found or evidence that the plots were surplus to requirements. As this cannot be confirmed at this stage, the site cannot be considered available. The site is considered to be not available for development at this point.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. <i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability and unavailability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for housing development a review of the current restrictive designation. However, availability is subject to allotment needs and potentially the need to find alternative provision, as it is currently uncertain when and whether this could be overcome, the site cannot be considered available at this time. The site is therefore not currently developable. Overcoming constraints: Allotment needs/alternative provision; review of Urban Open Land	

Land at Green Way, Redhill (RW06)



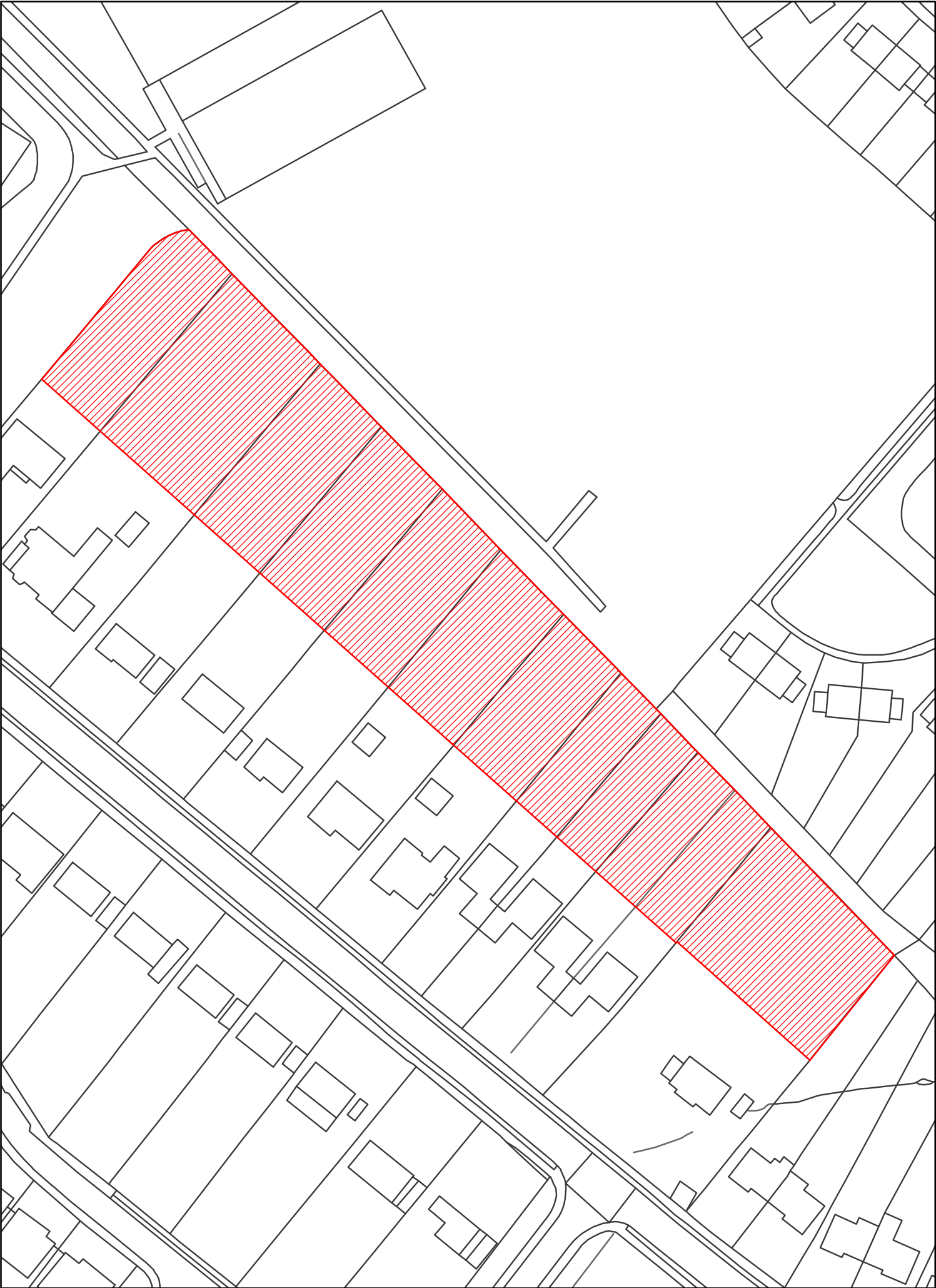
Site details	
SHLAA Reference	RW06
Source of site	RBBC – Development Management
Site name	Land at Green Way, Redhill
Existing use	Informal public open space/equipped play
Housing potential	
Density	Assumed: 30dph
Capacity	8 units
Total site area (ha)	0.28 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, in reasonable proximity to Redhill 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 also has good access to public transport services The Open Space Assessment identifies the Redhill area as being deficient in amenity green space and formal play space and recommends the protection of such assets <i>Market Considerations:</i> The site would most likely be suited to delivering smaller family homes. <i>Physical Limitations:</i> There are no notable physical limitations associated with the site <i>Potential Impacts:</i> There are no notable potential impacts associated with development of the site. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development. There is a reasonable prospect that the site would be made available for housing during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban greenfield schemes in the borough indicates that development of the site would likely be economically viable. 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: Review of Urban Open Land (Development Management Plan); alternative open space provision.	

Land at Dennis Close, Redhill (RW07)



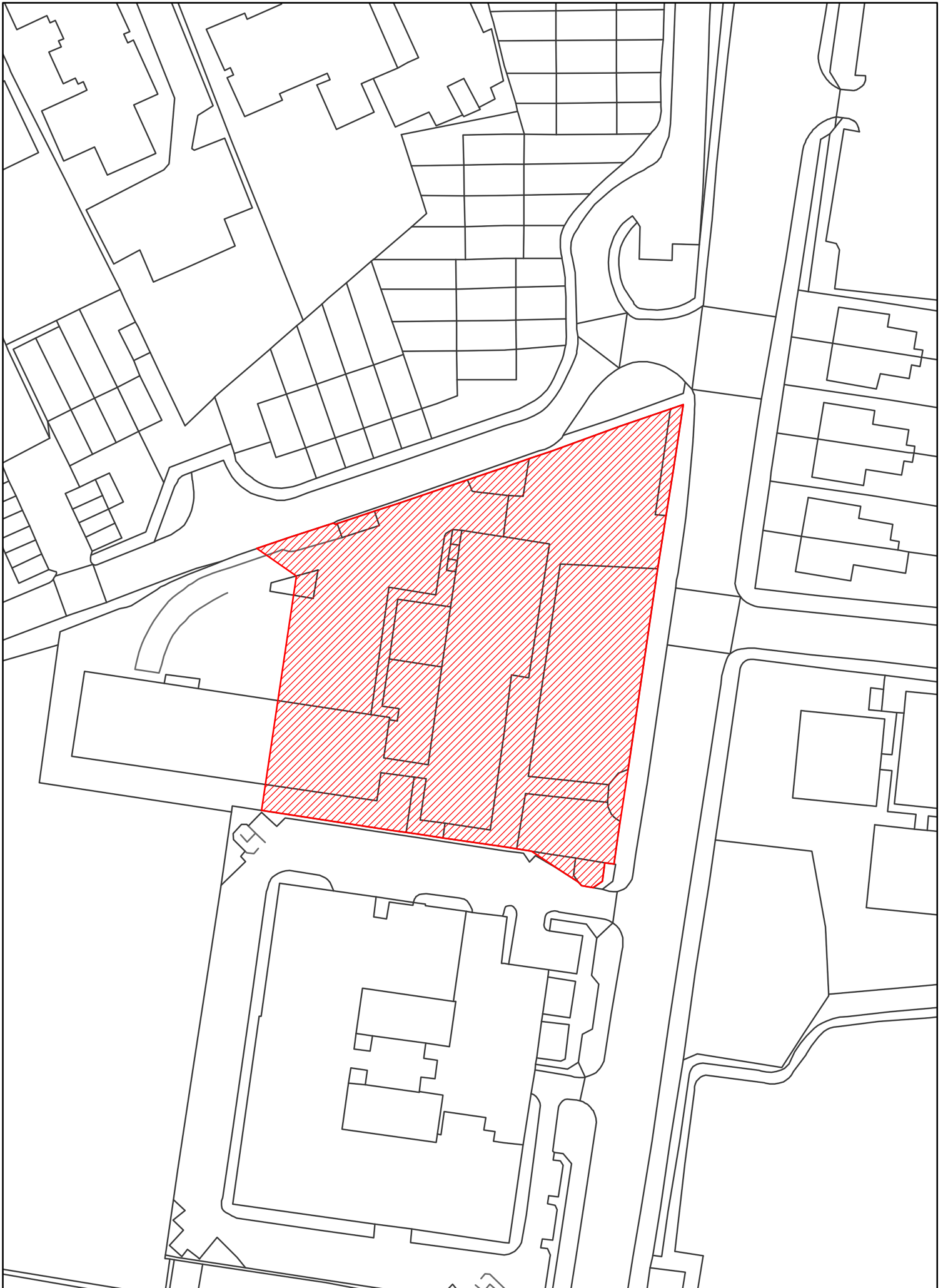
Site details	
SHLAA Reference	RW07
Source of site	RBBC – Development Management
Site name	Land at Dennis Close, Redhill
Existing use	Informal public open space and woodland
Housing potential	
Density	Assumed: 30dph
Capacity	5 units
Total site area (ha)	0.18 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, in reasonable proximity to Redhill 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 also has good access to public transport services The Open Space Assessment identifies the Redhill area as being deficient in amenity green space and recommends the protection of such assets <i>Market Considerations:</i> The site would most likely be suited to delivering smaller family homes. <i>Physical Limitations:</i> There are no notable physical limitations associated with the site <i>Potential Impacts:</i> There are no notable potential impacts associated with development of the site. The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Raven Housing Trust and has been promoted for housing development. There is a reasonable prospect that the site would be made available for housing during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban greenfield schemes in the borough indicates that development of the site would likely be economically viable. 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: Review of Urban Open Land (Development Management Plan); alternative open space provision.	

Land rear of 42-46 Carlton Road, Redhill (RW08)



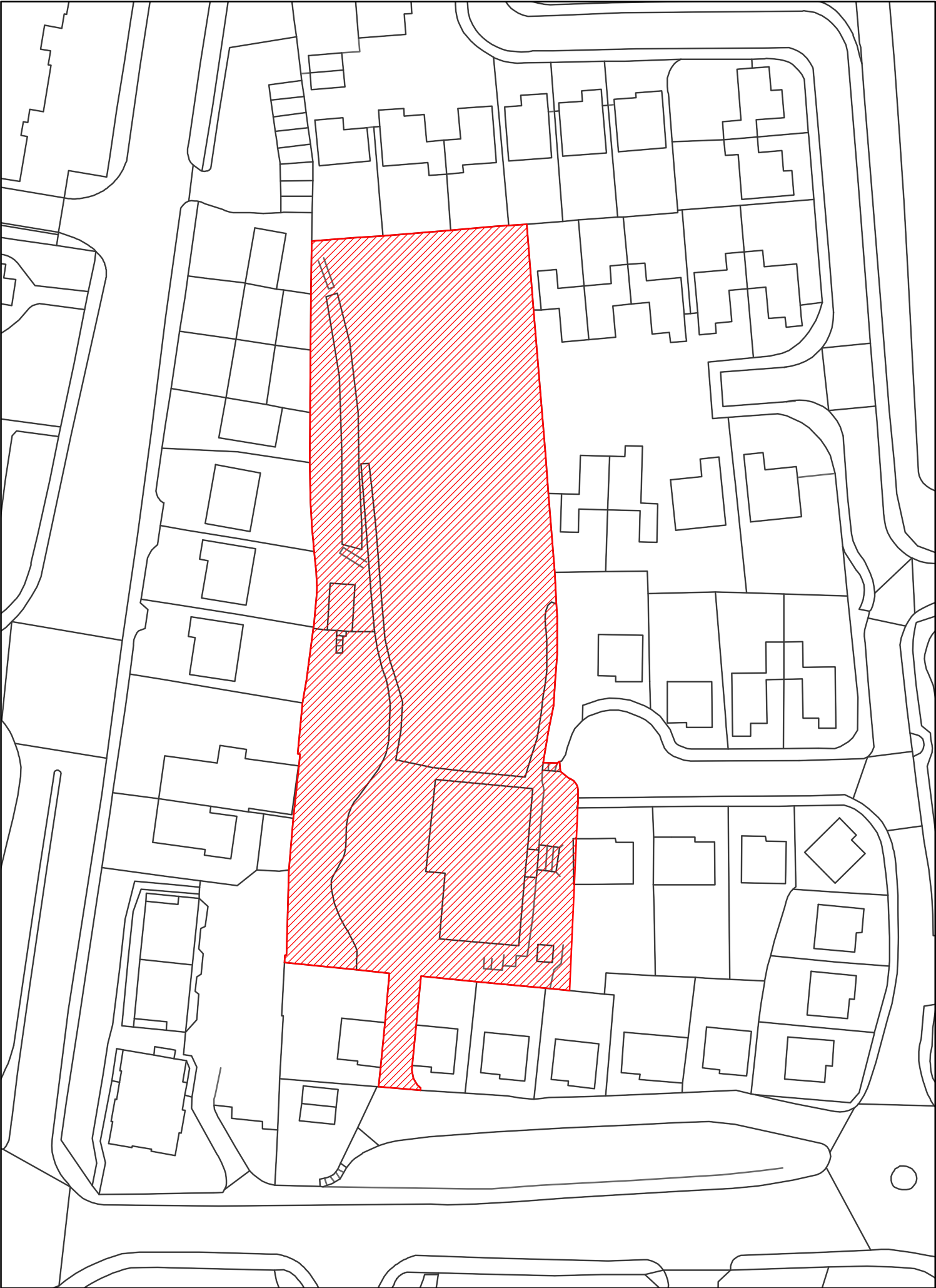
Site details	
SHLAA Reference	RW08
Source of site	RBBC – Development Management
Site name	Land rear of 42-62 Carlton Road
Existing use	Residential gardens
Housing potential	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	0.78
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, in reasonable proximity to Redhill 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 also has good access to public transport services <i>Market Considerations:</i> The site would most likely be suited to delivering larger family homes. <i>Physical Limitations:</i> There is current no direct access to the site – this would need to be created between properties or potentially by use of a donor property. <i>Potential Impacts:</i> There are no notable potential impacts associated with development of the site. The site is considered to be suitable for housing development.	
Availability	
The site is owned by ten separate private landowners. It has not been possible to ascertain availability or the likelihood of assembling the site in its entirety. The site is not considered to be available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of residential intensification schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing and development would likely be achievable. However, landownership is complicated and it has not been possible to ascertain availability – there would seem to be limited prospect of assembling the site. The site is therefore not currently developable. Overcoming constraints: Land assembly; access	

Former Crown Buildings, London Road, Redhill (RW10)



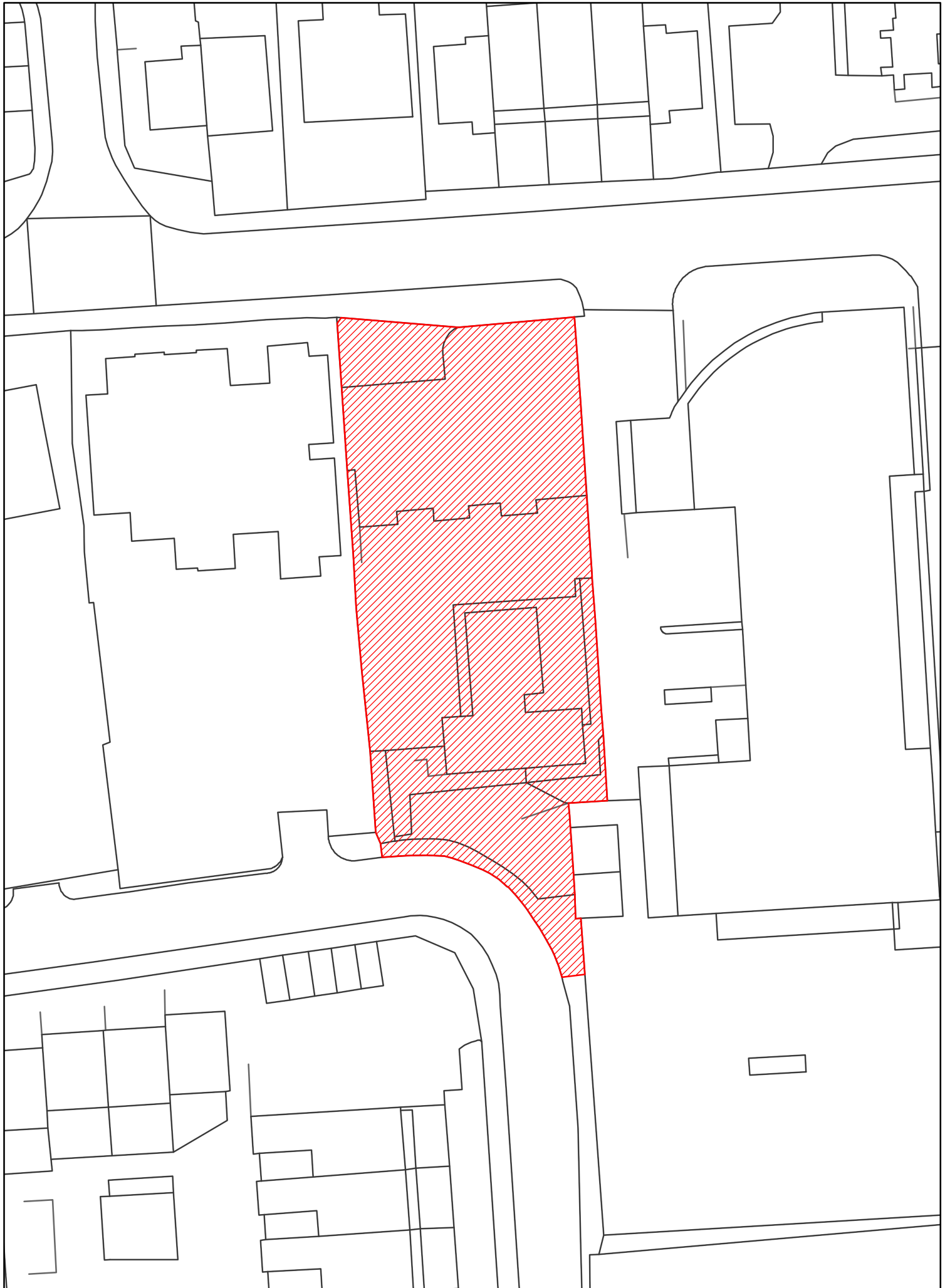
Site details	
SHLAA Reference	RW10
Source of site	Call for Sites
Site name	Former Crown Buildings, London Road, Redhill
Existing use	Cleared site
Housing potential	
Density	Assumed: 120 dph
Capacity	40 units
Total site area (ha)	0.34 ha
Suitability	
<i>Policy Considerations:</i> The site forms part of a designated Town Centre Business – loss of employment uses on the site would run contrary to policy and is therefore within a location contemplated for residential development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services Extant permission exists for a large commercial office scheme on the site. <i>Market Considerations:</i> The site would most likely deliver higher density residential units (predominantly flats), potentially as part of a mixed use scheme. <i>Physical Limitations:</i> Part of the site is identified as being at risk from surface water flooding. <i>Potential Impacts:</i> Development could potentially impact upon road safety and parking provision on adjoining residential streets. The site is not suitable for housing development.	
Availability	
The site is owned by McKay Securities, a commercial property investor/developer. The site is vacant and as such free from any overriding third party leases which could restrict availability. The site benefits from consent for office development and the landowner is actively marketing this to secure pre-lettings. It is therefore considered that there is no intention to release the site for housing development at this stage. The site is not available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by a development company. It is likely that they, in conjunction with a house builder, would have capacity to deliver. A development such as this would be carried out in a single phase by a single developer. Delivery rates of 30-40 units per annum could be achieved, hence development could be completed within 18 to 24 months of commencement. <i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of commercial sites to residential in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. 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 considered to be developable. Overcoming constraints: Review of employment land; landowner intentions	

Land at The Frenches, Redhill (RW11)

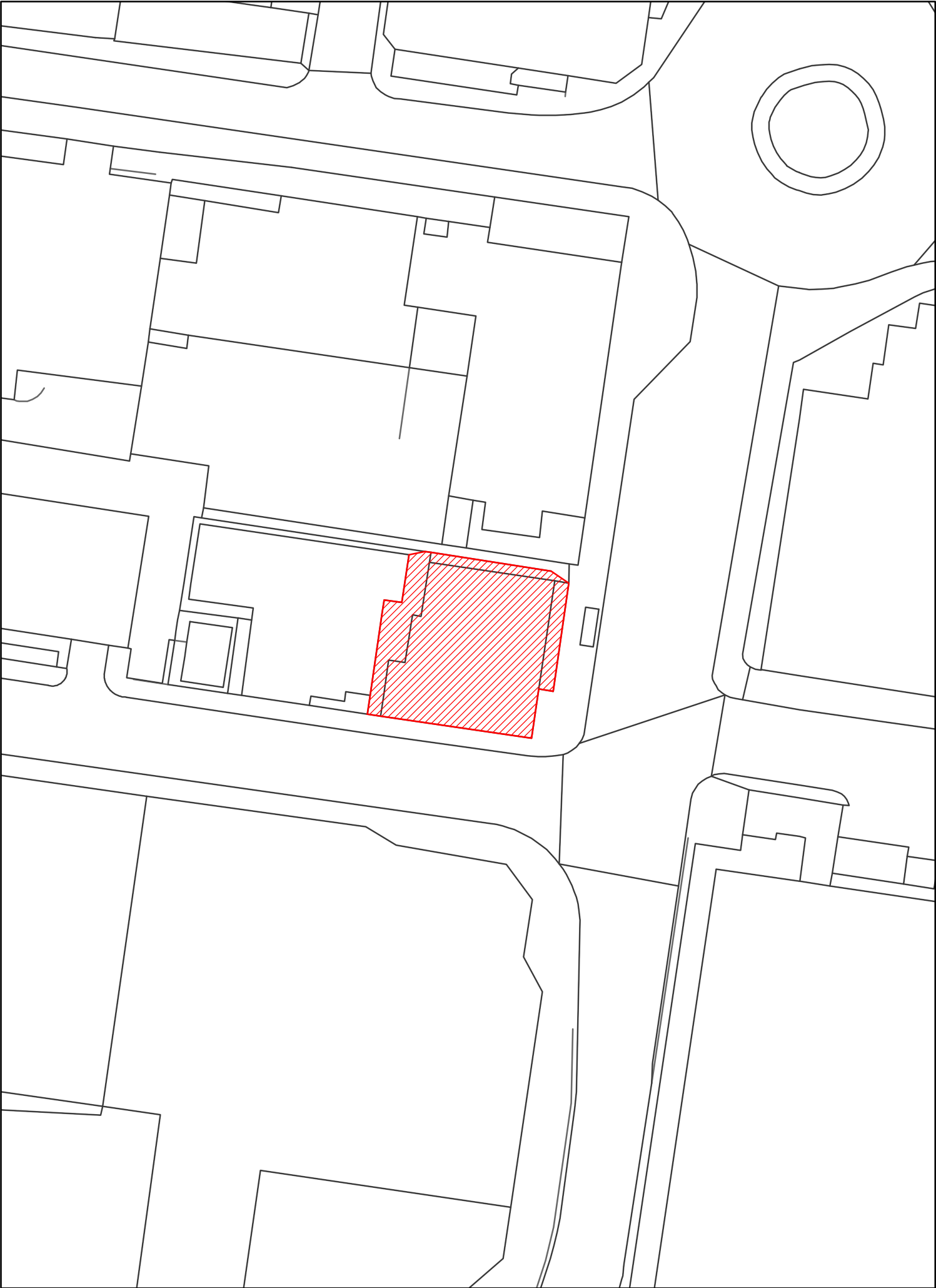


Site details	
SHLAA Reference	RW11
Source of site	Call for Sites
Site name	Land at The Frenches, Redhill
Existing use	Vacant clubhouse and informal open space
Housing potential	
Density	Assumed: 30dph
Capacity	11 units
Total site area (ha)	0.47 ha
Suitability	
<i>Policy Considerations:</i> The site is within the urban area, in reasonable proximity to Redhill town centre, and 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 good access to public transport services The site benefits from planning consent for 11 residential units. <i>Market Considerations:</i> The site would most likely be suited to delivering family homes. <i>Physical Limitations:</i> There are a number of individual and groups of protected trees within the site, particularly the western part. <i>Potential Impacts:</i> Development could potentially impact upon the setting of the adjoining listed building. Development would result in the loss of private informal recreation space. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Sutton & East Surrey Water Company. The site has been actively promoted for housing development and planning consent has been granted. There are no other interests in, or legal issues, with the site which would prevent availability. The site is immediately available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase with delivery rates of 20-30 units per annum achievable. Hence, the site could be completed within 12 months of commencement. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 148% uplift over and above the assumed existing use value (amenity land) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is considered to be immediately available for residential development and evidence indicates that such a scheme would be achievable, including financially viable. The site is therefore considered to be deliverable.	

The Bridge Family Centre, Station Road, Redhill (RW12)

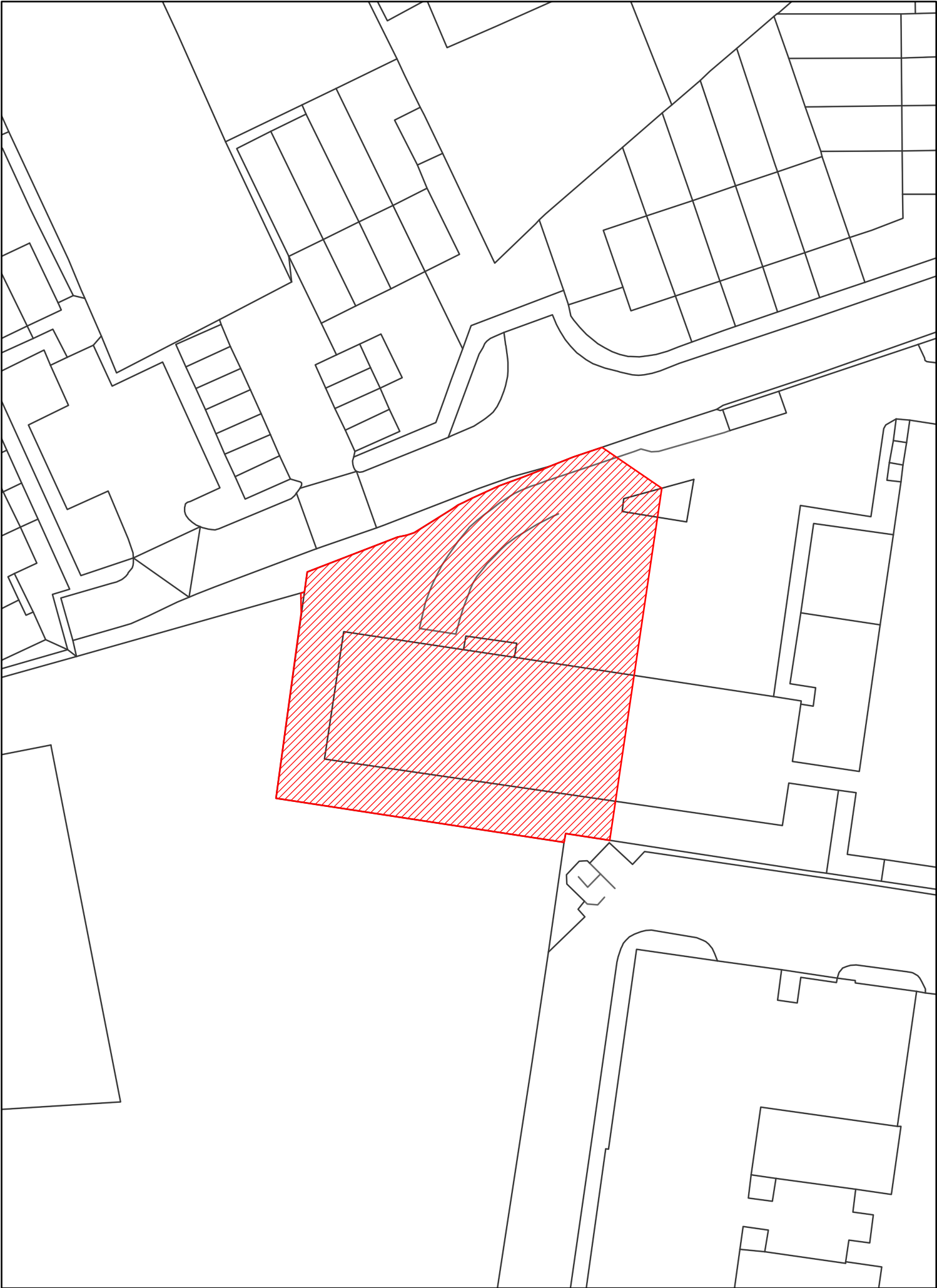


Site details	
SHLAA Reference	RW12
Source of site	Call for Sites
Site name	The Bridge Family Centre, Station Road, Redhill
Existing use	Community facilities
Housing potential	
Density	Assumed: 80dph
Capacity	10 units
Total site area (ha)	0.14 ha
Suitability	
<i>Policy Considerations:</i> The site is within the urban area, in reasonable proximity to Redhill town centre, and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is excellent and the site has excellent access to public transport services <i>Market Considerations:</i> The site would most likely be suited to higher density housing development (flats) <i>Physical Limitations:</i> There are no notable physical limitations associated with the site. <i>Potential Impacts:</i> There are no significant potential impacts associated with development of the site. The site is considered to be suitable for housing development.	
Availability	
The site is owned by Surrey County Council and has been promoted to the Council for housing development. Availability of the site would be dependent upon satisfactory relocation of existing services operating from the site. There is a reasonable prospect that the site would be made available for development during the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from local, regional and national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20-30 units per annum could be achieved. Hence, development could be completed within 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 32% uplift over and above the assumed existing use value (community facility) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, with strong demand for flats. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for development in the future and that residential development would be achievable (including financially viable). The site is therefore considered to be developable.	

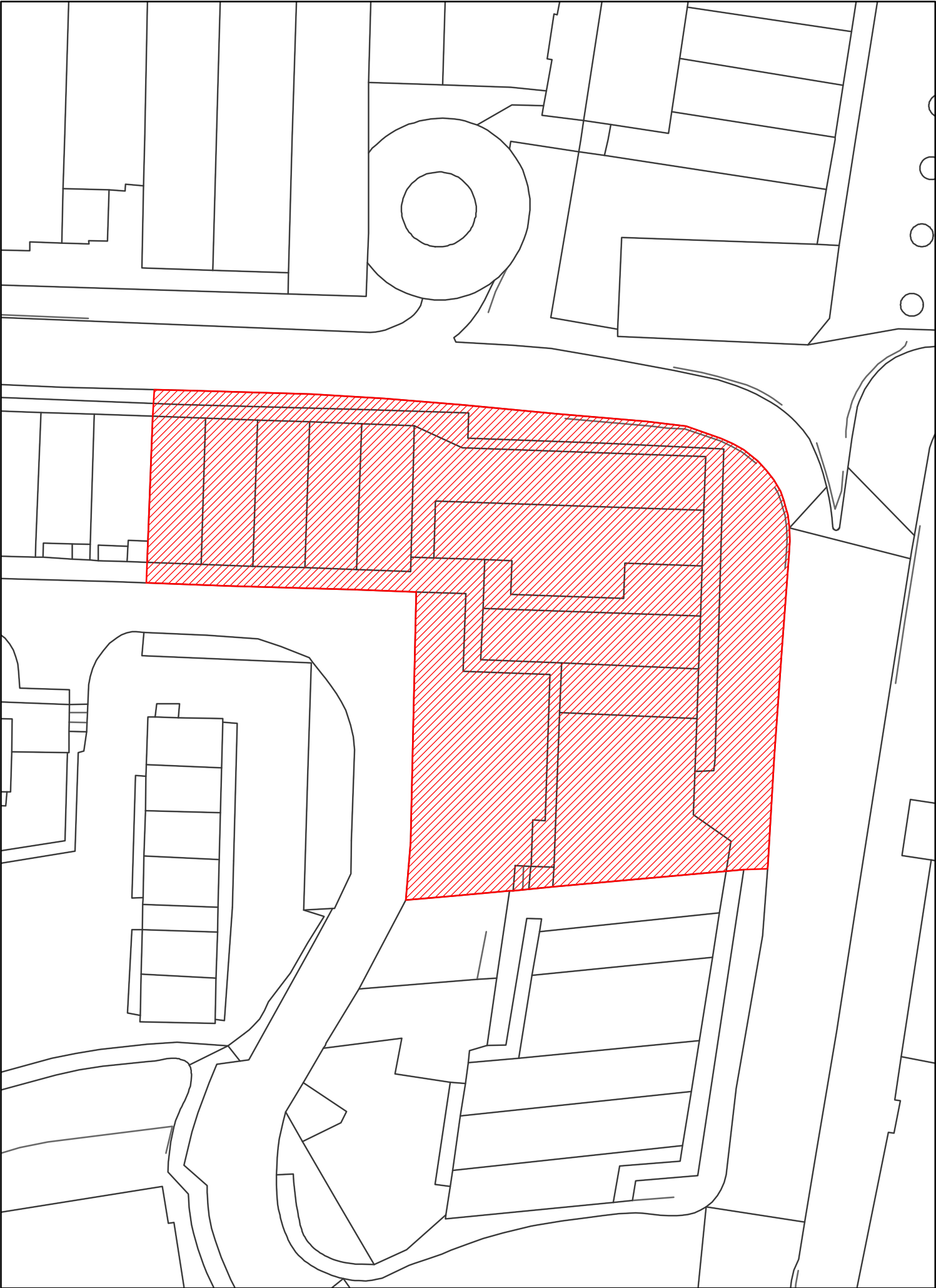


Site details	
SHLAA Reference	RW14
Source of site	Extant Planning Consent
Site name	21 Clarendon Road, Redhill
Existing use	Residential (first floor) and restaurant (ground floor – to be retained)
Housing potential	
Density	Proposed site density: 60 dph
Capacity	14 units
Total site area (ha)	0.26ha
Suitability	
<i>Policy Considerations:</i> The site is within the Redhill Town Centre Business Area, directly adjacent to the Town Centre. The site lies within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is excellent given proximity to the town centre and the site also has excellent access to public transport services, both bus and rail. <i>Market Considerations:</i> The site is proposed to deliver higher density residential units in the form of flats through conversion of upper floors. <i>Physical Limitations:</i> There are no specific physical limitations associated with the site. <i>Potential Impacts:</i> Development could impact upon the listed building.	
The site is considered to be potentially suitable for housing development.	
Availability	
The site is owned by a private organisation. Further contact with the landowner indicates that they are no longer pursuing residential development on the site at present.	
The site is currently not available for housing development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A site of this size/characteristics would likely attract local, regional or national developers who would likely have the capacity to deliver. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. A site of this scale would likely be delivered in a single phase. Delivery rates of around 30-40 dwellings per developer per annum could be achieved such a site as this. <i>Market and Economic Viability Considerations:</i> Specific viability appraisal has not been undertaken due to the lack of availability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development. The site is currently not available for housing development.	
The site is therefore not considered to be deliverable.	

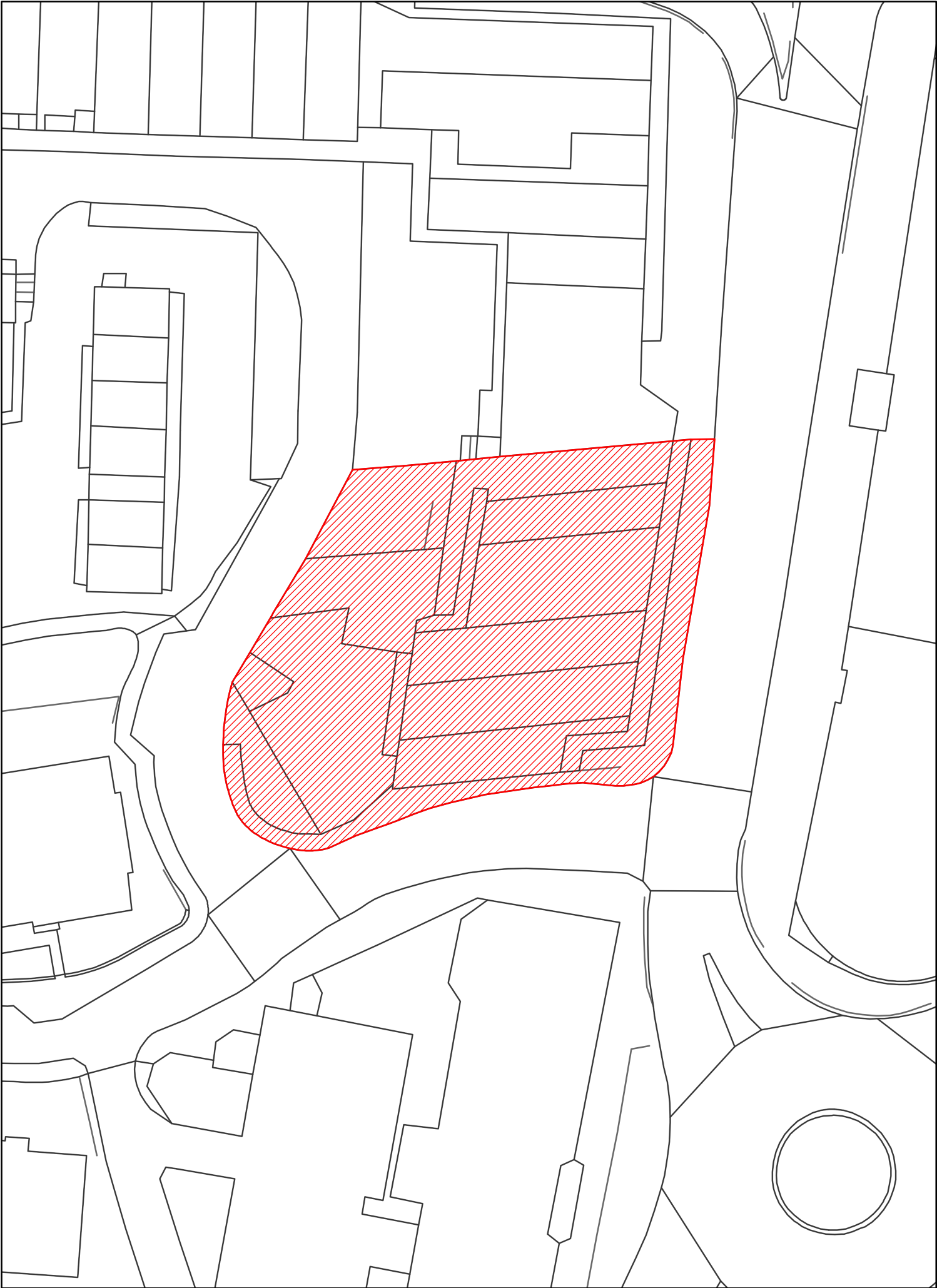
Land adjacent to former Crown Buildings, Nash Drive, Redhill (RW15)



Site details	
SHLAA Reference	RW15
Source of site	Call for Sites
Site name	Land adjacent to former Crown Buildings, Nash Drive, Redhill
Existing use	Cleared site
Housing potential	
Density	Assumed: 150 dph
Capacity	14 units
Total site area (ha)	0.11 ha
Suitability	
<i>Policy Considerations:</i> The site forms part of a designated Town Centre Business Area. The site lies within the urban area close to Redhill 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 excellent and the site also has excellent access to public transport services Planning consent exists for a scheme of 14 residential units. <i>Market Considerations:</i> The proposed development would deliver high density (flats). <i>Physical Limitations:</i> Part of the site is identified as being at risk from surface water flooding. <i>Potential Impacts:</i> Development could potentially impact upon road safety and parking provision on adjoining residential streets.	
The site is not suitable for housing development.	
Availability	
The site is owned by Riverdale Developments who is actively progressing implementation of the residential consent on the site. The developer is anticipating completion in late 2015.	
The site is immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> The site is owned by an established housebuilder, Riverdale, who are considered to have capacity to deliver. A scheme of this nature would be delivered in a single phase with delivery rate of 20-30 units per developer per annum. Hence, the development could be completed within 9 to 12 months of commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 40% uplift over and above the assumed existing use value (cleared commercial site) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area is reasonably strong and would be capable of supporting the type and scale of development envisaged.	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is suitable for housing development (benefiting from an existing consent) and is immediately available for development, owned by a housebuilder. Evidence also indicates that development would be achievable, including financially viable.	
The site is therefore concluded to be deliverable.	



Site details	
SHLAA Reference	RW16
Source of site	Call for Sites
Site name	Knowles House, High Street/Cromwell Road, Redhill
Existing use	Mixed retail with vacant office at upper floors
Housing potential	
Density	Proposed: 280 dph
Capacity	64 units
Total site area (ha)	0.23ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy The site is directly adjacent to the Primary Shopping Area of Redhill. Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services The site benefits from outline planning consent for conversion and extension to provide 64 flats. <i>Market Considerations:</i> The site would most likely be suited to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and other commercial floorspace. <i>Physical Limitations:</i> The site is relatively limited in depth which may limit development capacity. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. The site is considered to be suitable for housing development.	
Availability	
The freehold of the site is owned by Peer Freeholds, part of the Peer Group Plc. The offices are currently vacant but the ground floor retail units are occupied. Outline planning consent has been granted for conversion/extension of the offices to residential and the landowner is pursuing disposal of the site in 2015. Development in the form of conversion/extension of the upper floors could be progressed with tenants in situ. The site is immediately available for development.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Development of this nature could achieve delivery rates of 40-50 per annum. Development could therefore take 12-15 months post commencement. <i>Market and Economic Viability Considerations:</i> Viability appraisal was submitted to accompany the application which confirmed that the proposed scheme was viable subject to a removal of affordable housing contributions. Appraisal carried out for the SHLAA confirms that assuming all appropriate costs (including nil affordable housing provision as set out above) associated with the development and an acceptable return to the developer, the scheme would deliver an 24% uplift over and above the assumed existing use value (commercial offices/retail) which would be sufficient to motivate the landowner to release the site. The market for flats in the Redhill area is considered to be strong enough to support the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is immediately available for development with the landowner intending to dispose during 2015. Evidence indicates that the scheme would be achievable and financially viable (subject to no affordable housing). The site is therefore considered to be deliverable.	



Site details	
SHLAA Reference	RW17
Source of site	Call for Sites
Site name	Berkeley House, High Street/Chapel Road, Redhill
Existing use	Mixed retail with vacant office at upper floors
Housing potential	
Density	Assumed: 250 dph
Capacity	25 units
Total site area (ha)	0.13 ha
Suitability	
<i>Policy Considerations:</i> The site lies within the urban area, within Redhill town centre and is therefore a priority location for housing development through Policy CS4 of the Core Strategy The site is directly adjacent to the Primary Shopping Area of Redhill. Accessibility to many local services and facilities is excellent and the site also has excellent access to public transport services <i>Market Considerations:</i> The site would most likely be suited to deliver higher density residential units (flats) as part of a mixed use scheme providing retail and other commercial floorspace. <i>Physical Limitations:</i> The site is relatively limited in depth which may limit the form and nature of development which can be achieved on the site. <i>Potential Impacts:</i> Development could potentially contribute to the regeneration of Redhill town centre. The site is considered to be suitable for housing development.	
Availability	
The freehold of the site is owned by Peer Real Estate, part of the Peer Group Plc. The offices are currently vacant but the ground floor retail units are occupied. The landowner has promoted the site for redevelopment however no progress has yet been made in bringing this forward. Full redevelopment would be contingent upon achieving vacant possession of the retail units; however, development in the form of conversion/extension of the upper floors could be progressed with tenants in situ. There is a reasonable prospect that the site would be made available for residential development within the plan period.	
Achievability	
<i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A site of this size/characteristics would likely attract interest from regional and national house builders who would likely have the capacity to deliver. Mixed use development may require a commercial developer. A full redevelopment scheme could be completed within 18 to 24 months of commencement. Conversion of existing offices to residential use could be progressed more rapidly. <i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 2% uplift over and above the assumed existing use value (offices and retail). This would be marginal in terms of viability and a reduction (or removal) of affordable housing provision may be necessary to ensure viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for housing development and that such a scheme would be achievable and financially viable. The site is therefore considered to be developable.	